
LEGAL NOTICES

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

ESTATE NOTICES

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

ESTATE NOTICE

Notice is hereby given that Letters of Testamentary have been granted in the ESTATE OF ROBERT F. HANDLER late of 120 Cardinal Circle, Greentown, Pike County, Pennsylvania (died September 23, 2016), to Patricia Hempel and David Handler, as Co-Executors. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Executor named above in c/o Tammy Lee Clause, Esquire, P.O. Box 241, Newfoundland, PA 18445.
12/23/16 • 12/30/16 • **01/06/17**

ESTATE NOTICE

RE: Estate of Walter F. Barnes, late of Lackawaxen Township, Pike County, PA (died November 25, 2016). Notice is hereby given

that Letters of Administration have been issued to Gail Barnes, Administratrix of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the Administratrix, or to John J. McGovern, Jr., Attorney for the Estate, 321 Spruce Street - Suite 201, Scranton, PA 18503.
01/06/17 • 01/13/17 • 01/20/17

EXECUTRIX NOTICE

ESTATE OF JOSEPH S. PRINZIVALLI, of Blooming Grove Township, Pike County, Pennsylvania, deceased. Letters testamentary on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present same, without delay to JOANNE COLUCCI, of 108 Winter Park Lane, Tafton, PA 18464, or to her attorneys, KLEMEYER, FARLEY & BERNATHY, LLC, 2523 Route 6, Suite 1, Hawley, PA 18428.
01/06/17 • 01/13/17 • 01/20/17

EXECUTRIX NOTICE

ESTATE OF ROBERT A. SELL, Deceased, of Shohola Township, Pike County, Pennsylvania, deceased. Letters testamentary on the above estate having been granted

to the undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present same, without delay to MICHELE MERCEDES MIRANDA, of 27 Norma Court, Kingston, NY 12401, or to her attorneys, KLEMEYER, FARLEY & BERNATHY, LLC, 406 Broad Street, Milford, PA 18337.

01/06/17 • 01/13/17 • 01/20/17

**NOTICE OF FILING
CERTIFICATE OF
ORGANIZATION**

Pursuant to the requirements of 15 Pa. C.S. Sec. 8913, notice is hereby given that on December 5, 2016, a Certificate of Organization - Domestic Limited Liability Company for 713 High Blue, LLC was filed with the Department of State, Harrisburg, Pennsylvania. The purpose of the limited liability company is for real estate rentals and related businesses. BUGAJ/FISCHER, PC
308 NINTH ST.,
P.O. BOX 390
HONESDALE, PA 18431
(570) 253-3021

**NOTICE OF FILING
CERTIFICATE OF
ORGANIZATION**

Pursuant to the requirements of 15 Pa. C.S. Sec. 8913, notice is hereby given that on December 5, 2016, a Certificate of Organization - Domestic Limited Liability Company for Compton Enterprises, LLC was filed with the Department of

State, Harrisburg, Pennsylvania. The purpose of the limited liability company is for real estate rentals and related businesses. BUGAJ/FISCHER, PC
308 NINTH ST.,
P.O. BOX 390
HONESDALE, PA 18431
(570) 253-3021

**NOTICE OF FILING
CERTIFICATE OF
ORGANIZATION**

Pursuant to the requirements of 15 Pa. C.S. Sec. 8913, notice is hereby given that on December 5, 2016, a Certificate of Organization - Domestic Limited Liability Company for Compton Realty Investments, LLC was filed with the Department of State, Harrisburg, Pennsylvania. The purpose of the limited liability company is for real estate rentals and related businesses. BUGAJ/FISCHER, PC
308 NINTH ST.,
P.O. BOX 390
HONESDALE, PA 18431
(570) 253-3021

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
January 18, 2017**

**BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF**

COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 92-2016r SUR JUDGEMENT NO. 92-2016 AT THE SUIT OF Wells Fargo Bank, NA vs. Jadwiga W. Szkriblak 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 January 18, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 92-2016

Wells Fargo Bank, N.A.

v.

Jadwiga W. Szkriblak owner(s) of property situate in the MILFORD TOWNSHIP, PIKE County, Pennsylvania, being 205 Third Street, A/K/A 205 East Third Street, Milford, PA 18337-1303

Parcel No. 113.17-01-24

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$90,951.90

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 Jadwiga W. Szkriblak DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$90,951.90, 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 Jadwiga W. Szkriblak DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$90,951.90 PLUS COSTS AND INTEREST AS AFORESAID.

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

Jones
1617 JFK Blvd, Ste 1400
Philadelphia, PA 19103
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE
January 18, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
235-2015r SUR JUDGEMENT
NO. 235-2015 AT THE
SUIT OF PHH Mortgage
Corporation, fka Coldwell
Banker Mortgage vs Kristine
M. Muren and Marc P.
Muren 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
January 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 235-2015
PHH Mortgage Corporation,
f/k/a Coldwell Banker Mortgage
v.
Kristine M. Muren
Marc P. Muren
owner(s) of property situate in
DINGMAN TOWNSHIP,
PIKE County, Pennsylvania,
being 52-12 Spruce Lake, a/k/a
107 Spruce Lake Drive, Milford,

PA 18337
Parcel No. 109.04-01-35-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$106,285.59
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 Kristine M. Muren
and Marc P. Muren
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$106,285.59,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Kristine M.
Muren and Marc P. Muren
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$106,285.59 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
12/23/16 · 12/30/16 · **01/06/17**

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 244-2016r SUR
JUDGEMENT NO. 244-2016
AT THE SUIT OF U.S.

Bank National Association, as
Trustee for BNC Mortgage
Loan Trust 2007-2 Mortgage
Pass-Through Certificates,
Series 207-2 vs Devine R.
Everett 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
January 18, 2017 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 500, Section No 20 as
is more particularly set forth on
the Plot Map of Lehman-Pike
Development Corporation, Saw
Creek Estates, as same is duly
recorded in the Office for the
Recording of Deeds, Milford,
Pike County, Pennsylvania, in
Plot Book Volume 13, page 85
BEING KNOWN AS
PARCEL NUMBER

192.01-01-65
BEING KNOWN AS: 500
Saunders Dr, Bushkill, PA
18324

PROPERTY ID NO.:
192.01-01-65
TITLE TO SAID PREMISES
IS VESTED IN Devine R.
Everett, as a Tenant by the
Severalty BY DEED FROM
John J. Scully DATED
04/11/2002 RECORDED
06/04/2002 IN DEED BOOK
1929 PAGE 1557.

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

JUDGMENT ON THE
AMOUNT OF \$123,509.20,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Devine R.
Everett DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$123,509.20 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Offices
111 Woodcrest Road, St.e 200
Cherry Hill, NJ 08003-3620
12/23/16 · 12/30/16 · **01/06/17**

SHERIFF SALE
January 18, 2017
BY VIRTUE OF WRIT
OF EXECUTION ISSUED

OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
245-2016r SUR JUDGEMENT
NO. 245-2016 AT THE SUIT
OF Nationstar Mortgage LLC
vs William F. Barnes and Nicole
Ann Barnes 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
January 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION

All the surface or right of soil of
that certain lot of land situate in
the Township of Lackawaxen,
Pike County, Pennsylvania,
bounded and described as
follows:

Beginning at a point being
the Northwesterly corner
of the Hickory Lane and
Butternut Lane in the prior
Grantor's subdivision known
as Hickory Acres; thence along
a thirty-three (33) foot wide
private drive known as Hickory
Lane, North sixty-five (65)
degrees forty (40) minutes
West one hundred twenty-five
(125) feet to a corner, being the
Southeasterly corner of Lot No.
4; thence along the boundary
line between Lots No. 4 and Lot
No. 6, North twenty-five (25)
degrees forty-six (46) minutes

East one hundred fifty (150) feet to a point on the Southerly boundary of Lot No. 8; thence along the boundary line between Lot No. 6 and Lot No. 8, South sixty-five (65) degrees forty (40) minutes East one hundred twenty-five (125) feet to a pint on the Westerly side of a thirty-three (33) foot wide private drive known as Butternut Lane; thence along the Westerly side of Butternut Lane, South twenty-five (25) degrees forty-six (46) minutes West one hundred fifty (150) feet to the place of beginning.

Containing eighteen thousand seven hundred fifty (18,750) square feet of land, be the same more or less, and being Lot No. 6 of the subdivision of the prior Grantor's land in Lackawaxen Township, near Hawley, Pennsylvania. This description is taken from a survey made by George E. Ferris, R.S., September 26, 1963 and March 24, 1964.

Also granting and conveying to the Grantees, herein named, their heirs and assigns, forever, free and uninterrupted right, uses, liberty and privilege of ingress, egress and regress to and from the above premises described and State Highway Route 590 along, over and upon a thirty-three (33) foot wide drive known as Hickory Lane and Butternut Lane as shown on a map of survey made by George E. Ferris, R.S., dated September 26, 1963, in common, however, with the prior Grantors, their heirs and assigns, and other

persons lawfully using said driveway.

Under and subject to restrictions, covenants and conditions as set forth in Deed Book 510 page 273; Plot Book 4, page 75 and Plot Book 27, page 112.

Parcel No.: 015.00-01-62
BEING known and numbered as Hickory Lane RR2 Box 614 a/k/a Rear 2 Box 614, Hawley, PA 18428

Being the same property conveyed to William F. Barnes who acquired title by virtue of a deed from Alan J. Wolf and Ellen M. Wolf, his wife, dated December 19, 2000, recorded December 20, 2000, at Instrument Number 200000015080, and recorded in Book 1871, Page 1456, Pike County, Pennsylvania records. Exhibit "A"

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO William F. Barnes
and Nicole Ann Barnes
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$91,668.56,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE

ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF William F. Barnes and Nicole Ann Barnes DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$91,668.56 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Manley Deas Kochalski LLC
PO Box 165028
Columbus, OH 43216-5028
12/23/16 · 12/30/16 · **01/06/17**

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 269-2016r SUR JUDGEMENT NO. 269-2016 AT THE SUIT OF Federal National Mortgage Association (“Fannie Mae”) vs

Frances Marie Freytag, in her capacity as Executrix of the Estate of Richard R. Zerilli, 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 January 18, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT PROPERTY DESCRIPTION
BY VIRTUE OF A WRIT OF EXECUTION TO CASE NO. 2016-00269
ISSUED TO PLAINTIFF: FEDERAL NATIONAL MORTGAGE ASSOCIATION (“FANNIE MAE”)
PROPERTY BEING KNOWN AS:
ALL THAT CERTAIN lot, tract and piece of land situate in Shohola Township, Pike County, Pennsylvania, Being Lot 15, Section D-1, as set forth on a draft of survey marked ‘Map - part of Section D-1 of Walker Lake, Inc. Shohola Township, Pike County, Pennsylvania, March 5, 1969, Scale 1 inch = 100 feet, Harry F. Schoenagel, R.S.’, and said map is recorded with the Recorder of Deeds of Pike County, Pennsylvania, in Plat Book 7, page 28.
PARCEL IDENTIFICATION NO: 049.03-02-03, CONTROL

#: 12-0-004173
BEING KNOWN AS: 132
Parkers Glen Road Shohola, Pa
18458
IMPROVEMENTS
THEREON CONSIST OF:
Residential Dwelling
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Frances
Marie Freytag, in her capacity
as Executrix of the Estate of
Richard R. Zerilli, Deceased
PIN NUMBER, WHICH IS
THE ASSESSMENT OR
PARCEL NO., MAP, BLOCK
AND LOT): 049.03-02-03,
CONTROL #: 12-0-004173
ATTORNEY ON WRIT:
MARTHA E. VON
ROSENSTIEL, P.C.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Frances Marie Freytag,
in her capacity as Executrix
of the Estate of Richard
R. Zerilli, deceased
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$187,002.73,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Frances
Marie Freytag, in her capacity
as Executrix of the Estate of
Richard R. Zerilli, deceased
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$187,002.73 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Martha E. Von Rosenstiel, Esq.
649 South Avenue Ste. 7
Secane, PA 19018
12/23/16 · 12/30/16 · **01/06/17**

SHERIFF SALE
January 18, 2017
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
282-2015r SUR JUDGEMENT
NO. 282-2015 AT THE
SUIT OF Bayview Loan

Servicing, LLC vs Stephen J. Guillman and Sara A. Guillman 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 January 18, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in Lehman Township, Pike County, Pennsylvania, being Lot or Lots No. 997, Section 15, 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, Plot Book Volume 15, page 14. TOGETHER WITH all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, restrictions and reservations as of record. BEING THE SAME PREMISES which William Raymond Smith and Arlene Smith, Husband and Wife, by Deed dated 3/28/2008 and recorded 4/3/2008 in the Office of the Recorder of Deeds in and for the County of Pike, in Deed Book 2272, Page 140, granted and conveyed unto Stephen J.

Guillman and Sara A. Guillman, Husband and Wife.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Stephen J. Guillman and Sara A. Guillman DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$167,207.29, 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 Stephen J. Guillman and Sara A. Guillman DEFENDANTS, OWNERS REPUTED OWNERS TO

COLLECT \$167,207.29 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 313-2016r SUR JUDGEMENT NO. 313-2016 AT THE SUIT OF Louis Degiorgis, Trustee of the Gino's Home Repair Co. Retirement Plan & Trust, dated July 17, 2002 vs Jane E. Phraner 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 January 18, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

Exhibit A
ALL THAT CERTAIN piece, parcel and tract of land situate, lying and being in the Township of Blooming Grove, County of Pike and Commonwealth of

Pennsylvania, more particularly described as follows, to wit: Lot 4, Block XI, Hemlock Farms Community, Stage XCVI, as shown on Plat of Hemlock Farms Community, Maple Ridge, Stage XCVI, recorded in the Office of the Recorder of Deeds of Pike County, in Plat Book 9, Page 159, on the 12th day of April 1972.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jane E. Phraner DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$111,540.58, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Jane E. Phraner DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$111,540.58 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Moulton & Moulton
693 Rte 739, Ste. 1
Lords Valley, PA 18428
12/23/16 · 12/30/16 · **01/06/17**

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 323-2015r SURJUDGEMENT NO. 323-2015 AT THE SUIT OF HSBC Bank, USA, National Association, as Trustee, in trust for the Registered Holders of ACE Securities Corp., Home Equity Loan Trust, Series 2006-NC2, Asset Backed Pass-Through Certificates vs Tara Ann M. Kurtz, as Administratrix of the estate of Thomas J. Lacey 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 January 18, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION ALL THAT CERTAIN lot or parcel of land situate in Lackawaxen Township, Pike County, Pennsylvania, being Lot 383, Section 6, on a subdivision plan of development (consisting of 17 sections) entitled FALLING WATERS AT MASTHOPE, prepared by Edward C. Hess Associates, Inc., and recorded in the Recorder's Office in and for Pike County, at Milford, Pennsylvania, in Plat Book Vol. 16, Page 18-34, inclusive.

BEING Map No. 013.04-03-20 Control No. 074867

CONTAINING 25,093 square feet, more or less.

BEING Lot No. 383 on the above mentioned plan, prepared by Edward C. Hess Associates, Inc.

BEING PROPERTY ADDRESS 151 Pebble Rock Road, Lackawaxen, PA 18435 BEING the same premises which Michael McDonnell and Terryann McDonnell, husband and wife, by deed dated October 28, 1997 and recorded in the Recorder of Deeds Office in and for Pike County, Pennsylvania on November 5, 1997 in Book 1433, Page 180 and Instrument Number 0010329 granted and conveyed unto Thomas J.

Lacey and Arleen F. Lacey, husband and wife. Arlene F. Lacey departed this life on May 9, 2009 thereby vesting sole ownership in Thomas J. Lacey by operation of Law. Thomas J. Lacey departed this life on May 20, 2009, vesting ownership in his heirs, as represented by his Administratrix, Tara Ann M. Kurtz.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Tara Ann M. Kurtz, as Administratrix of the estate of Thomas J. Lacey DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$133,390.81, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Tara Ann M. Kurtz, as Administratrix of the estate of Thomas J. Lacey DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$133,390.81 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Hladik, Onorato & Federman
298 Wissahickon Avenue
North Wales, PA 19454
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 406-2016r SUR JUDGEMENT NO. 406-2016 AT THE SUIT OF JPMorgan Chase Bank, NA vs Brian J. Mady aka Brian Mady and Cortney Mady 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 January 18, 2017 at 11:00 AM

PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 406-2016

JPMorgan Chase Bank, N.A.
v.

Brian J. Mady a/k/a Brian Mady
Cortney Mady

owner(s) of property situate
in the DELAWARE
TOWNSHIP, PIKE County,
Pennsylvania, being 191 Marcel
Drive, Dingmans Ferry, PA
18328-3109

Parcel No. 148.04-04-03-
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$118,265.34

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 Brian J. Mady aka Brian
Mady and Cortney Mady
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$118,265.34,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES

UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Brian J. Mady
aka Brian Mady and Cortney
Mady DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$118,265.34 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
12/23/16 · 12/30/16 · **01/06/17**

SHERIFF SALE

January 18, 2017

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

410-2015r SUR JUDGEMENT
NO. 410-2015 AT THE
SUIT OF PHH Mortgage
Corporation vs Richard N.
Conklin and Patricia V.
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
January 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN Lot
or Lots of land in Palmyra
Township, Pike County,
Pennsylvania, known and
designated as Lot Number
259 on Map 4, of Plan of Lots
prepared for Tanglwood Lakes,
Inc., by Harry P. Schoenagel,
Registered Surveyor, dated May
28, 1969 in Plat Book No. 7
Page 185 under and subject
to all restrictions set forth in
document entitled "Restrictions
pertaining to Lots in Tanglwood
Lakes" recorded in the Office of
the Recorder of Deeds for Pike
County in Deed Book Number
245, page 955 which restrictions
are hereby expressly incorporated
herein by reference and shall be
as binding as if recited in full,
and excepting and reserving
to Tanglwood Lakes, Inc. an
easement for Tanglwood Lakes
to construct, repair, replace and
operate and maintain gas, sewer,
water and other utility lines.

TOGETHER with all rights
of way and UNDER AND
SUBJECT to all covenants,
reservations, restrictions and
conditions of record as found in
the Chain of Title.
TOGETHER with all
and singular the building,
improvements, ways, waters,
watercourses, rights, liberties,
privileges, hereditaments and
appurtenances whatsoever
thereunto belonging or in
anywise appertaining, and the
reversions and remainders, rents,
issues and profits thereof; and all
the estate, right, title, interest,
property, claim and demand
whatsoever of the said party of
the first part, in law, equity or
otherwise, howsoever, in and to
the same and every part thereof.
BEING THE SAME
PREMISES which Florence
E. Gordon, by Deed dated
August 27, 1997, and recorded
September 8, 1997, in the
Office of the Recorder of Deeds
in and for the County of Pike
in Deed Book 1404 and Page
169, granted and conveyed unto
Richard N. Conklin and Patricia
V. Conklin.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Richard N. Conklin
and Patricia V. Conklin
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR

EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$251,166.29, 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 Richard N. Conklin and Patricia V. Conklin DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$251,166.29 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
12/23/16 · 12/30/16 · **01/06/17**

SHERIFF SALE
January 18, 2017
BY VIRTUE OF WRIT
OF EXECUTION ISSUED

OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 451-2011r SUR JUDGEMENT NO. 451-2011 AT THE SUIT OF Ocwen Loan Servicing, LLC vs Bart Kelly and Leah Robertson 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 January 18, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN piece, parcel and tract of land situate, lying and being in the Township of Dingman, County of Pike and Commonwealth of Pennsylvania, more particularly described as follows to wit:
BEING Lot Number 10, Section Number 2, of Cranberry Ridge, as shown on the amp of said section recorded in the Office of the Recorder of Deeds of Pike County in Plat Book 18, at page 6.
BEING THE SAME PREMISES which ZVONKO BRAJDIC and IVKA BRAJDIC, husband and wife, by indenture bearing date the 26th day of May, 2004 and being recorded at Milford, Pennsylvania in the Office for the Recording of Deeds, in and for the County of Pike, on the

27th day of May, 2004 in Record Book Volume 2048, page 1310, granted and conveyed unto BART KELLY and LEAH ROBERTSON, in fee. BEING KNOWN AS: 227 Cranberry Ridge Drive a/k/a Lot 10 Cranberry Ridge, (Dingman Township), Dingmans Ferry, PA 18328
PROPERTY ID NO.: 092.00-01-20.002
TITLE TO SAID PREMISES IS VESTED IN Bart Kelly and Leah Robertson BY DEED FROM Zvonko Brajdic and Ivka Brajdic, husband and wife DATED 05/26/2004 RECORDED 05/27/2004 IN DEED BOOK 2048 PAGE 1310.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Bart Kelly and Leah Robertson DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$162,395.24, 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 Bart Kelly and Leah Robertson DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$162,395.24 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Offices
111 Woodcrest Road, St.e 200
Cherry Hill, NJ 08003-3620
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE
January 18, 2017
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 470-2016r SUR JUDGEMENT NO. 470-2016 AT THE SUIT OF Ellen Lemp Living Trust vs Calvin Speights 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
January 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

EXHIBIT "A"
LEGAL DESCRIPTION OF
IMPROVED PROPERTY
ALL THAT CERTAIN lot,
piece or parcel of land, situate,
lying and being in the Township
of Blooming Grove, County of
Pike and State of Pennsylvania,
more particularly described as
Lot 15, Block XIV, Hemlock
Farms Community, Laurel
Ridge, Stage II, as shown on plat
of Hemlock Farms Community,
Laurel Ridge, Stage II, recorded
in the Office of the Recorder
of Pike County in Plat Book 4,
page 154, March 19, 1964.
TOGETHER WITH all
rights, liberties and privileges
and UNDER AND SUBJECT
to all conditions, restrictions,
reservations, and exceptions as
set forth in a certain deed from
Western Heritage Properties
Limited (Inc.) to Michael Hylas,
et ux, dated August 21, 1964 and
recorded in Pike County Deed
Book 203, page 1033, reference
being thereunto had the same
will more particularly appear.
SUBJECT to all restrictions,
reservations, conditions and
covenants as set forth in prior
deeds forming the chain of title.
EXCEPTING AND
RESERVING a triangular

piece of land as found on survey
entitled "Re-Subdivision of Lot
14 & 15 Block XIV Stage II
Hemlock Farms Community,
Blooming Grove Township,
Pike County, PA" dated June 9,
1967, by Edward C. Hess, P.E.,
Stroudsburg, PA, as recorded in
Book Volume 209, Page 300.
BEING THE SAME
PREMISES which Jeffrey
Smith and Arlene Smith,
Husband and Wife, by their
certain Deed dated March
18, 2008 and recorded March
24, 2008 in the Office of the
Recorder of Deeds in and for
Pike County, Pennsylvania in
Deed Book Volume 2270, page
1662, granted and conveyed unto
Calvin Speights.
TAX MAP NUMBER:
107.02-05-15 and being more
commonly known as 805
Hillview Place a/k/a 1874
Hemlock Farms, Hawley,
Pennsylvania 18428.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Calvin Speights
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$152,427.61,
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 Calvin
Speights DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$152,427.61 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Ridley Chuff Kosierowski &
Scnalon
400 Broad Street
Milford, PA 18337
12/23/16 · 12/30/16 · **01/06/17**

SHERIFF SALE
January 18, 2017
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
482-2016r SUR JUDGEMENT

NO. 482-2016 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 Allinton Z.
Benjamin 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
January 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
All that certain piece or parcel
or Tract of land situate Lehman,
Pike County, Pennsylvania, and
being known as Lot 145 Phase
3 Glen at Tamiment, Lehman,
Pennsylvania 18344.
Control Number: 06-0-110444
Map Number: 187.04-02-26
THE IMPROVEMENTS
THEREON ARE: Residential
Dwelling
REAL DEBT: \$220,539.08
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF: Allinton Z.
Benjamin
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 Allinton Z. Benjamin
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$220,539.08,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Allinton Z.
Benjamin DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$220,539.08 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,

PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street, Ste.
1400
Philadelphia, PA 19109
12/23/16 · 12/30/16 · **01/06/17**

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
489-2013r SUR JUDGEMENT
NO. 489-2013 AT THE SUIT
OF Nationstar Mortgage,
LLC vs The Unknown Heirs
of Frances Wunder, Deceased
Joan Calascibetta, Solely
in Her Capacity as heir of
Frances Wunder, Deceased,
Ronald Wunder, Solely in His
Capacity as Heir of Frances
Wunder, Deceased, Bruce
Wunder, Solely in His Capacity
as Heir of Frances Wunder,
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
January 18, 2017 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 No. 1, Stage 2, Pine Ridge, as shown on Plat of Pine Ridge, Inc. Stage 1 recorded in the Office of the Recorder of Deeds of Pike County in Plat Book Volume 6, page 173 on July 3, 1968.

TAX PARCEL #194.03-02-01/06-0-043044

BEING KNOWN AS: 1698 Pine Ridge AKA Lot 1 Pocono Boulevard 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 The Unknown Heirs of Frances Wunder, Deceased Joan Calascibetta, Solely in Her Capacity as heir of Frances Wunder, Deceased, Ronald Wunder, Solely in His Capacity as Heir of Frances Wunder, Deceased, Bruce Wunder, Solely in His Capacity as Heir of Frances Wunder, Deceased DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$223,588.52, 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 The Unknown Heirs of Frances Wunder, Deceased Joan Calascibetta, Solely in Her Capacity as heir of Frances Wunder, Deceased, Ronald Wunder, Solely in His Capacity as Heir of Frances Wunder, Deceased, Bruce Wunder, Solely in His Capacity as Heir of Frances Wunder, Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$223,588.52 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
12/23/16 · 12/30/16 · **01/06/17**

SHERIFF SALE
January 18, 2017
BY VIRTUE OF WRIT
OF EXECUTION ISSUED

OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 547-2016r SUR JUDGEMENT NO. 547-2016 AT THE SUIT OF First Guaranty Mortgage Corporation vs Jeanne Kristiansen 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 January 18, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 547-2016

First Guaranty Mortgage Corporation

v.

Jeanne Kristiansen owner(s) of property situate in the LEHMAN TOWNSHIP, PIKE County, Pennsylvania, being 110 Hawk Court, Bushkill, PA 18324-8099 Parcel No. 189.03-03-09- (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$158,659.22

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 Jeanne Kristiansen DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$158,659.22, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Jeanne Kristiansen DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$158,659.22 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
PhiladelphiamPA 19103
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
553-2016r SUR JUDGEMENT
NO. 553-2016 AT THE
SUIT OF U.S. Bank Natinal
Assocation (Trustee for the
Pennsylvania Housing Finance
Agency) vs Edith V. Petty, in
her capacity as administratrix of
the estate of Michael Vitacco,
deceased, and Unknown Heirs,
successors, Assigns and all
Persons, Firms or Associations
claiming right, title or interest
from or under Michael Vitacco,
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
January 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT PROPERTY
DESCRIPTION
BY VIRTUE OF A WRIT OF
EXECUTION TO CASE NO.

2016-00553
ISSUED TO PLAINTIFF:
U.S. BANK NATIONAL
ASSOCIATION (TRUSTEE
FOR THE PENNSYLVANIA
HOUSING FINANCE
AGENCY)
PROPERTY BEING
KNOWN AS:
ALL THAT CERTAIN lot
or piece of land situate in the
Township of Lehman, County of
Pike and State of Pennsylvania,
bounded and described as
follows:
BEGINNING at a point
on the Northwesterly line of
Gold Finch Road, a common
corner of Lot No. 532 and Lot
No. 533 as shown on a plan
titled 'Subdivision of Lands
of Benjamin Foster, Lehman
Township, Pike County, Section
One' prepared by Edward C.
Hess Associates, October 17,
1969, and recorded in Plat
Book Volume 7, Page 155,
October 17, 1969, on file in
the Office of the Recorder of
Deeds, Milford, Pennsylvania;
from which an iron pin marking
the Southwesterly corner of
Parcel No. 1 of lands conveyed
by Benjamin Foster to Pocono
Ranch Lands, Lmtd., by deed
dated November 27, 1971 and
recorded in the aforementioned
office in Deed Book Volume
258, Page 824, bears South 15
degrees 18 minutes 15 seconds
East distant 5113.52 feet, also
from which a stone corner
marking the Northeasterly
corner of Parcel No. 7, of the
above mentioned lands conveyed
by Benjamin Foster to Pocono

Ranch Lands, Lmtd., bears South 16 degrees 55 minutes 53 seconds West distant 4282.18 feet; thence by Lot No. 533 North 29 degrees 59 minutes 46 seconds West 220.00 feet to a point; thence by lands of Pocono Ranch Lands, Lmtd., North 57 degrees 24 minutes 50 seconds East 85.87 feet to a point; thence by Lot No. 439 North 77 degrees 35 minutes 37 seconds East 14.34 feet to a point; thence by Lot No. 531 south 23 degrees 43 minutes 04 seconds East 225.00 feet to a point on the Northwesterly line of Gold Finch Road; thence along the Northwesterly line of Gold Finch Road on a curve to left having a radius of 684.45 feet for an arc length of 75.00 feet (chord bearing and distance being South 63 degrees 08 minutes 35 seconds West 74.96 feet) to the place of BEGINNING.
BEING lot No. 532 on the above mentioned Plan.
TAX MAP NO. 182.02-08-06 BEING the same premises which Arthur J. McGovern and Miriam McGovern, husband and wife, by Deed dated 11-02-88 and recorded 11-09-88 in the Office of the Recorder of Deeds in and for the County of Pike in Record Book 1293, Page 332, granted and conveyed unto James A. Sherrard, Jr. and Dianne M. Sherrard, husband and wife AND the said Dianne M. Sherrard is also known as Diane M. Sherrard.
PARCEL IDENTIFICATION NO: 182.02-08-06, CONTROL #: 06-0-041282

BEING KNOWN AS: 392 Gold Finch Road Bushkill, PA 18324
IMPROVEMENTS
THEREON CONSIST OF:
Residential Dwelling
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Edith
V. Petty, in her capacity as
Administratrix of the Estate of
Michael Vitacco, Deceased and
Unknown Heirs, Successors,
Assigns and All Persons, Firms
or Associations Claiming Right,
Title or Interest from or Under
Michael Vitacco, Deceased
PIN NUMBER, WHICH IS
THE ASSESSMENT OR
PARCEL NO., MAP, BLOCK
AND LOT): PARCEL
IDENTIFICATION NO:
182.02-08-06, CONTROL #: 06-0-041282
ATTORNEY ON WRIT:
MARTHA E. VON
ROSENTSTIEL, P.C.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
U.S. Bank Natinal Association
(Trustee for the Pennsylvania
Housing Finance Agency) vs
Edith V. Petty, in her capacity
as administratrix of the estate
of Michael Vitacco, deceased,
and Unknown Heirs, successors,
Assigns and all Persons, Firms
or Associations claiming right,
title or interest from or under
Michael Vitacco, deceased
DEFENDANTS, OWNER,

OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$54,303.02, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF U.S. Bank Natinal Assocation (Trustee for the Pennsylvania Housing Finance Agency) vs Edith V. Petty, in her capacity as administratrix of the estate of Michael Vitacco, deceased, and Unknown Heirs, successors, Assigns and all Persons, Firms or Associations claiming right, title or interest from or under Michael Vitacco, deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$54,303.02 PLUS COSTS AND INTEREST AS

AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Martha E. Von Rosenstiel, Esq.
649 South Avenue Ste. 7
Secane, PA 19018
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 576-2016r SUR JUDGEMENT NO. 576-2016 AT THE SUIT OF Nationstar Mortgage LLC vs Lisa Marie Bamber 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 January 18, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION

All that certain lot, parcel or piece of land situate in the Township of Lehman, County of Pike, and Commonwealth of Pennsylvania, being Lot 1280, Section 18, Saw Creek Estates, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the

County of Pike, in Plot Book
Volume 16, Page 48.
Parcel No.: 192.02-03-52
BEING known and numbered as
4295 Winchester Way, Bushkill,
PA 18324
Being the same property
conveyed to Lisa Marie Bamber,
no marital status shown who
acquired title by virtue of a deed
from Linden St. Development,
Inc., a Pennsylvania
Corporation, dated January 31,
2003, recorded February 10,
2003, at Instrument Number
200300002432, and recorded
in Book 1966, Page 1112, Pike
County, Pennsylvania records.
Exhibit "A"

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Lisa Marie Bamber
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$120,570.56,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Lisa Marie
Bamber DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$120,570.56 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Manley Deas Kochalski LLC
PO Box 165028
Columbus, OH 43216
12/23/16 · 12/30/16 · **01/06/17**

SHERIFF SALE
January 18, 2017
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
581-2016r SUR JUDGEMENT
NO. 581-2016 AT THE
SUIT OF Midfirst Bank vs
Anthony A. Sharifi and The
Secretary of Housing and Urban
Development 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
January 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT LEGAL FOR
ADVERTISING:
ALL THAT CERTAIN
piece of land in the Township
of Delaware, County of Pike,
Pennsylvania, being Lot
1ABC in Block B-25, Plan of
Lots - Birchwood Lakes, Section
5, Delaware Township, Pike
County Map Book 4, page 41,
and HAVING THEREON
ERECTED A DWELLING
KNOWN AS 211 ASPEN
ROAD, DINGMANS FERRY,
PA 18328.
MAP # 149.04-09-13.
CONTROL # 02-0-030714
Monroe County Deed Book
2248, page 1116.
TO BE SOLD AS THE
PROPERTY OF ANTHONY
A. SHARIFI UNDER PIKE
COUNTY JUDGMENT NO.
581-2016.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Anthony A. Sharifi and
The Secretary of Housing
and Urban Development
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID

REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$138,778.63,
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 Anthony
A. Sharifi and The Secretary
of Housing and Urban
Development DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$138,778.63 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Purcell Krug & Haller
1719 N. Front Street
Harrisburg, PA 17102
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 600-2016 SUR JUDGEMENT NO. 600-2016 AT THE SUIT OF Wells Fargo Bank, NA s/b/m/t Wachovia Bank, NA vs. Salvatore Picarello aka Salvatore J. Picarello, in His Capacity as Executor and Devisee of the Estate of Sabino Picarello aka Curly Picarello, John Picarello in His Capacity as Executor and Devisee of the Estate of Sabino Picarello aka Curly Picarello & Richard Picarello in His Capacity as Executor and Devisee of the Estate of Sabino Picarello aka Curly Picarello 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 January 18, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION ALL THAT CERTAIN piece, parcel or tract of land situate, lying and being in the Township of Dingman, County of Pike, and Commonwealth of Pennsylvania, being more particularly described as follows,

to wit:
LOT NO. 7, BLOCK NO. 8, SECTION NO. 1, GOLD KEY ESTATES, as shown on plat or map of Gold Key Estates subdivision recorded in the Office of the Recorder of Deeds of Pike County, Pennsylvania, in Plat Book 6 Page 17.
TITLE TO SAID PREMISES IS VESTED IN Sabino Picarello and Stephanie T. Picarello, h/w, by Deed from Chase Manhattan Mortgage Corporation, a New Jersey Corporation, Dated 07/20/2001, Recorded 08/23/2001, in Book 1895, Page 761.
By virtue of Stephanie T. Picarello's death on or about 11/08/2013, her ownership interest was automatically vested in the surviving tenant by the entirety.
The said Sabino Picarello departed this life on 11/11/2014, leaving a Last Will and Testament dated 02/08/2001. Letters Testamentary were granted to Salvatore Picarello a/k/a Salvatore J. Picarello on 01/05/2015 in Pike County, No. 52-15-0002. Upon information and belief, the decedent's surviving heirs at law and next-of-kin are Salvatore Picarello, John Picarello, Richard Picarello, and Stephen Picarello. By executed waiver, Stephen Picarello waived his right to be named as a defendant in the foreclosure action.
Tax Parcel: 109.04-03-24- Premises Being: 2060 Gold Key Estate A/K/A 116 Southwynd Drive, Milford, PA 18337

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Salvatore Picarello aka Salvatore J. Picarello, in His Capacity as Executor and Devisee of the Estate of Sabino Picarello aka Curly Picarello, John Picarello in His Capacity as Executor and Devisee of the Estate of Sabino Picarello aka Curly Picarello & Richard Picarello in His Capacity as Executor and Devisee of the Estate of Sabino Picarello aka Curly Picarello DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$54,117.25, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Salvatore Picarello aka Salvatore J. Picarello, in His Capacity as Executor and Devisee of the Estate of Sabino Picarello aka Curly Picarello, John Picarello in His Capacity as Executor and Devisee of the Estate of Sabino Picarello aka Curly Picarello & Richard Picarello in His Capacity as Executor and Devisee of the Estate of Sabino Picarello aka Curly Picarello DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$54,117.25 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1617 JFK Blvd, Ste 1400
Philadelphia, PA 19103
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE
January 18, 2017
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 623-2016r SUR JUDGEMENT NO. 623-2016 AT THE SUIT OF Ditech Financial LLC fka Green Tree Servicing, LLC vs Shannon R. Karr and Victor Karr 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 January 18, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution No. 623-2016
Ditech Financial LLC f/k/a Green Tree Servicing LLC
v.
Shannon R. Karr
Victor Karr
owner(s) of property situate in the LEHMAN TOWNSHIP, PIKE County, Pennsylvania, being Lot 219 Section 6 Pine Ridge, A/K/A 160 Seagatti Circle, Bushkill, PA 18324-8609 Parcel No. 193.02-03-18- (Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$178,082.62
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 Shannon R. Karr and Victor Karr DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE

AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$178,082.62, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Shannon R. Karr and Victor Karr DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$178,082.62 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
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
624-2016r SUR JUDGEMENT
NO. 624-2016 AT THE
SUIT OF Wells Fargo Bank,
NA vs Lisa M. Labua aka
Lisa Labua 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
January 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 624-2016
Wells Fargo Bank, NA
v.
Lisa M. Labua a/k/a Lisa Labua
owner(s) of property situate in
the LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being
105 Cherry Ridge Road,
Bushkill, PA 18324
Parcel No. 192.03-03-05-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$76,770.53
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
Lisa M. Labua aka Lisa Labua
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$76,770.53,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS
THE PROPERTY OF Lisa
M. Labua aka Lisa Labua
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$76,770.53 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
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
677-2016r SUR JUDGEMENT
NO. 677-2016 AT THE
SUIT OF LNV Corporation
vs Edmund C. Schoepfer and
Tracy L. Schoepfer fka Tracy
L. Stebbins 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
January 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

DOCKET NO: 677-2016
ALL THAT CERTAIN lot
or piece of ground situate in
Blooming Grove Township,
County of Pike, and
Commonwealth of Pennsylvania

TAX PARCEL NO:

119.04-01-20

PROPERTY ADDRESS 208
Goldrush Drive Hawley, PA
18428

IMPROVEMENTS: a
Residential Dwelling

SOLD AS THE PROPERTY
OF: Edmund C. Schoepfer and
Tracy L. Schoepfer f/k/a Tracy
L. Stebbins

ATTORNEY'S NAME: Robert
W. Williams, Esquire

SHERIFF'S NAME: Pike
County Sheriff

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Edmund C. Schoepfer
and Tracy L. Schoepfer
fka Tracy L. Stebbins
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$189,102.24,
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 Edmund C. Schoepfer and Tracy L. Schoepfer fka Tracy L. Stebbins DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$189,102.24 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Assoc.
1 E. Stow Road
Marlton, NJ 08053
12/23/16 · 12/30/16 · **01/06/17**

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 683-2016r SUR JUDGEMENT NO. 683-2016 AT THE SUIT OF Wells Fargo Bank, National Association, as Trustee for Banc of America Alternative Loan Trust 2005-12 Mortgage Pass-Through Certificates, Series 2005-12 vs Daniel R. DeFilippis aka Daniel De Filippis aka Daniel R. De Filippis, Joel I. DeFilippis aka

Joel De Filippis aka Joel I. De Filippis and Jonathan E. DeFilippis aka Jonathan De Filippis aka Jonathan E. De Filippis 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 January 18, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

BEGINNING at a point on the Southwesterly line of Sparrow Loop, a common corner of Lot No. 288 and Lot No. 289 as shown on a plan titled "Subdivision of Lands of Benjamin Foster, Lehman Township, Pike County, Section One" prepared by Edward C. Hess Associates, October 17, 1969 on file in the Office of the Recorder of Deeds, Milford, Pennsylvania.

BEING Lot No. 288 on the above mentioned plan.

THE ABOVE MENTIONED PARCEL BEING MORE FULLY DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN lot or piece of land situate in the Township of Lehman, County of

Pike and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the southwesterly line of Sparrow Loop, a common corner of Lot No. 288 and Lot No. 289 as shown on a plan titled "Subdivision of Lands of Benjamin Foster, Lehman Township, Pike County, Section One" prepared by Edward C. Hess Associates, October 17, 1969, and recorded in Plat Book Vol. 7, Page 155, October 17, 1969, on file in the Office of the Recorder of Deeds, Milford, Pennsylvania; thence by Lot No. 289 South 51 degrees 8 minutes 37 seconds West 250.00 feet to a point; thence by Lot No. 415 North 34 degrees 36 minutes 36 seconds West 96.97 feet to a point; thence by Lot No. 287 North 59 degrees 38 minutes 11 seconds East 250.00 feet to a point on the southwesterly line of Sparrow Loop; thence along the southwesterly line of Sparrow Loop on a curve to the left having a radius of 404.78 feet for an arc length of 60.00 feet (chord bearing and distance being South 34 degrees 36 minutes 36 seconds East 59.95 feet) to the place of BEGINNING.

BEING Lot No. 288 on the above mentioned plan. BEING THE SAME PREMISES which Kolawale Titilayo and Amina Titilayo, by Deed dated 11/4/2005 and recorded 11/16/2005, in the Office of the Recorder of Deeds in and for the County of Pike, in Deed Book 2144, Page 1947,

Instrument # 200500022211, granted and conveyed unto Daniel DeFilippis, Joel DeFilippis and Jonathan DeFilippis.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Daniel R. DeFilippis aka Daniel De Filippis aka Daniel R. De Filippis, Joel I. DeFilippis aka Joel De Filippis aka Joel I. De Filippis and Jonathan E. DeFilippis aka Jonathan De Filippis aka Jonathan E. De Filippis DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$94,217.22, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Daniel R. DeFilippis aka Daniel De Filippis aka Daniel R. De Filippis, Joel I. DeFilippis aka Joel De Filippis aka Joel I. De Filippis and Jonathan E. DeFilippis aka Jonathan De Filippis aka Jonathan E. De Filippis DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$94,217.22 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
12/23/16 · 12/30/16 · **01/06/17**

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 699-2012r SUR JUDGEMENT NO. 699-2012 AT THE SUIT OF Federal National Mortgage Association vs Steven Rattiner 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 January 18, 2017 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 128 Blackberry Drive, Milford, Pennsylvania 18337. TAX NUMBER: 03-0-019540 Map Number: 110.04-04-61 THE IMPROVEMENTS THEREON ARE: Residential Dwelling
REAL DEBT: \$411,920.50
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Steven Rattiner
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 Steven Rattiner DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$411,920.50, 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 Steven
Rattiner DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$411,920.50 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street, Ste.
1400
Philadelphia, PA 19109
12/23/16 · 12/30/16 · **01/06/17**

SHERIFF SALE
January 18, 2017

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

COUNTY, CIVIL DIVISION,
TO EXECUTION NO
776-2015r SUR JUDGEMENT
NO. 776-2015 AT THE
SUIT OF Wells Fargo Bank,
National Association, not
in its individual or Banking
Capacity, but solely as Trustee
for SRMOF II 2011-1 Trust vs
Henry L. Morgan aka Henry
Morgan 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
January 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION
ALL THAT CERTAIN lot,
piece or parcel of land, situate,
lying and being in the Township
of Lehman, County of Pike and
State of Pennsylvania, more
particularly described as follows:
BEING Lot No. 109, Stage
1, Pine Ridge, as shown on
Plat of Pine Ridge, Inc. Stage
1, recorded in the office of the
Recorder of Deeds of Pike
County in Plat Book Volume 6,
Page 53, on August 11, 1967.
Subject to right-of-way to
Metropolitan Edison Company
as set forth in Book 191, page
251.

Subject to all matters, terms
and conditions set forth in a
Declaration of Planned Unit
Development recorded in Book

217, Page 953, and as amended.
BEING Parcel Number 018086,
Map Number 194.03-01-54
BEING PROPERTY
ADDRESS 109 Suter Drive
a/k/a 1890 Pine Ridge a/k/a
Section 1 Lot 109 Pine Ridge
Estates a/k/a 191 Suter Drive
a/k/a 191 Sherman Drive,
Bushkill, PA 18324.
BEING the same premises
which Mortgage Guaranty
Insurance Corporation, a
Wisconsin Corporation, by
Deed Dated July 18, 2007 and
Recorded in the Recorder of
Deeds Office in and for Pike
County, Pennsylvania on
August 14, 2007 in Book 2245,
Page 1141, and Instrument
Number 200700012736 granted
and conveyed unto Henry L.
Morgan, a single individual.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Henry L. Morgan aka Henry
Morgan DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$104,099.07,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Henry L.
Morgan aka Henry Morgan
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$104,099.07 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Hladik, Onorato & Federman
298 Wissahickon Avenue
North Wales, PA 19454
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE
January 18, 2017
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
782-2016r SUR JUDGEMENT
NO. 782-2016 AT THE
SUIT OF Wilmington Savings
Fund Society, FSB, not
individually but solely as Trustee

for RPMLT 2014-1 Trust,
Series 2014-1 vs Cheryl B.
Czerwinski 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
January 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

The following described real
property situate in the City
of Bushkill, Township of
Lehman, County of Pike and
Commonwealth of Pennsylvania,
to wit:

Parcel 1:

All that certain lot, parcel or
piece of ground situate in the
Township of Lehman, County of
Pike and State of Pennsylvania
being lot No. 291 Section 1B
as shown on Map of Pocono
Mountain Lake Estates, Inc. on
file in the Recorders Office at
Milford, Pennsylvania in Plot
Book No. 9, Page 110.

Parcel 2:

All that certain lot, parcel or
piece of ground situate in the
Township of Lehman, County of
Pike and State of Pennsylvania
being Lot No. 292, Section 1
as shown on Map of Pocono
Mountain Lake Estates, Inc. on
File in the Recorders Office at
Milford, Pennsylvania in Plot
Book No. 9 Page 110.

Beginning at a point on the
Northwesterly side of Legislative

Route #51001 A Common
corner of Lot #291 and Lot
#292: thence by Lot #291
North forty-four degrees fifteen
minutes thirteen seconds west
two hundred feet to a point:
thence North forty-five degrees
forty-four minutes forty-seven
seconds east ninety-five feet
to a point: thence by Lot #293
South forty-four degrees fifteen
minutes thirteen seconds East
two hundred feet to a point
on the Northwesterly side of
Legislative Route #51001:
thence along said road South
forty-five degrees forty-four
minutes forty-seven seconds
West ninety-five feet to the place
of beginning.

Less and exceptin the land
granted by deed dated February
7, 2012 and recorded with
the recorder of deeds for Pike
County on July 3, 2012 in Book
2392, Pages 2368-2372.

Being Tax parcel #
189-04-02-90

Being 1291 Milford Road a/k/a
1-291 Milford Road, Bushkill,
PA 18324

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Cheryl B. Czerwinski
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$87,091.05,

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 Cheryl B.
Czerwinski DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$87,091.05 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
12/23/16 · 12/30/16 · **01/06/17**

SHERIFF SALE
January 18, 2017
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE

COUNTY, CIVIL DIVISION,
TO EXECUTION NO
789-2016r SUR JUDGEMENT
NO. 789-2016 AT THE
SUIT OF Bank of America,
NA s/b/m BAC Home Loans
Servicing LP, f/k/a Countrywide
Home Loans Servicing, LP vs
Sylvia Sirin 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
January 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

The land hereinafter referred
to is situated in the City of
DINGMANS FERRY, County
of Pike, State of PA, and 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:
BEING Lot No. 122, Section
A, as shown on a map of
Marcel Lake, Inc., entitled
“Key Plan to Marcel Lake, Inc.
in Delaware Township, Pike
County Pennsylvania, Scale
1” - 100’, Surveyed by Victor
E. Orben, R.S., March-April,
1961, Section “A” consists of
the numbered lots. Note: All
bearings given on the Southeast
side of Nichecronk Road are

magnetic per 1939. All others are per 1961. This Dwg. Revised to "C" July 30, 1961. Revised to "D" August, 1961. Revised to "E" September 10, 1961. Victor E. Orben, R.S.", recorded with the Recorder of Deeds in Plat Book 3, Page 166.

Being Tax Parcel #

027563/148.04-08-85

Being 139 South Nichecronk Road a/k/a 139 Nichecronk Road, Dingmans Ferry, PA 18328

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Sylvia Sirin DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$144,693.89, 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 Sylvia Sirin DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$144,693.89 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 813-2012r SUR JUDGEMENT NO. 813-2012 AT THE SUIT OF HSBC Bank, USA, National Association, as Trustee for the Holders of The Ellington Loan Acquisition Trust 2007 Mortgage Pass-Through Certificates, Series 2007 vs Hana Haig 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
January 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 813-2012

Hsbc Bank USA, National
Association, as Trustee for The
Holders of The Ellington Loan
Acquisition Trust 2007-1,
Mortgage Pass-Through
Certificates, Series 2007-1

v.

Hana Haig
owner(s) of property situate
in the LACKAWAXEN
TOWNSHIP, PIKE County,
Pennsylvania, being 115
Mountainview Road, Greeley,
PA 18425-9612

Parcel No. 034.00-01-38.003-
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$417,917.30

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
Hana Haig DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$417,917.30,

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Hana Haig
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$417,917.30 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
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE
January 18, 2017
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF

COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 815-2015r SURJUDGEMENT NO. 815-2015 AT THE SUIT OF Wilmington Savings Fund Society, FSB, d/b/a as Christiana Trust, not in its individual capacity, but solely as trustee for BCAT 2015-14BTT vs Jeffrey M. Lerner aka Jeffrey Lerner and Lynn M. Lerner 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 January 18, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Porter, County of Pike, and Commonwealth of Pennsylvania being Lot 44 and 45 (new Lot 44R), Block 11, Stage 63, Hemlock Farms, as shown on a Plan of Lots recorded in the Office of the Recorder of Deeds in and for the County of Pike, in Plot Book Volume 40, Page 17. BEING the same premises which Jeffrey M. Lerner, by Deed dated 06/18/2004 and recorded on 06/24/2004 in Book 2053, Page 1959, Instrument No. 200400011434 granted and conveyed unto Jeffrey M. Lerner and Lynn M. Lerner, husband

and wife.
BEING parcel no. 133.03-02-24

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jeffrey M. Lerner aka Jeffrey Lerner and Lynn M. Lerner DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$331,178.64, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

REPUTED OWNERS TO COLLECT \$331,178.64 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stern & Eisenberg, PC
1581 Main Street, Ste. 200
Warrington, PA 18976
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 832-2016r SUR JUDGEMENT NO. 832-2016 AT THE SUIT OF Wells Fargo Bank, NA vs Jerome I. Serin and Judith L. Serin 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 January 18, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 832-2016 Wells Fargo Bank, NA
v.
Jerome I. Serin
Judith L. Serin

owner(s) of property situate in the DELAWARE TOWNSHIP, PIKE County, Pennsylvania, being 157 Cypress Road, Dingmans Ferry, PA 18328-4211
Parcel No. 149.04-08-22-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$104,486.76
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 Jerome I. Serin and Judith L. Serin DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$104,486.76, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Jerome I. Serin and Judith L. Serin DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$104,486.76 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
12/23/16 · 12/30/16 · **01/06/17**

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 850-2014r SUR JUDGEMENT NO. 850-2014 AT THE SUIT OF Green Tree Servicing, LLC vs Candace Mack and Robert A. Sozio 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
January 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

BEING LOT 826, SECTION
D, SHEET 1 AS SHOWN
ON MAP ENTITLED
SUBDIVISION OF
SECTION D, POCONO
MOUNTAIN WOODLAND
LAKES CORP., ON FILE
IN THE RECORDER'S
OFFICE AT MILFORD,
PENNSYLVANIA IN PLOT
BOOK 10, PAGE 218.
TAX PARCEL #111.03-01-28
BEING KNOWN AS:
826 LOT SECTION D2,
MILFORD, PA 18337

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Candace Mack and Robert
A. Sozio DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR

EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$200,932.80, 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 Candace Mack and Robert A. Sozio DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$200,932.80 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
12/23/16 · 12/30/16 · **01/06/17**

SHERIFF SALE
January 18, 2017
BY VIRTUE OF WRIT
OF EXECUTION ISSUED

OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 888-2010r SUR JUDGEMENT NO. 888-2010 AT THE SUIT OF Nationstar Mortgage, LLC vs Ekaterina Alkvist 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 January 18, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION
All that certain piece or parcel or Tract of land situate Dingman Township, Pike County, Pennsylvania, and being known as 101 Meadow New Circle, Milford, Pennsylvania 18337. Map Number 092.00-01-12.031 Control Number: 03-0-110207 THE IMPROVEMENTS THEREON ARE: Residential Dwelling
REAL DEBT: \$459,113.39
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Ekaterina Alkvist
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 Ekaterina Alkvist DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$459,113.39, 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 Ekaterina Alkvist DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$459,113.39 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street, Ste.
1400
Philadelphia, PA 19109
12/23/16 · 12/30/16 · **01/06/17**

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 890-2016r 890-2016 AT THE SUIT OF Nationstar Mortgage LLC vs Anne Maher 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 January 18, 2017 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 Blooming Grove, County of Pike and Commonwealth of Pennsylvania, more particularly described as follows to wit: BEING Lot 24, Block XII, Stage XCV, Hemlock Farms, on a subdivision Plan recorded

in the Office of the Recorder of Deeds in and for Pike County, Pennsylvania on April 12, 1972, in Map Book Volume 9, Page 162.

TOGETHER with all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, reservations and restrictions as of record. BEING THE SAME PREMISES which Manuel F. Ras and Leonor Ras, by Deed dated 9/9/2002 and recorded 10/16/2002 in the Office of the Recorder of Deeds in and for the County of Pike, In Deed Book 1948, Page 2161, Instrument # 200200016732, granted and conveyed unto Anne Maher.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Anne Maher DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$223,602.38, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS

HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Anne Maher DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$223,602.38 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE
January 18, 2017
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 932-2016r SUR JUDGEMENT NO. 932-2016 AT THE SUIT OF Wells Fargo Bank, NA vs Edward B. Tarrant and Mari Tarrant 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
January 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. 932-2016
Wells Fargo Bank, NA
v.
Edward B. Tarrant
Mari Tarrant
owner(s) of property situate in
the LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being 1031 Pine Ridge, Bushkill,
Pa 18324
Parcel No. 189.01-02-36-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$123,762.76
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
Edward B. Tarrant and Mari
Tarrant DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$123,762.76,
PLUS COSTS & INTEREST.

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Edward
B. Tarrant and Mari Tarrant
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$123,762.76 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
12/23/16 · 12/30/16 · **01/06/17**

SHERIFF SALE
January 18, 2017
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT

OF COMMON PLEAS,
 PIKE COUNTY, CIVIL
 DIVISION, TO EXECUTION
 NO 1003-2016r SUR
 JUDGEMENT NO. 1003-2016
 AT THE SUIT OF US
 Bank National Association, as
 Trustee, Successor in interest
 to Wachovia Bank, National
 Association, as Trustee
 for JP Morgan Mortgage
 Trust 2004-A3, Mortgage
 Pass-Through Certificates
 vs Fabio Disla and Arnold
 Green 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
 January 18, 2017 at 11:00 AM
 PREVAILING TIME IN THE
 AFORENOON OF SAID
 DATE:

ALL THAT CERTAIN lot or
 piece of land, situate and being
 in the Township of Milford and
 Dingman, County of Pike and
 Commonwealth of Pennsylvania,
 bounded and described as
 follows:
 BEGINNING at a fence corner
 on the South Side of Water
 Street Route 746, said corner
 being a northeast corner of the
 premises herein described and
 a west most corner of lands of
 Maloof; thence along lands of
 Maloof South 00 degrees 01
 minutes 26 seconds East 310
 feet to a point in the center
 of Sawkill Creek; thence up

the center of same North 38
 degrees 18 minutes 06 seconds
 West 225.35 feet to a point for
 a corner; thence along lands of
 United States of America South
 61 degrees 30 minutes West 309
 feet to a stone corner of lands
 of Vincent Graziano; thence
 along same North 20 degrees
 51 minutes 11 seconds West
 206.24 feet to a pipe corner
 found on the South side of a
 road right of way; thence along
 Graziano South 78 degrees
 53 minutes 49 seconds West
 77.3 feet; thence along lands
 now or formerly Blair South 69
 degrees 08 minutes 49 seconds
 West 180 feet to a point; thence
 along United States of America
 North 20 degrees 51 minutes
 11 seconds West 26 feet to a
 point in the center of Sawkill
 Creek; thence up the center
 of same South 70 degrees 36
 minutes West 232 feet; thence
 North 87 degrees 50 minutes
 West 167 feet; thence still up
 the center of said Creek South
 81 degrees 15 minutes West 102
 feet; thence leaving said Creek
 and along lands of United States
 of America South 01 degrees
 03 minutes East 21 feet to a
 point in the line of lands now or
 formerly of John J. Muir; thence
 along samd North 80 degrees
 23 minutes West 58.77 feet to
 a corner of said Muir; thence
 North 19 degrees 30 minutes 26
 seconds West 74.25 feet; thence
 North 89 degrees 59 minutes 34
 seconds East 231 feet; thence
 North 76 degrees 59 minutes 34
 seconds East 313.5 feet; thence
 North 70 degrees 59 minutes 34

seconds East 152.6 feet; thence North 64 degrees 59 minutes 34 seconds East 181.5 feet; thence North 37 degrees 30 minutes 26 seconds West 10.00 feet; thence South 55 degrees 30 minutes 26 seconds East crossing said road 247.5 feet to the point and place of BEGINNING.

Tax Parcel # 112.0-03-48-Being Known as 300 Water Street, Milford, PA 18337

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Fabio Disla and Arnold Green DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$319,768.90, 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 Fabio Disla and Arnold Green DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$319,768.90 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
12/23/16 · 12/30/16 · **01/06/17**

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1029-2016r SUR JUDGEMENT NO. 1029-2016 AT THE SUIT OF Federal National Mortgage Association ("Fannie Mae") vs Fredy A. Delarosa, aka Fredy Delarosa and Yanis Guiliamo De Delarosa 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 January 18, 2017 at 11:00 AM

PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT PROPERTY
DESCRIPTION
BY VIRTUE OF A WRIT OF
EXECUTION TO CASE NO.
2016-01029

ISSUED TO PLAINTIFF:
FEDERAL NATIONAL
MORTGAGE
ASSOCIATION (“FANNIE
MAE”)
PROPERTY BEING
KNOWN AS:

ALL THAT CERTAIN lot,
parcel or piece of ground situate
in Lehman Township, Pike
County, Pennsylvania, being
Lot No. 1781, Section No. 5, as
is more particularly set forth on
the Plot Map of Lehman-Pike
Development Corporation, Saw
Creek Estates, as same is duly
recorded in the Office for the
Recording of Deeds, Milford,
Pike County, Pennsylvania in
Plot Book Volume 24, Page 50.
BEING KNOWN AS: 1781
Manchester Drive, a/k/a 253
Manchester Drive Bushkill, Pa
18324

IMPROVEMENTS
THEREON CONSIST OF:
Residential Dwelling
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Fredy A.
DeLaRosa, A/K/A Fredy
DeLaRosa and Yanis Guilamo
DeLaRosa
PIN NUMBER, WHICH IS
THE ASSESSMENT OR
PARCEL NO., MAP, BLOCK
AND LOT): PARCEL

IDENTIFICATION NO:
196.04-06-69, CONTROL #:
06-0-103460

ATTORNEY ON WRIT:
MARTHA E. VON
ROSENSTIEL, P.C.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Fredy A. Delarosa, aka
Fredy Delarosa and Yanis
Guillermo De Delarosa
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$397,764.85,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

IN EXECUTION AS THE PROPERTY OF Fredy A. Delarosa, aka Fredy Delarosa and Yanis Guiliamo De Delarosa DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$397,764.85 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Martha E. Von Rosenstiel, Esq.
649 South Avenue Ste. 7
Secane, PA 19018
12/23/16 · 12/30/16 · **01/06/17**

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1058-2016r SUR JUDGEMENT NO. 1058-2016 AT THE SUIT OF ESSA Bank & Trust vs Preston Crossman and Kathleen Crossman 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 January 18, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION

ALL CERTAIN lot, piece or parcel of land situate, lying and being in the Township of Lackawaxen, County of Pike, and State of Pennsylvania, more particular described as follows: BEING Lot Number 13, in the subdivision of Ledgeview Division, Section VIII, recorded in the Office of the Recorder of Deeds of Pike County in Plat Book Volume 8, at page 107-108, on November 17, 1970. The subdivision is now known as Fawn Lake Forest, BEING the same premises which Scott J. Blakesley and Karen D. Blakesley, husband and wife by Deed dated August 17, 2004, and recorded on August 17, 2004 in the Office of the Recorder of Deeds in and for the County of Pike, Commonwealth of Pennsylvania in Record Book 2064, Page 723, granted and conveyed unto Preston Crossman and Kathleen Crossman, husband and wife. Property is improved. Tax ID/Assessment No.: 05-0-009.04-02-11 Pin/Control No.: 05-0-025790 ALL THAT CERTAIN lot, piece or parcel of land situate in the Township of Lackawaxen, County of Pike and Commonwealth of Pennsylvania, Being Lot No. 12, Section No. 8, as shown on a map or plan of Fawn Lake Forest on file in the Record of Deeds Office at Milford, Pike County, Pennsylvania in Plat Book Volume 8, Page 107 and 108. BEING the same premises which Peter P. Sabecky and

Mary Ellen Sabecky by Deed dated April 28, 2005, and recorded on May 11, 2005 in the Office of the Recorder of Deeds in and for the County of Pike, Commonwealth of Pennsylvania in Record Book 2108, page 2101, granted and conveyed unto Preston Crossman and Kathleen Crossman.

(Land Only)

Tax ID/Assessment No.:

05-0-009.04-02-10.001

Pin/Control No.: 05-0-075029

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Preston Crossman and Kathleen Crossman DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$244,550.18, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Preston Crossman and Kathleen Crossman DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$244,550.18 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Newman Williams Mishkin et al
172 Monroe St.
PO Box 511
Stroudsburg, PA 18360-0511
12/23/16 · 12/30/16 · **01/06/17**

SHERIFF SALE
January 18, 2017
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1107-2015r SUR JUDGEMENT NO. 1107-2015 AT THE SUIT OF Quicken Loans, Inc. vs Dennis E. O'Brien 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
January 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

Tax Id Number(s): 060038810
Land Situated in the Township
of Lehman in the County of
Pike in the State of PA
ALL THAT CERTAIN LOT,
PARCEL OR PIECE OF
LAND SITUATE IN THE
TOWNSHIP OF LEHMAN,
COUNTY OF PIKE, AND
COMMONWEALTH
OF PENNSYLVANIA,
BEING LOT 69, SECTION
17, STONY HOLLOW
VILLAGE, WIINONA
LAKES, AS SHOWN
ON A PLAN OF LOTS
RECORDED IN THE
OFFICE OF THE
RECORDER OF DEEDS M
AND FOR THE COUNTY
OF PIKE, IN PLOT BOOK
VOLUME 13, PAGE 68.
Commonly known as: 4227
Stony Hollow Drive, East
Stroudsburg, PA 18302

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Dennis E. O'Brien
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$160,510.41,

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 Dennis E.
O'Brien DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$160,510.41 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
12/23/16 · 12/30/16 · **01/06/17**

SHERIFF SALE
January 18, 2017
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,

PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1134-2015r SUR
JUDGEMENT NO. 1134-2015
AT THE SUIT OF Wells
Fargo Bank, NA vs Eric
Goldbarb 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
January 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
DOCKET NO: 2015-01134
ALL THAT CERTAIN lot
or piece of ground situate in
Lehman Township, County of
Pike, and Commonwealth of
Pennsylvania
TAX PARCEL NO: 06-063135
PROPERTY ADDRESS 197
Saw Creek Bushkill, PA 18324
IMPROVEMENTS: a
Residential Dwelling
SOLD AS THE PROPERTY
OF: Eric Goldfarb
ATTORNEY'S NAME: Robert
W. Williams, Esquire
SHERIFF'S NAME: Pike
County Sheriff

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

DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$129,064.66,
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 Eric Goldbarb
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$129,064.66 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Assoc.
1 E1 Stow Road
Marlton, NJ 08053-3108
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1247-2015r SUR JUDGEMENT NO. 1247-2015 AT THE SUIT OF The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2006-8 vs Angie Welsh and Gerald Welsh 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 January 18, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION ALL THAT CERTAIN lot, piece or parcel of land situate in the Township of Dingman, County of Pike and State of Pennsylvania, being Lot No. 1679, Section J, Pocono Mountain Woodland Lakes Corp., on file in the Recorder's Office at Milford, Pennsylvania in Plot Book No. 12, Page 33. BEING Parcel Number 018086, Map Number 111.03-03-05 BEING PROPERTY ADDRESS 156 Hawthorne

Drive, Milford, PA 18337 BEING the same premises which Brendan T. O'Connor, by deed dated November 20, 1987 and recorded in the Recorder of Deeds Office in and for Pike County, Pennsylvania on November 24, 1987 in Book 1190, Page 159 granted and conveyed unto Gerald Welsh and Angie Welsh, his wife, as tenants by the entireties, the survivor of them, and the heirs and assigns of such survivor.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Angie Welsh and Gerald Welsh DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$311,317.66, 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 Angie Welsh and Gerald Welsh DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$311,317.66 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Hladik, Onorato & Federman
298 Wissahickon Avenue
North Wales, PA 19454
12/23/16 · 12/30/16 · **01/06/17**

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1310-2015r SUR JUDGEMENT NO. 1310-2015 AT THE SUIT OF Wells Fargo Bank, NA vs. Andrew Casanova aka Andrew G. Casanova & Debra Casanova aka Debra Christine Casanova 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
January 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1310-2015

Wells Fargo Bank, NA

v.

Andrew Casanova a/k/a Andrew
G. Casanova

Debra Casanova a/k/a Debra
Christine Casanova

owner(s) of property situate
in the LACKAWAXEN

TOWNSHIP, PIKE County,
Pennsylvania, being 760 Tink

Wig Court a/k/a 103 Tink Wig
CT, Hawley, PA 18428

Parcel No. 011.01-01-04.004-
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$287,833.94

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
Andrew Casanova aka Andrew
G. Casanova & Debra Casanova
aka Debra Christine Casanova
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$287,833.94,

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Andrew
Casanova aka Andrew G.
Casanova & Debra Casanova
aka Debra Christine Casanova
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$287,833.94 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1617 JFK Blvd, Ste 1400
Philadelphia, PA 19103
12/23/16 · 12/30/16 · **01/06/17**

SHERIFF SALE
January 18, 2017
BY VIRTUE OF WRIT

OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1565-2015 SUR
JUDGEMENT NO. 1565-2015
AT THE SUIT OF Primary
Residential Mortgage, Inc
vs. Pedro Rabassa, Jr. aka
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
January 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION
ALL that certain lot or lots,
parcel or piece of ground situate
in Lehman Township, Pike
County, Pennsylvania, being
Lot or Lots No. 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. aka 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. aka 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
Vitti & Vitti & Assoc. PC
215 Fourth Avenue
Pittsburg, PA 15222
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE
January 18, 2017
BY VIRTUE OF WRIT

OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1576-2015r SUR
JUDGEMENT NO. 1576-2015
AT THE SUIT OF Ditech
Financial LLC f/k/a Green Tree
Servicing, LLC vs Deborah
J. May 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
January 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN
lot, parcel or piece of land
situate in the Township of
Lackawaxen, County of Pike and
Commonwealth of Pennsylvania,
in a tract known as 'Friendly
Acres' surveyed for Charles
Swezy, October 25, 1971, by
George E. Ferris, R.S., being
more particularly bounded and
described as follows:
BEGINNING at a point in the
center of a 50 foot wide private
roadway and utility right of way
of the tract known as Friendly
Acres, said point of beginning
being a common corner of Lots
Nos. 77 and 78 and in line of
Lot No. 42; thence along the
common line dividing Lots No.
77 and 78 South 67° 25' West,
437.5 feet to a corner, said

corner being a common corner
of Lots Nos. 77 and 78, 91 and
92; thence along the common
dividing line dividing Lots Nos.
78 and 91 North 21° 59' West,
198 feet to a corner, said corner
being a common corner of Lots
Nos. 78, 79, 90 and 91; thence
along the common line dividing
Lots Nos. 78 and 79 North 67°
25' East, 436.3 feet to a corner in
the center of the first mentioned
private roadway and utility
right of way; thence along the
center of the same and along the
common line of Lot No. 78 with
Lots Nos. 41 and 42 South 22°
11' East, 198 feet to the point or
place of BEGINNING.
CONTAINING 1.98 acres be
the same more or less.
BEING Lot No. 78 on the tract
known as Friendly Acres.
BEING the same premises
which Meadow Creek, Inc., by
Deed dated November 18, 2005
recorded November 22, 2005,
in the Office for the Recorder of
Deeds in and for Pike County, in
Deed Book Volume 2145, Page
2022, conveyed unto Jerome J.
May and Deborah J. May.
Jerome J. May departed this life
on September 19, 2013
BEING known as Lot 78
Friendly Acres, Lackawaxen,
PA 18425 n/k/a 136 Friendship
Drive, Hawley, PA 18425
TAX PARCEL: #046.01-01-74
IMPROVEMENTS:
Residential property.

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

THE COMMONWEALTH
OF PENNSYLVANIA
TO Deborah J. May
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$301,729.50,
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 Deborah
J. May DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$301,729.50 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Gregory Javardian, Esq.

1310 Industrial Blvd., 1st Floor,
Ste. 101
Southampton, PA 18966
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE
January 18, 2017

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1703-2015r
SUR JUDGEMENT NO.
1703-2015 AT THE SUIT
OF Wells Fargo Bank, NA
as Trustee for the Certificate
Holders of Asset-Backed
Pass-Through Certificates,
Series 2005-WCW2 vs Delia
Ullmann Nagy aka Delia
Ullman Nagy 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
January 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION
ALL THOSE CERTAIN
piece, parcels and tracts of
land situate lying and being
in the Township of Delaware,
County of Pike, and State of
Pennsylvania, more particularly
described as follows, to wit:
Lots 15ABC, Block B-8, as
set forth on a Plan of Lots-

Birchwood Lakes - Section 2, Delaware Township, Pike County, Pennsylvania dated March 1963 by John B. Aicher, Monroe Engineering, Inc., Stroudsburg, Pennsylvania, and filed in the Office for the Recording of Deeds in and for Pike County, Pennsylvania, in Plat book 3, Page 238 on March 27, 1963.

Being Lot 16ABC, Block B-8, as set forth on a Plan of Lots - Birchwood Lakes, Section 2, Delaware Township, Pike County, Pennsylvania, dated March 1963 by John B. Aicher, Monroe Engineering, Inc., Stroudsburg, Pennsylvania, and filed in the Office for the Recording of Deeds in and for Pike County, Pennsylvania, in Plat Book 3, Page 238 on March 27, 1963.

BEING Parcel Number 02-0-032518, Map Number 162-02-10-01
BEING PROPERTY ADDRESS 120 Outer Drive, Dingmans Ferry, PA 18328
BEING the same premises which George J. Wiltshire, by deed dated May 19, 2001 and recorded in the Recorder of Deeds Office in and for Pike County, Pennsylvania on June 6, 2001 in Book 1885, Page 1727 granted and conveyed unto Delia Ullman Nagy.

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

TO Delia Ullmann Nagy aka Delia Ullman Nagy
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$149,687.30,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Delia Ullmann
Nagy aka Delia Ullman Nagy
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$149,687.30 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Delia Ullman Nagy aka Delia
Ullman Nagy

120 Outer Drive
Dingmans Ferry, PA 18328
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1771-2015r
SUR JUDGEMENT NO.
1771-2015 AT THE SUIT
OF Wells Fargo Bank, NA vs
Kelly Lloyd, as administrator
of the Estate of Barry Lee
Lloyd, aka Barry L. Lloyd,
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
January 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

Lot 218, Section B, Evergreen
Drive and Orchard Lane, as
shown on a Plan of Lots, Lake
Wallenpaupack Estates, Section
2, dated January 15, 1970, by
Harry F. Schoenagel, R.S.

Scale 1' = 100', as recorded in
the Office fo the Recorder of
Deeds in and for Pike County,
Pennsylvania, in Plat Book 7,
Page 215, on the 12th day of
March 1970, said map being
incorporated by reference
herewith as if attached hereto.
BEING THE SAME
PREMISES which Timberland
Development Corporation, by
its certain deed dated December
16, 1987 and recorded December
16, 1987 in the Office of the
Recorder of Deeds in and for
Pike County, Pennsylvania in
Deed Book 1199, at Page 061,
granted and conveyed unto,
Patricia A. Franco, in fee.
BEING THE SAME
PREMISES which Patricia A.
Franco and Jose G. Franco, her
husband, by their certain deed
of even date and intending to be
simultaneously recorded herein
in the Office of the Recorder of
Deeds in and for Pike county,
Pennsylvania, granted and
conveyed unto Barry Lloyd,
a married man, in fee, the
mortgagor herein.
TOGETHER WITH unto
the Mortgagee herein, its
successors and assigns, all rights,
liabilities, and privileges and
UNDER AND SUBJECT
to all conditions, restrictions,
reservations and exceptions as
set forth in the Chain of Title.
Reference may be had to said
deeds 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.

BEING the same premises which Patricia A. Franco and Jose G. Franco, by Deed dated July 28, 2000 and recorded August 1, 2000, in the Office for the Recorder of Deeds in and for Pike County, in Deed Book Volume 1859, Page 2264, conveyed unto BARRY LLOYD, a married man. BEING KNOWN AS: 100 ORCHARD LANE, LAKE WALLENPAUPACK, PA 18426
TAX PARCEL # 084.02-04-75
IMPROVEMENTS:
Residential property.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Kelly Lloyd, as administrator of the Estate of Barry Lee Lloyd, aka Barry L. Lloyd, Deceased DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$55,802.58, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Kelly Lloyd, as administrator of the Estate of Barry Lee Lloyd, aka Barry L. Lloyd, Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$55,802.58 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Powers Kirn & Assoc.
8 Neshaminy Interplex, Ste. 215
Trevose, PA 19053
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1838-2015r SUR JUDGEMENT NO. 1838-2015 AT THE SUIT OF Wilmington Savings Fund Society, FSB, dba Christiana Trust, not in its individual capacity but solely as Trustee for BCAT 2014-4TT vs

Kwesi T. Ramsey aka Kwesi T. Ramsy 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 January 18, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in Lehman Township, Pike County, Pennsylvania, being lot or lots No. 63, Section No. 26 as is more particularly set forth on the Plot Map of Lehman-Pike Development Corporation, Saw Creek Estates, as same is duly recorded in the Office for the Recording of Deeds, Milford, Pike County, Pennsylvania, in Plot Book Volume, No. 12 at Page No. 130.

BEING Parcel Number 06-0-042405, Map Number 192.03-02-27

BEING PROPERTY ADDRESS 7 Saw Creek Estates, Bushkill, PA 18324 BEING the same premises which Stephen M. Cummings and Gaetina M. Cummings, his wife, by deed dated September 21, 2004 and recorded in the Recorder of Deeds Office in and for Pike County, Pennsylvania on March 21, 2005 in Book 2099, Page

1351, and Instrument Number 200500004568 granted and conveyed unto Kwesi Ramsey, single.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Kwesi T. Ramsey aka Kwesi T. Ramsy DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$177,354.22, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$177,354.22 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,
PENNSYLVANIA
Hladik, Onorato & Federman
298 Wissahickon Avenue
North Wales, PA 19454
12/23/16 · 12/30/16 · **01/06/17**

