

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.

ADMINISTRATORS' NOTICE

Estate of Keith Patrick Hughes, Deceased, late of Township of Westfall, Pike County, Pennsylvania.
Letters of Administration on the above estate have been granted to the undersigned. All persons indebted to the said estate are requested to make payment, and those having claims should present the same without delay to: Michael P. Hughes, Sr. and Patricia A. Hughes, 1000 Heidi Court, Apt. 1305, New Windsor, NY 12553, or to Levy, Stieh & Gaughan, P.C., Attorneys for the Estate, P.O. Box D, Milford, PA 18337. Michael P. Hughes, Sr. & Patricia A. Hughes, Administrators
By: Kelly A. Gaughan, Esquire, Attorney for the Administrators
01/15/16 • 01/22/16 • **01/29/16**

ESTATE NOTICE

Estate of Lawrence Deignan, deceased of Dingman Township, Pike County, Pennsylvania. Letters Testamentary on the above Estate have been granted to the undersigned. All persons indebted to the Estate are requested to make payment, and those having claims are to present same, without delay, to: Lawrence Deignan, Executor, c/o Eric L. Hamill, Esquire, 501 Broad Street, Suite 3, Milford, PA 18337.

By: Lawrence Deignan, Executor
Eric L. Hamill, Esquire
01/15/16 • 01/22/16 • **01/29/16**

EXECUTOR'S NOTICE

Estate of Marilyn L. Shatt, Deceased, late of Westfall Township, Pike County, Pennsylvania.

Letters Testamentary on the above estate have been granted to the undersigned. All persons indebted to the said estate are requested to make payment, and those having claims should present the same without delay to: Carol A. Washer, Executor, of 62 Mountain Lake Road, Belvidere, N.J. 07823, or to the Attorneys for the Estate, Levy, Stieh & Gaughan, P.C., P.O. Box D, Milford, PA 18337.

By: John T. Stieh, Esquire
Attorney for Administrator/
Executor
01/22/16 • **01/29/16** • 02/05/16

EXECUTOR'S NOTICE

ESTATE OF Teresa Sienko late of Matamoras, Pike County, Pennsylvania, deceased.

Letters Testamentary on the above estate having been granted to the undersigned, all persons indebted to said estate are requested to make payment and those having claims to present same, without delay to Kathleen M. Keba, 304 East Pond Rd., Woodridge, NY 12789, Executor.

01/22/16 • **01/29/16** • 02/05/16

ESTATE NOTICE

Estate of Gail M. Clark, deceased, late of Pike County, Pennsylvania, Letters Testamentary have been granted to the undersigned, who requests all persons having claims or demands against the Estate of the Decedent to make known the same, and all persons indebted to the Decedent to make payments without delay to: Erin M. Torres, Executrix or to her attorney:

Charles F. Lieberman, Esquire
400 Broad Street
Milford, PA 18337

01/29/16 • 02/05/16 • 02/12/16

ESTATE NOTICE

Estate of Henry E. Meyer, late of Dingman Township, Pike County, Pennsylvania.

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

delay to her attorney, Joseph Kosierowski, *Esq.* of Ridley, Chuff, Kosierowski & Scanlon, P.C., 400 Broad Street, Milford, PA 18337.

01/29/16 • 02/05/16 • 02/12/16

EXECUTRIX'S NOTICE

Estate of John A. Fleming, deceased, late of Milford Township, Pike County, Pennsylvania.

Letters Testamentary on the above estate have been granted to the undersigned. All persons indebted to the said estate are requested to make payment, and those having claims should present the same without delay to: Executrix Patricia M. Fleming, P.O. Box 517, Milford, PA 18337, or to the Attorneys for the Estate, Levy, Stieh & Gaughan, P.C., P.O. Box D, Milford, PA 18337.

Patricia M. Fleming
By: John T. Stieh, Esquire
Attorney for Executrix

01/29/16 • 02/05/16 • 02/12/16

EXECUTOR'S NOTICE

ESTATE OF Helga D Weber late of Delaware Twsp, Pike County, Pennsylvania, deceased.

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

George C. Hupfer
PO Box 818
Dingmans Ferry, PA 18328
Executor

01/29/16 • 02/05/16 • 02/12/16

NOTICE

Estate of Theodore Whaley Cart, Deceased. Late of Blooming Grove Twp., Pike County, PA. D.O.D. 11/9/15. Letters Testamentary on the above Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to make payment without delay to Elizabeth Zuill Cart, Executrix, c/o Richard M Schwartz, Esq., 3000 Two Logan Sq., Eighteenth and Arch Streets, Phila., PA 19103-2799. Or to her Atty.: Richard M. Schwartz, Pepper Hamilton LLP, 3000 Two Logan Sq., Eighteenth and Arch Streets, Phila., PA 19103-2799.

01/29/16 • 02/05/16 • 02/12/16

NOTICE

Notice is hereby given that Letters Testamentary have been granted on the Estate of Gregory Joseph Yalango by the Register of Wills of Pike County, PA to Peter E. Yalango. All persons having claims against the estate are requested to present them in writing and all persons indebted to the estate, to make payment to the Executor. Frances Gruber, Esq., 214 Ninth Street, Honesdale, PA 18431, Attorney for the Estate.

01/29/16 • 02/05/16 • 02/12/16

**NOTICE OF ACTION
IN MORTGAGE
FORECLOSURE
IN THE COURT OF
COMMON PLEAS OF PIKE
COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW**
WELLS FARGO BANK, NA
Plaintiff

vs.

LUCY E. SANTIAGO
THE UNITED STATES
OF AMERICA C/O
THE UNITED STATES
ATTORNEY FOR THE
MIDDLE DISTRICT OF
PA UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS,
AND ALL PERSONS,
FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE
OR INTEREST FROM OR
UNDER EDWIN PALMER,
DECEASED

Defendants

COURT OF COMMON
PLEAS
CIVIL DIVISION
PIKE COUNTY
No. 1617-2015

NOTICE

To UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS,
AND ALL PERSONS,
FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE
OR INTEREST FROM OR
UNDER EDWIN PALMER,
DECEASED

You are hereby notified that on November 19, 2015, Plaintiff, WELLS FARGO BANK, NA, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas

of PIKE County Pennsylvania, docketed to No. 1617-2015. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 137 FALLING CREEK ESTATES, BUSHKILL, PA 18324 whereupon your property would be sold by the Sheriff of PIKE County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH

INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Notice to Defend:
Pike County
Commissioner's Office
Pike County Administration
Building
506 Broad Street
Milford, PA 18337
Telephone (570) 296-7613
Lawyer Referral Service:
Pennsylvania Lawyer
Referral Service
Pennsylvania Bar Association
100 South Street
P.O. Box 186
Harrisburg, PA 17108
Telephone (800) 692-7375

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 February 17, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 14-2015r SUR JUDGEMENT NO. 14-2015 AT THE SUIT OF Bayview Loan Servicing, LLC vs Gordon Wills 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
February 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 14. 2015

Bayview Loan Servicing, LLC

v.

Gordon Wills

owner(s) of property situate in
the LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being Lot 14 Stage 7, Steele
Circle Pine, a/k/a 1159 Steel
Circle, Bushkill, PA 18324
Parcel No. 188.04-02-42-
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$273,886.88

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 Gordon Wills
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE

AMOUNT OF \$273,886.88,
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 Gordon Wills
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$273,886.88 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Phelan Hallinan Diamond &
Jones

1 Penn Ctr Plaza

1617 JFK Blvd., ste. 1400

Philadelphia, PA 19103

01/22/16 · 01/29/16 · 02/05/16

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

OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 24-2015r SUR JUDGEMENT NO. 24-2015 AT THE SUIT OF The Bank of New York Mellon fka The Bank of New York as Trustee for the Benefit of the Certificateholders of the CWALT, Inc Alternative Loan Trust 2004-18CB, Mortgage Pass Through Certificates, Series 2004-18CB vs Stephanie Lynn Cohen, Co-Executrix of The Estate of Samuel Edward Cohen, Deceased Mortgage and Real Owner and Christine Marie Cohen, Co-Executrix of The Estate of Samuel Edward Cohen, Deceased Mortgagor and Real Owner 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 February 17, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION
ALL THAT CERTAIN TRACT OR LOT OF LAND, situate on the Southerly side of High Street in Lackawaxen, Lackawaxen Township, Pike County, Pennsylvania, bounded and described as follows:
BEGINNING at an iron post driven in the ground on the Southwesterly side of High

Street in line of lands herewith and of Florence Van Akin and running thence two hundred (200) feet Southwesterly along the line of lands of said Florence Van Akin to a corner; thence Southeasterly one hundred forty (140) feet long the line of lands of one John F. Myers to a corner of an alleyway; thence Northeasterly two hundred (200) feet along said alleyway or lands of said John F. Myers lands to a corner on High Street and thence Northwesterly one hundred thirty-six (136) feet along High Street to the place of BEGINNING.

Title vested unto Samuel Edward Cohen, by Deed from Samuel Edward Cohen and Patricia Frances Cohen dated December 18, 2003 and recorded March 16, 2004 in Deed Book 2036, Page 486.

The said Samuel Edward Cohen died on July 7, 2007 thereby vesting title in Stephanie Lynn Cohen, Co-Executrix of The Estate of Samuel Edward Cohen, Deceased Mortgagor and Real Owner and Christine Marie Cohen, Co-Executrix of The Estate of Samuel Edward Cohen, Deceased Mortgagor and Real Owner, by Operation of Law.

Being known as: 714 ROUTE 590, LACKAWAXEN, PENNSYLVANIA 18435.
Map Number: 019.04-01-46
Control Number: 05-0-022408

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

THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Stephanie Lynn Cohen,
Co-Executrix of The Estate
of Samuel Edward Cohen,
Deceased Mortgage and
Real Owner and Christine
Marie Cohen, Co-Executrix
of The Estate of Samuel
Edward Cohen, Deceased
Mortgagor and Real Owner
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$61,488.94,
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 Stephanie
Lynn Cohen, Co-Executrix of
The Estate of Samuel Edward

Cohen, Deceased Mortgage
and Real Owner and Christine
Marie Cohen, Co-Executrix
of The Estate of Samuel
Edward Cohen, Deceased
Mortgagor and Real Owner
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$61,488.94 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street, Ste.
1400
Philadelphia, PA 19109
01/22/16 · 01/29/16 · 02/05/16

SHERIFF SALE
February 17, 2016
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
44-2015r SUR JUDGEMENT
NO. 44-2015 AT THE SUIT
OF Green Tree Servicing, LLC
vs Henry Schroeder and Sharon
Schroeder 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
February 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

BEGINNING at a corner in middle of Public Road leading to Milford, said corner being an original corner of the tract of which the land hereby conveyed is a part; thence North 49 1/4° East, 16 rods; thence South 34 3/4° East, 17.4 rods to a corner in the middle of said Public Road; thence South 81 1/2° West, 3.8 rods to corner; thence North 76 1/2° West, 18.6 rods to the place of BEGINNING. CONTAINING 156 perches, more or less.

BEING the same premises which Romie Kurtz by her attorney in fact, Elsie Kurtz, by Deed dated June 26, 2003 recorded June 26, 2003, in the Office for the Recorder of Deeds in and for Pike County, in Deed Book Volume 1990, Page 969, conveyed unto Henry J. Schroeder and Sharon Schroeder, husband and wife. BEING known as 129 Christian Hill Road a/k/a 128 Christian Hill, Milford, PA 18337
TAX PARCEL: #112.00-02-66
IMPROVEMENTS:
Residential property.

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

TO Henry Schroeder and Sharon Schroeder DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$115,116.13, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Henry Schroeder and Sharon Schroeder DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$115,116.13 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
01/22/16 · 01/29/16 · 02/05/16

SHERIFF SALE

February 17, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
45-2013r SUR JUDGEMENT
NO. 45-2013 AT THE SUIT
OF Green Tree Servicing, LLC
vs Karin Mitschele and Lyle
Mitschele 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
February 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN lot,
piece or parcel of land lying and
being situate in the Township
of Milford, County of Pike, and
Commonwealth of Pennsylvania,
being LOT No. 18, Greenwood
Hills, Milford Township, Pike
County, Pennsylvania, being
more particularly described as
follows, to wit:
BEGINNING at a point in
the center of Greenwood Drive
the said point being a common
corner between Lot 17, (revised)
and Lot 18 (revised); thence
running along the center of

Greenwood Drive North 20
degrees 03 minutes West 52.68
feet to a point; thence along the
center of said North 46 degrees
31 minutes East 290.5 feet to a
point; thence along the center of
Grand View Terrace South 89
degrees 36 minutes East 56.94
feet to a point being a common
corner of Lot 18 (revised) and
Lot 16 (revised); thence running
along the line of Lot 16 South
25 degrees 34 minutes 00
seconds East 214.80 feet to an
iron bar corner; thence along the
line of Lot 17 South 80 degrees
50 minutes 00 seconds West
346.87 feet to the point and
place of BEGINNING. BEING
Lot 18 and CONTAINING
1.15 acres more or less and
SUBJECT to the right of way
of Greenwood Drive and also
SUBJECT to the right of way
of Grand View Terrace. As
surveyed by Victor E. Orben,
Registered Surveyor, dated
December 2, 1987, Drawing
Number FF-335, recorded in
the Recorder of Deeds Office at
Milford, Pennsylv
The aforesaid premises are
more particularly bounded and
described in accordance with a
recent survey prepared by Victor
E. Orben, PLS, DWG. No.
EE-584, as follows, to wit:
BEGINNING at the centerline
of Greenwood Drive and Grand
View Terrace being the North
most corner of Lot 18; thence
along the centerline of Grand
View Terrace South 89 degrees
36 minutes East 56.94 feet along
Lot 16; South 25 degrees 34
minutes 00 seconds East 214.80

feet to an iron bar corner; thence along Lot 17 South 80 degrees 50 minutes 00 seconds West 246.87 feet to the center of Greenwood Circle; thence along the centerline of said North 20 degrees 03 minutes West 52.68 feet to the center of Greenwood Drive; thence along the centerline of Greenwood Drive North 46 degrees 31 minutes East 290.50 feet to the point and place of BEGINNING. BEING Lot 18 and CONTAINING 1.15 acres, more or less, as per the aforesaid survey prepared by Victor E. Orben, PLS, DWG. No. EE-584.
TAX PARCEL # 09-0-000863
BEING KNOWN AS: 101 Mill Ridge 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 Karin Mitschele and Lyle Mitschele DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$251,921.65, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES

AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Karin Mitschele and Lyle Mitschele DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$251,921.65 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
01/22/16 · 01/29/16 · 02/05/16

SHERIFF SALE
February 17, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 48-2015r SUR JUDGEMENT NO. 48-2015 AT THE SUIT OF Bank of America, NA vs Marlon Lyon 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
February 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN lot
located in the Township of
Lehman, County of Pike and
Commonwealth of Pennsylvania,
being Lot No. 21, as shown on
a Map of Falling Creek Estates,
Inc., recorded on 03/15/2006 in
Pike County Map Book Volume
42, Page 21.

BEING the same premises
which Falling Creek
Investments, LLC, by Deed
dated June 15, 2009 and
recorded June 29, 2009, in the
Office for the Recorder of Deeds
in and for Pike County, in Deed
Book Volume 2312, Page 181,
conveyed unto MARLON
LYON.

BEING KNOWN AS: 6414
TIMOTHY LAKE ROAD
A/K/A 21 TIMOTHY
LAKE ROAD, EAST
STROUDSBURG, PA 18302
TAX PARCEL #196.04-03-
70.021 a/k/a 06-0-112791
IMPROVEMENTS:

Residential property.

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

DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$248,697.59,
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 Marlon Lyon
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$248,697.59 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Power Kirn & Assoc
728 Marne Highway, Ste. 200
Moorestown, NJ 08057
01/22/16 · 01/29/16 · 02/05/16

SHERIFF SALE

February 17, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 89-2013r SUR JUDGEMENT NO. 89-2013 AT THE SUIT OF Wells Fargo Bank, NA as Trustee for Option One Mortgage Loan Trust 2001-C, Asset-Backed Certificates, Series 2001-C vs Jerrie Smith and Lisa Smith DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY February 17, 2016 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. 897 Section No. 14 as is more particularly set forth on the Plot Map of Lehman Pike Development Corporation, Saw Creek Estates, as same is duly recorded in the office for the Recording of Deeds, Milford, Pike County, Pennsylvania in Plot Book Volume 17 Page 86. Under and subject to any and all conditions, reservations, covenants, restrictions and agreement containing in the

chain of title.

Premises being 902 Saw Creek Estates, Bushkill, PA 18324 Parcel no. 192.04-05-11 BEING the same premises which Neil Eisenberg and Jacqueline Eisenberg by Deed dated July 2, 2001 and recorded July 16, 2001 in the Office of the Recorder of Deeds in and for Pike County in Deed Book: 1890 Page 993, granted and conveyed unto Jerrie Smith and Lisa Smith.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jerrie Smith and Lisa Smith DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$115,036.35, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

(30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Jerrie Smith and Lisa Smith DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$115,036.35 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stern & Eisenberg
1581 Main Street, Ste. 200
Warrinton, PA 18976
01/22/16 · 01/29/16 · 02/05/16

SHERIFF SALE
February 17, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 298-2015r SUR JUDGEMENT NO. 298-2015 AT THE SUIT OF U.S. Bank National Association, as Trustee for Asset Backed Securities Corporation Home Equity Loan Trust, Series Oomc 2006-He3, Asset Backed pass-Through Certificates, Series Oomc 2006-He3 vs Frederick H. Catanzariti aka Frederick Catanzariti 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 February 17, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution No. 298-2015-CV U.S. Bank National Association, as Trustee for Asset Backed Securities Corporation Home Equity Loan Trust, Series Oomc 2006-He3, Asset Backed pass-Through Certificates, Series Oomc 2006-He3

v.
Frederick H. Catanzariti a/k/a Frederick Catanzariti owner(s) of property situate in DINGMAN TOWNSHIP, PIKE County, Pennsylvania, being 120 Williams Road, a/k/a 120 Williams Drive, Milford, PA 18337-5093 Parcel No. 122.04-03-37 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$194,507.13 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 Frederick H. Catanzariti aka Frederick Catanzariti DEFENDANTS, OWNER,

OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$194,507.13, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Federick H. Catanzariti aka Frederick Catanzariti DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$194,507.13 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1 Penn Ctr Plaza
1617 JFK Blvd., ste. 1400

Philadelphia, PA 19103
01/22/16 · 01/29/16 · 02/05/16

SHERIFF SALE
February 17, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 301-2015r SUR JUDGEMENT NO. 301-2015 AT THE SUIT OF Nationstar Mortgage LLC dba Champion Mortgage Company vs The Unknown Heirs of Elsa Hattich Brian Hatrich, Solely in His Capacity as Heir or Elsa Hatrich 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 February 17, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN tract or parcel of land and premises, situate, lying and being in the Township of Blooming Grove, in the County of Pike and Commonwealth of Pennsylvania, more particularly described as follows:
LOT NO. 26, Block XII, Hemlock Farms Community, State XLIV, as shown on the Plat of Hemlock Farms Community, Hemlock Hills,

Stage XLIV, recorded in the Office of the Recorder of Deeds of Pike County, Pennsylvania in Plat Book 4, page 179, on the 12th day of August 1965. Under and Subject to rights, restrictions, covenants and conditions as contained in the prior deeds in the chain of title. TAX PARCEL # 120-03-04-02 BEING KNOWN AS: 1337 Hemlock Farm, Hawley, PA 18428

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 Elsa Hattich Brian Hattrich, Solely in His Capacity as Heir or Elsa Hattrich deceased DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$97,671.43, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF The Unknown Heirs of Elsa Hattich Brian Hattrich, Solely in His Capacity as Heir or Elsa Hattrich deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$97,671.43 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
01/22/16 · 01/29/16 · 02/05/16

SHERIFF SALE
February 17, 2016
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 313-2012r SUR JUDGEMENT NO. 313-2012 AT THE SUIT OF U.S. Bank National Association, Successor-in-Interest to Bank of America, NA Successor by Merger to Lasalle Bank National Association, as Trustee for Structured Asset Investment Loan Trust, Mortgage Pass-Through

Certificates, Series 2004-2
vs Susan P. Smith and Terry
L. Smith DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
February 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 313-2012
U.S. Bank National Association,
Successor-in-Interest to Bank
of America, NA Successor by
Merger to Lasalle Bank National
Association, as Trustee for
Structured Asset Investment
Loan Trust, Mortgage
Pass-Through Certificates, Series
2004-2

v.

Susan P. Smith

Terry L. Smith

owner(s) of property situate in
the PIKE County, Pennsylvania
being 130 Stamford Road a/k/a,
130 Stanford Road, Dingmans
Ferry, PA 18328-4186
Parcel No. 02-0-066596
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$148,433.50

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
Susan P. Smith and Terry
L. Smith DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$148,433.50,
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 Susan P.
Smith and Terry L. Smith
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$148,433.50 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1 Penn Ctr Plaza
1617 JFK Blvd., ste. 1400
Philadelphia, PA 19103
01/22/16 · 01/29/16 · 02/05/16

SHERIFF SALE

February 17, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
320-2014r SUR JUDGEMENT
NO. 320-2014 AT THE SUIT
OF Lakeview Loan Servicing,
LLC vs Yukiko Drew and Luke
C. Drew 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
February 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN piece,
parcel and tract of land situate,
lying and being in the Township
of Blooming Grove, County of
Pike and Commonwealth of
Pennsylvania, more particularly
described as follows to wit:
BEING known as Lot No, 1,
block V-128, as set forth on
map entitled "Section One,

Camelot Forest, Blooming
Grove Township, Pike County,
Pennsylvania, Scale 1inches =
100 feet, June, 1982, revised,
Sheet 1inches, and recorded in
the Office for the Recording
of Deeds of Pike County,
Pennsylvania, in Plat Book 21,
Page 52.

BEING Known as 292 Well
Road, Greeley, PA 18425

IMPROVEMENTS:

Residential property.

CONTROL/ACCOUNT NO.

01-0-073268

MAP NUMBER: 075.00-01-41

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Yukiko Drew and Luke C. Drew
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$106,700.30,
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 Yukiko Drew and Luke C. Drew DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$106,700.30 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market St.
Philadelphia, PA 19106-1532
01/22/16 · 01/29/16 · 02/05/16

SHERIFF SALE
February 17, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 370-2014r SUR JUDGEMENT NO. 370-2014 AT THE SUIT OF M&T Bank sbm Franklin First Savings Bank vs Doris A. Margonine 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

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

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

BEGINNING at a point on the southwesterly line of Gold Finch Road, a common corner of Lot No. 567 and Lot No. 568 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. 568 South 36 degrees 11 minutes 32 seconds West 220.42 feet to a point; thence by No. 539 North 58 degrees 28 minutes 58 second West 82.50 feet to a point; thence by Lot No. 540 North 47 degrees 11 minutes 21 seconds West 32.14 feet to a point; thence by Lot No. 566 North 51 degrees 54 minutes 09 seconds East 239.09 feet to a point on the Southwesterly line of Gold Finch Road; thence along the southwesterly line of gold Finch Road along a curve to the left having a radius of 196.49 feet for an arc length of 50.00 feet (chord bearing and distance being South 46 degrees 04 minutes 20 seconds East 49.87 feet) to the

place of BEGINNING.
CONTAINING 18,691 square
feet, more or less.
BEING Lot No. 567 on the
above mentioned plan.
UNDER AND SUBJECT
to all restriction, reservations,
conditions, covenants and
exception as set forth in prior
deeds in the chain of title.
TAX PARCEL # 189.02-09-40
BEING KNOWN AS:
Goldfinch Road, Lot 567,
Bushkill, PA 18324

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Doris A. Margonine
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$99,552.07,
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 Doris A.
Margonine DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$99,552.07 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
01/22/16 · 01/29/16 · 02/05/16

SHERIFF SALE

February 17, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
413-2015r SUR JUDGEMENT
NO. 413-2015 AT THE SUIT
OF LSF8 Master Participation
Trust vs Christiana M.
Cumberland and Stephen W.
Cumberland 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
February 17, 2016 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 Blooming Grove, County of
Pike and State of Pennsylvania
more particularly described as
Lot 51, Block 1, Hemlock Farms
Community, Stage LV, as shown
on Plat of Hemlock Farms
Community, Hemlock Hills,
Stage LV, recorded in the Office
of the Recorder of Deeds of Pike
County in Plat Book 5 page 57,
on the 30th day of April 1966.
BEING the same premises
which Mary A. Garvey, widow,
by her deed dated October 20,
1993 and recorded at Milford,
Pennsylvania, in the Office for
the Recording of Deeds, in
and for the County of Pike, on
October 29, 1993 in Record
Book Volume 793 at Page 34,
granted and conveyed unto Hans
W. Bank and Marta E. Bank,
husband and wife, the said Hans
W. Bank having died February
3, 1994, leaving Marta E. Bank,
his wife, the sole surviving tenant
by the entireties and grantor
herein.

UNDER AND SUBJECT to
restrictions as of record.
THIS IS A PARENT TO
CHILD AND SPOUSE
OF CHILD TRANSFER
(SPECIFICALLY MOTHER
TO DAUGHTER/
SON-IN-LAW) AND
THEREFORE IT IS
EXEMPT FROM THE
PENNSYLVANIA REALTY

TRANSFER TAX.

Also being known as 1954
Hemlock Farms, Lords Valley,
PA 18428
Parcel #: 133-01-05-06
Being the same premises which
Marta E. Bank, widow, by deed
dated November 24, 1997 and
recorded on December 3, 1997,
in the Office of Recorder of
Deeds for Pike County in Book
Volume 1448, Page 229, granted
and conveyed unto Stephen W.
Cumberland and Christina M.
Cumberland, Grantors herein.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Christiana M. Cumberland
and Stephen W. Cumberland
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$288,411.89,
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 Christiana M.
Cumberland and Stephen W.
Cumberland DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$288,411.89 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Richard M. Squire
1 Jenkintown Station, Ste. 104
115 West Avenue
Jenkintown, PA 19046
01/22/16 · 01/29/16 · 02/05/16

SHERIFF SALE

February 17, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
447-2015r SUR JUDGEMENT
NO. 447-2015 AT THE SUIT
OF Midfirst Bank vs Thomas
E. Janda, JR DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA

18337 ON WEDNESDAY
February 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

**SHORT LEGAL FOR
ADVERTISING:**

ALL THAT CERTAIN parcel
or tract of land situate in the
Township of Delaware, Pike
County, Pennsylvania, being
Lot 64, Block W-1902, Plan of
Lots, Wild Acres, Section 19,
dated February 1975, by Joseph
Sincavage, Monroe Engineering,
Inc., Stroudsburg, PA, recorded
in Pike County Plat Book 16,
Page 55, and having a dwelling
erected thereon known as 138
Hilltop Drive (formerly Lot 64,
Sec. 19, Wild Acres) Dingmans
Ferry, PA 18328.

MAP # 168.03.06.64

CONTROL # 066145

Reference Pike County Record
book 1896 Page 503.

TO BE SOLD AS THE
PROPERTY OF THOMAS
E. JANDA, JR. UNDER PIKE
COUNTY JUDGMENT NO.
447 - 2015 CIVIL.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Thomas E. Janda, JR
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE

AMOUNT OF \$74,742.98,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Thomas E.
Janda, JR DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$74,742.98 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Purcell Krug & Haller
1719 N. Front Street
Harrisburg, PA 17102
01/22/16 · 01/29/16 · 02/05/16

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

COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
467-2014r SUR JUDGEMENT
NO. 467-2014 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 Tammy
Lawler 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
February 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
All that certain piece or parcel or
Tract of land situate Township
of Dingman, Pike County,
Pennsylvania, and being known
as 124 Sandy Pine Trail,
Milford, Pennsylvania 18337.
MAP NUMBER: 121.04-03-46
CONTROL NUMBER:
03-0-021537
THE IMPROVEMENTS
THEREON ARE: Residential
Dwelling
REAL DEBT: \$108,981.34
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF: Tammy
Lawler
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 Tammy Lawler DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$108,981.34, 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 Tammy Lawler DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$108,981.34 PLUS COSTS

AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street, Ste.
1400
Philadelphia, PA 19109
01/22/16 · 01/29/16 · 02/05/16

SHERIFF SALE
February 17, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 474-2015r SUR JUDGEMENT NO. 474-2015 AT THE SUIT OF U.S. Bank, National Association, as Trustee for the Holders of the Specialty Underwriting and Residential Finance Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-AB1 vs Glenn R. Michel and Bertha Dropkin 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 February 17, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN piece or parcel of land situate, lying

and being in the Township of Dingman, County of Pike and State of Pennsylvania being Lot No. 403, Section No. 3 as shown on map entitled subdivision of Section 3, Pocono Mountain Water Forest Corporation, on file in the Recorder's Office at Milford, Pennsylvania, in Plat Book No. 10 at Page 50.

TOGETHER WITH all rights of way and UNDER AND SUBJECT to all covenants, reservations, restrictions and exceptions as set forth in Deed Book 335, Page 91.

TOGETHER with all and singular building improvements, ways, streets, driveways, alleys, passages, waters, water-courses, liberties, privileges, rights, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property claim and demand whatsoever of the said Grantor in law, equity, or to otherwise howsoever, of, in, and to the same and every part thereof.

TO HAVE AND TO HOLD the said building hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees and the survivor of them, and the heirs and assigns of such survivor, to and for the only proper use and behoof of the said Grantees and the survivor of them and the heirs and assigns of such survivor forever.

BEING PARCEL #02-1223
BEING THE SAME
PREMISES which Steven D. Broad by Deed dated 7/25/2006 in the Office of the Recorder of Deeds in and for the County of Pike, in Deed Book 2187 and Page 261, granted and conveyed unto Glenn R. Michel and Bertha Dropkin, his wife

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Glenn R. Michel and Bertha Dropkin DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$232,768.34, 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 Glenn R. Michel and Bertha Dropkin DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$232,768.34 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600Horizon Drive, Ste. 150
King of Prussia, PA 19406
01/22/16 · 01/29/16 · 02/05/16

SHERIFF SALE
February 17, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 548-2015r SUR JUDGEMENT NO. 548-2015 AT THE SUIT OF The Dime Bank vs Clair W. Huber and Sheila S. Huber 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 February 17, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION ALL THOSE CERTAIN pieces or parcels and tracts of land lying and being situate in the Township of Palmyra, County of Pike and State of Pennsylvania, mare particularly described as follows:
PARCEL ONE:
BEGINNING at a point in the center of a private road leading to Lake Wallenpaupack, thence along center of said road South thirty (3) degrees fifty-three (53) minutes East twenty-eight and ninety-three one-hundredths (28.93) feet to a point; thence along a common drive the following two (2) courses and distances: (1) South thirty-six (36) degrees fifty-six (56) minutes West one hundred fifty-two and ninety one-hundredths (152.90) feet and (2) South twenty-eight (28) degrees thirty-six (36) minutes West ninety-nine and thirty-eight one-hundredths (99 38) feet to a point; thence along lands to be conveyed to Robert Burt North forty (4) degrees five (5) minutes West one hundred eleven and twenty one-hundredths (111.20) feet to a point in the center of a dirt road; thence North fifty-two (52) degrees forty-six (46) minutes East two hundred forty-six and twenty-eight one-hundredths (246.28) feet to the place of BEGINNING.
CONTAINING three hundred sixty-nine one-hundredths (0 369) acres of land, as set forth on Map or Plan as surveyed by Joseph Lednovich, Jr., R.S.,

on August 5, 1976, Drawing Number C-10-76

TOGETHER WITH unto the Grantee, her heirs and assigns, in common, however, with the Grantors, their heirs and assigns, of the right of ingress, egress and regress over and across all private roadways as shown on the aforementioned survey, upon the condition, however, that the Grantee, her heirs and assigns, will pay her proportionate cost of the upkeep, repair and maintenance of said roadways
PARCEL TWO:

Tract One:

BEGINNING at a corner of lands on the northerly right of way line of State Highway #507, said point being located on a course and distance of North eighty-three (83) degrees thirty-seven (37) minutes East three hundred eighty-one and sixty-two one-hundredths (381.62) feet from a monument corner between the division line of lands of William Soose and lands now of formerly of P.R.I Co., thence across lands of William Soose the following two courses and distances: (1) North twenty-one (21) degrees thirty-six (36) minutes West one hundred ninety-two and eighty one-hundredths (192.80) feet; and (2) North six (6) degrees fifteen (15) minutes West one hundred sixteen and five one-hundredths (116.05) feet to a point in the center of a dirt drive; thence continuing along lands of William Soose and the center of said drive the following two courses and distances. (1)

North fifty-four (54) degrees twenty-two (22) minutes East one hundred ninety and eighteen one-hundredths (190.18) feet, and, (2) North forty-eight (48) degrees fifty-two (52) minutes East sixty-two and sixty-nine one-hundredths (62.69) feet to a point, thence South forty (40) degrees five (05) minutes East one hundred eleven and twenty one-hundredths (111.20) feet to the center of a common drive; thence along center of said common drive the following three courses and distances: (1) fifteen (15) degrees twelve (12) minutes West one hundred thirty-seven and fifty-six one-hundredths (137.56) feet; (2) South three (3) degrees forty-seven (47) minutes East fifty and eighty-six one-hundredths (50.86) feet, and (3) South forty-four (44) degrees fifty-one (51) minutes East fifty and fifty-nine one-hundreds (50.59) feet to a point on the northerly right of way line of State Highway #507; thence along right of way of said State Highway the following three (3) courses and distances. (1) South forty-nine (49) degrees forty-three (43) minutes West one hundred (100) feet, (2) South fifty-five (55) degrees nine (09) minutes West one hundred (100) feet, and (3) South fifty-nine (59) degrees twenty-two (22) minutes West forty (40) feet to the place of BEGINNING.

CONTAINING one and seventy-six one-hundredths (1 76) acres of land, as set forth

on Map or Plan as surveyed by Joseph Lednovich, Jr, R.S., on August 5, 1976 Drawing No. C-10-76.

TOGETHER WITH unto the Grantee, her heirs and assigns, in common, however, with the Grantors their heirs and assigns, of the right of ingress, egress and regress over and across all private roadways as shown on the aforementioned survey, upon the conditions, however, that the Grantee her heirs and assigns, will pay her proportionate cost of the upkeep, repair and maintenance of the said roadways.

TOGETHER WITH unto the Grantee herein, her heirs and assigns, in common, however, with the grantors, their heirs and assigns, of the right to the use of the waters of Lake Wallenpaupack to the same extent as now enjoyed by the Grantors. This right, however, is not warranted.

GRANTORS agree to and with Grantee that the Grantee shall have the right to draw water from a well situate on the premises described on Map or Plan as surveyed by Joseph Lednovich, Jr., R.S., on August 5, 1976, Drawing Number C-10-76, and intended to be recorded herewith upon the condition, however, that the said Grantee will pay the metered electric bill for electricity used for furnishing water to the motel and cottages situate on the premises described on said map, and that the Grantee will further pay fifty (50%) percent of the

necessary maintenance, repair and upkeep costs for the pump and well situate on the premises described on the aforementioned map; and the Grantee will pay for all maintenance, repair, replacement and up keep costs for the pipes situate on the land of the Grantors and leading directly to the premises as set forth on said map.

Parcel One and Parcel Two, Tract One are collectively identified by Pike County Tax Map No 042 04-04-57

Tract Two

BEGINNING at a point in the center of a twenty-five (25) foot wide private road, said point being located the following three (3) courses and distances from the common corner of Billy Soose, the prior grantor, and Fred Singer: (1) North sixty-three (63) degrees nineteen (19) minutes East three hundred seventeen and eight-tenths (317 8) feet to a point; (2) North seventy (70) degrees fifty-six (56) minutes East one hundred ninety-three (193) feet to a point and (3) North thirty-one (31) degrees thirty-nine (39) minutes East ninety-five and three one-hundredths (95 03) feet to the point and place of BEGINNING; thence along the centerline of the said twenty-five (25) foot wide private road North eighteen (18) degrees thirty-eight (38) minutes East one hundred forty-three and thirty-five one-hundredths (143 35) feet to a corner, thence through the lands of Billy Soose the following two courses and

distances. (1) South forty-five (45) degrees forty-seven (47) minutes East sixty-seven and four-tenths (67.4) feet to a corner, and (2) South forty-one (41) degrees fifty-two (52) minutes East one hundred forty-two and thirty-one (142.31) feet to a corner in the center of Pennsylvania Route Number 507; thence along the centerline of the said public highway South forty-six (46) degrees thirty-nine (39) minutes West one hundred forty-five and three-tenths (145.3) feet to a corner, thence along the centerline of the said twenty-five (25) foot wide private road the following two courses and distances: (1) North forty-eight (48) degrees forty-two 942) minutes West seventy-two and seventy-eight one-hundredths (72.78) feet to a corner and North twenty-two (22) degrees forty (40) minutes West seventy-four and six-tenths (74.6) feet to the point and place of BEGINNING.

BEARINGS of the magnetic meridian of the Year 1952 and CONTAINING fifty-eight one-hundredths (0 58) of an acre of land to be the same more or less.

EXCEPTING AND RESERVING a strip of land twelve and five-tenths (12 5) feet wide along the westerly side of the above described premises for the one-half (1/2) width of the said private road.

ALSO EXCEPTING AND RESERVING subject public highway purposes that portion of

the right of way of Pennsylvania Route Number 507 along the southeasterly side of the above described premises.

BEING THE same premises which Janet R. Prova, granted and conveyed upon Robert E. Burt and Shirley Burt, husband and wife, by deed dated September 11, 1984 and being duly recorded in Pike County Deed Book 939, page 138 on September 12, 1984.

Parcel Two, Tract Two is identified by Pike County Tax Parcel No. 042-04-04-58 PARCEL NO. THREE: BEGINNING at a point said point being located on a course and distance of North four (4) degrees forty-eight (48) minutes East one hundred twenty-seven and eight one-hundredths (127.08) feet from the southeasterly corner of lands of John Bonisese; thence across lands of William Soose North thirty-six (36) degrees fifty (50) minutes West sixty-two and one one-hundredths (62.01) feet to the shoreline of Lake Wallenpaupack; thence along said shoreline North fifty-two (52) degrees eight (8) minutes East fifty-nine and ninety-three one-hundredths (59.93) feet to a point, thence across lands of William Soose the following two courses and distances: (1) South thirty-six (36) degrees fifty (50) minutes East fifty-seven and ninety-seven one-hundredths (57.97) feet, and (2) South forty-eight (48) degrees seventeen (17) minutes West sixty and fourteen

one-hundredths (60.14) feet to the place of BEGINNING. CONTAINING three thousand five hundred ninety-five and four-tenths (3,595 4) square feet of land, as set forth in Map of Plan as surveyed by Joseph Lednovich, Jr., R.S., on July 10, 1976, Drawing Number B-35-76, said map being filed of record in Pike County Plat Book 14, at page 3.

EXCEPTING AND RESERVING to the (prior) Grantors, their heirs and assigns, in common, however, with the Grantee, her heirs and assigns, a certain strip of land six (6) feet in width being more particularly bounded and described as follows:

BEGINNING at a point for a corner, said point of beginning being on the southwesterly side of the premises heretofore described with said point of beginning being north thirty-six (36) degrees fifty (50) minutes West twenty and five-tenths (20 5) feet from the southwesterly corner of the premises heretofore described, thence north fifty-five (55) degrees forty-nine (49) minutes twenty-four (24) seconds East fifty-nine and ninety-nine one-hundredths (59.99) feet to a point for a corner on the northeasterly side of the premises heretofore described, at a point for a corner on the northeasterly side of the premises heretofore described, at a point which is twelve and six-tenths (12 6) feet north thirty-six (36) degrees fifty (50) minutes West from

the southeasterly corner of the premises heretofore described, thence north thirty-six (36) degrees fifty (50) minutes West six (6) feet to a point for a corner; thence South fifty-five (55) degrees forty-nine (49) minutes twenty-four (24) seconds West fifty-nine and ninety-nine one-hundredths (59.99) feet to a point for a corner, and thence South thirty-six (36) degrees fifty (50) minutes East six (6) feet to the point and place of BEGINNING.

The subject of this easements is to enable the (prior) Grantors to have easy access to and from other premises of the (prior) Grantors located west, south and east of the premises herein conveyed.

TOGETHER with unto the Grantee her heirs and assigns, in common, however, with the (prior) Grantors, their heirs and assigns, of the right of ingress, egress and regress over and across the Marina Road the branch road off of the Marina Road leading to Lake Wallenpaupack. TOGETHER WITH unto the Grantee herein, her heirs and assigns, in common, however, with the (prior) Grantors their heirs and assigns, of the right to the use of the waters of Lake Wallenpaupack to the same extent as is now enjoyed by the Grantors. This right, however, is not warranted.

Parcel Three is identified by Pike County Tax Map No. 042.04-04-01.001. BEING THE SAME

PREMISES which Shirley Burt, by her certain deed dated November 30, 1995 and recorded in Record Book 1138 at page 27, granted and conveyed unto Randall Longacre and Dianne Longacre.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Clair W. Huber and Sheila S. Huber DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$273,765.05, 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 Clair W. Huber and Sheila S. Huber DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$273,765.05 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Kimberly D. Martin, Esq
1022 Court Street
Honesdale, PA 18431
01/22/16 · 01/29/16 · 02/05/16

SHERIFF SALE
February 17, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 606-2015r SUR JUDGEMENT NO. 606-2015 AT THE SUIT OF Bank of America, NA vs Salvador A. Garica and Robin Garcia DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY February 17, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

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

BEING LOT 8, Block 5, Stage 1, as set forth on a map of Sagamore Estates, dated January 25, 1966 and recorded in the Office of the Recorder of Deeds in and for Pike County, Pennsylvania in Plat Book 4 page 221.

BEING THE SAME PREMISES which Liz Smith Valdivia, also known as Liz Valdivia Smith, by Deed dated April 13, 2007 and recorded April 17, 2007 in the Office of the Recorder of Deeds in and for the County of Pike in Deed Book 2227, Page 1427, granted and conveyed unto Salvador A. Garcia and Robin Garcia, his wife.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Salvador A. Garica and Robin Garcia DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$218,083.85, 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 Salvador A. Garica and Robin Garcia DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$218,083.85 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
01/22/16 · 01/29/16 · 02/05/16

SHERIFF SALE
February 17, 2016
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 628-2015r SUR JUDGEMENT NO. 628-2015 AT THE SUIT OF Wells Fargo Bank, NA vs Timothy Gatzke aka Timothy

M Gatzke and Katherine Bomersbach aka Katherine R. Bomersbach 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 February 17, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 628-2015-CV Wells Fargo Bank, N.A.

v.
Timothy Gatzke a/k/a Timothy M. Gatzke
Katherine Bomersbach a/k/a Katherine R. Bomersbach owner(s) of property situate in the DINGMAN TOWNSHIP, PIKE County, Pennsylvania, being 180 Ridge Drive, Milford, PA 18337-5069
Parcel No. 03-0-020045 (Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$135,178.03
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

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

Timothy M Gatzke and Katherine Bomersbach aka Katherine R. Bomersbach DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$135,178.03, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Timothy Gatzke aka Timothy M Gatzke and Katherine Bomersbach aka Katherine R. Bomersbach DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$135,178.03 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,

PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
01/22/16 · 01/29/16 · 02/05/16

SHERIFF SALE

February 17, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
629-2015r SUR JUDGEMENT
NO. 629-2015 AT THE
SUIT OF Federal National
Mortgage Association
(Fannie Mae) vs Mykhaylo
Boychuk 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
February 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

MARTHA E. VON
ROSENSTIEL, P.C.
Martha E. Von Rosenstiel,
Esquire / No. 52634
Heather Riloff, Esquire / No.
309906
Jeniece D. Davis, Esquire / No.
208967
649 South Avenue, Suite 7
Secane, PA 19018
(610) 328-2887

Attorneys for Plaintiff
FEDERAL NATIONAL
MORTGAGE
ASSOCIATION (“FANNIE
MAE”)
Plaintiff
VS.
MYKHAYLO BOYCHUK
Defendant(s)
COURT OF COMMON
PLEAS
PIKE COUNTY
NO: 2015-00629
LEGAL DESCRIPTION
THAT CERTAIN lot, piece or
parcel of ground situate, in the
Township of Delaware, County
of Pike and Commonwealth of
Pennsylvania, more particularly
described as follows: Lot No.
6, Block No. 102 Section No.
1, as shown on map entitled
subdivision of Section No. 1,
Wild Acres as shown in Plat
Book No. 6, at Page 37, filed in
the Pike County Clerk’s Office.
TOGETHER WITH all rights,
rights of way and privileges, and
UNDER AND SUBJECT to
all the covenants, restrictions,
reservations, easements and
exceptions as may be found in
the chain of title of the premises
herein conveyed.
UNDER AND SUBJECT to,
in favor of the Grantor herein
and its assigns, a covenant
prior to the construction of
any residential dwelling on the
premises herein conveyed, to
give to the Grantors herein or its
assigns the right of first refusal
to construct said residential
dwelling The Grantees herein,
their heirs and assigns, covenant
that they will notify the Grantors

herein or its assigns, of any bona fide construction bid from any proposed contractor by certified mail, return receipt requested, and the Grantor herein or its assigns shall have thirty (30) days from receipt of such notice to accept or reject the construction bid. If accepted, Grantor and/or its assigns will then construct the said residential dwelling under the same term and conditions as the proposed bid.

PARCEL IDENTIFICATION #: 02-0-030393 MAP # 169,01-01-22
IMPROVEMENTS:
Residential dwelling

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Mykhaylo Boychuk DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$159,860.58, 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 Mykhaylo Boychuk DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$159,860.58 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Martha E. Von Rosenstiel
649 South Avenue, Ste. 7
Secane, PA 19018
01/22/16 · 01/29/16 · 02/05/16

SHERIFF SALE
February 17, 2016
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 656-2015r SUR JUDGEMENT NO. 656-2015 AT THE SUIT OF Wells Fargo Bank, National Association, as Trustee for Merrill Lynch Mortgage Investment Trust, Mortgage Loan Asset-Backed Certificates, Series 2004-HE2 vs Laila Chaoui 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
February 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

BEING Lot No. 1592, Section
No. 1 as shown on map entitled
subdivision Section 1, Pocono
Mountain Woodland Lakes
Corp., on file in the Recorder's
Office at Milford, Pennsylvania
in plat Book 12, Page 95.

BEING PARCEL # Map#
110.02002-30 (Control
#03-064062)

BEING THE SAME
PREMISES which Nancy
V. Kenney, single, by Deed
dated 5/21/2004 and recorded
5/24/2004 in the Office of the
Recorder of Deeds in and for the
County of Pike, in Deed Book
2047, Page 1688 and Instrument
No. 200400009053, granted and
conveyed unto Laila Chaoui.

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

DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$203,805.54,
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 Laila Chaoui
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$203,805.54 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
01/22/16 · 01/29/16 · 02/05/16

SHERIFF SALE

February 17, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 661-2015r SUR JUDGEMENT NO. 661-2015 AT THE SUIT OF Bank of America, NA vs Hester Inniss 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 February 17, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION
DOCKET NO: 661-2015
ALL THAT CERTAIN lot or piece of ground situate in Lehman Township, County of Pike, and Commonwealth of Pennsylvania
TAX PARCEL NO: 06-0-040683
PROPERTY ADDRESS 118 Pocono Ranch, Waymart, PA 18472
IMPROVEMENTS: a Residential Dwelling
SOLD AS THE PROPERTY OF: Hester Inniss
ATTORNEY'S NAME: Robert W. Williams, Esquire
SHERIFF'S NAME: Phil Bueki

THE SALE IS MADE BY

VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Hester Inniss DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$18,871.39, 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 Hester Inniss DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$18,871.39 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,

PENNSYLVANIA
Milstead & Assoc.
1 E. Stow Road
Marlton, NJ 08053
01/22/16 · 01/29/16 · 02/05/16

SHERIFF SALE
February 17, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
671-2015r SUR JUDGEMENT
NO. 671-2015 AT THE
SUIT OF JPMorgan Chase
Bank, National Association
sbm Chase Home Finance,
LLC sbm to Chase Manhattan
Mortgage Corporation vs
Howard Joyce and Paulla
A. Joyce DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
February 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. 671-2015
JPMorgan Chase Bank, National
Association s/b/m Chase
Home Finance, LLC s/b/m to
Chase Manhattan Mortgage
Corporation
v.
Howard Joyce

Paulla A. Joyce
owner(s) of property situate in
the LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being
416 Essex Court, Bushkill, PA
18324
Parcel No. 192.01-02-16-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$109,325.63
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
Howard Joyce and Paulla
A. Joyce DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$109,325.63,
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 Howard Joyce and Paulla A. Joyce DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$109,325.63 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1 Penn Ctr Plaza
1617 JFK Blvd., ste. 1400
Philadelphia, PA 19103
01/22/16 · 01/29/16 · 02/05/16

SHERIFF SALE

February 17, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 677-2015r SUR JUDGEMENT NO. 677-2015 AT THE SUIT OF HSBC Bank, USA National Association vs Cecil Brathwaite and Consuelo Brathwaite 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 February 17, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot/ lots, parcel or piece of ground situate in the Township of Lehman, County of Pike and State of Pennsylvania, being Lot 555, Section No. IE as shown on Map of Pocono Mountain Lake Estates, Inc., on file in the Recorder's Office at Milford, Pennsylvania in Plot Book No. 9, Page 33.

BEING KNOWN AS: 555 Mink Trail, Lehman, PA 18324
PROPERTY ID NO.:
06-0-037571

TITLE TO SAID PREMISES IS VESTED IN MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR HSBC MORTGAGE CORPORATION (USA), A DELAWARE CORPORATION, P.O. BOX 2026, FLINT, MI 48501-2026 BY DEED FROM CECIL BRATHWAITE and CONSUELO BRATHWAITE DATED 06/30/2006 RECORDED 07/06/2006 IN DEED BOOK 2183 PAGE 338.

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

OF PENNSYLVANIA
TO Cecil Brathwaite
and Consuelo Brathwaite
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$167,885.12,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Cecil
Brathwaite and Consuelo
Brathwaite DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$167,885.12 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Udren Law Offices, PC
111 Woodcrest Road, Ste. 200
Cherry Hill, NJ 08003-3620
01/22/16 · 01/29/16 · 02/05/16

SHERIFF SALE
February 17, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
685-2015r SUR JUDGEMENT
NO. 685-2015 AT THE SUIT
OF Deutsche Bank Trust
Company Americas, as Trustee
for Residential Asset Mortgage
Products, Inc. Mortgage
Asset-Backed pass Through
Certificates, Series 2004-S14 vs
Donald H. Reed and Margaret
M. Reed 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
February 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. 685-2015-CV
Deutsche Bank Trust Company
Americas, as Trustee for
Residential Asset Mortgage
Products, Inc., Mortgage
Asset-Backed Pass Through
Certificates, Series 2004-S14
v.

Donald H. Reed
Margaret M. Reed
owner(s) of property situate
in LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being PO Box 413, a/k/a 4156
Pine Ridge Drive, Bushkill, PA
18324-0413
Parcel No. 194.01-01-52
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$60,428.13
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 Donald H. Reed
and Margaret M. Reed
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$60,428.13,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Donald H.
Reed and Margaret M. Reed
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$60,428.13 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1 Penn Ctr Plaza
1617 JFK Blvd. Ste. 1400
Philadelphia, PA 19103
01/22/16 · 01/29/16 · 02/05/16

SHERIFF SALE

February 17, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
687-2015r SUR JUDGEMENT
NO. 687-2015 AT THE
SUIT OF Citimortgage, Inc. vs
Elina Gallo 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
February 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
DOCKET NO: 687-2015-CV
ALL THAT CERTAIN lot
or piece of ground situate in
Shohola Township, County of
Pike, and Commonwealth of
Pennsylvania
TAX PARCEL NO:
028.03-01-20
PROPERTY ADDRESS 153
Old Shohola Road, Shohola, PA
18458
IMPROVEMENTS: a
Residential Dwelling
SOLD AS THE PROPERTY
OF: Elina Gallo
ATTORNEY'S NAME: Robert
W. Williams, Esquire
SHERIFF'S NAME: Phil Bueki

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Elina Gallo DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$106,060.06,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES

UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Elina Gallo
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$106,060.06 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Assoc.
220 Lake Drive East, Ste. 301
Cherry Hill, NJ 08002
01/22/16 · 01/29/16 · 02/05/16

SHERIFF SALE
February 17, 2016
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
742-2015r SUR JUDGEMENT
NO. 742-2015 AT THE
SUIT OF HSBC Bank
USA, National Association

as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2004-2 Trust, Home Equity Asset-Backed Certificates, Series 2004-2 vs Keith J. Hiller and Tammie M. Hiller 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 February 17, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 742-2015
Hsbc Bank USA, National Association as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2004-2 Trust, Home Equity Asset-Backed Certificates, Series 2004-2
v.
Keith J. Hiller
Tammie M. Hiller
owner(s) of property situate in the BLOOMING GROVE TOWNSHIP, PIKE County, Pennsylvania, being 165 Gunstock Lane a/k/a, 127 timberline Drive, Tafton, PA 18464
Parcel No. 056.02-04-47-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$137,164.23
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 Keith J. Hiller and Tammie M. Hiller DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$137,164.23, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

COLLECT \$137,164.23 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Phelan Hallinan Diamond & Jones

1 Penn Ctr Plaza

1617 JFK Blvd. Ste. 1400

Philadelphia, PA 19103

01/22/16 · 01/29/16 · 02/05/16

SHERIFF SALE

February 17, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 711-2015r SUR JUDGEMENT NO. 711-2015 AT THE SUIT OF Wells Fargo Bank, NA vs Vincente Ortega and Felicia Ortega 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 February 17, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 711-2015

Wells Fargo Bank, N.A.

v.

Vincente Ortega

Felicia Ortega

owner(s) of property situate in PORTER TOWNSHIP, PIKE County, Pennsylvania, being 805 Jefferson Court, a/k/a Lot 36 Block 11 Hemlock Farms, Hawley, PA 18428

Parcel No. 133.01-06-28-
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$150,329.59

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 Vincente Ortega and Felicia Ortega DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$150,329.59, 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 Vincente Ortega and Felicia Ortega DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$150,329.59 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1 Penn Ctr Plaza
1617 JFK Blvd., ste. 1400
Philadelphia, PA 19103
01/22/16 · 01/29/16 · 02/05/16

SHERIFF SALE
February 17, 2016
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
785-2015r SUR JUDGEMENT
NO. 785-2015 AT THE
SUIT OF PNC Bank, National
Association, successor in
interest to National City Real
Estate Services, LLC successor
by merger to National City
Mortgage, Inc. fka National
City Mortgage Co. vs Larisa
Kaplunovich 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
February 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

THAT CERTAIN lot, piece or
parcel of ground situate, in the
Township of Delaware, County
of Pike and Commonwealth of
Pennsylvania, more particularly
described as follows: Lot No. 23,
Block No. 1507, Section No. 15,
filed in the Pike County Clerk's
Office.

TAX ID NO: 168.04-08-71
(Control # 02-0-063720)
BEING KNOWN AS: Lot 23
Wild Acres, 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 Larisa Kaplunovich
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$124,702.30,
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 Larisa Kaplunovich DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$124,702.30 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
01/22/16 · 01/29/16 · 02/05/16

SHERIFF SALE

February 17, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 805-2015r SUR JUDGEMENT NO. 805-2015 AT THE SUIT OF Deutsche Bank National Trust Company,

as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-M2, c/o Ocwen Loan Servicing, LLC vs Anne Lamancusa and Richard A. Lamancusa 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 February 17, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

BEING Lot Number 52, Section Number 15, of Sunrise Lake as shown on the plat or map of Sunrise Lake Section 15, recorded in the Office of the Recorder of Deeds of Pike County in Plat Book Volume 26 page 37.

SUBJECT TO conditions, restrictions, reservations and exceptions as set forth in Deed Recorded at Book 1935 page 340.

Premises being 3831 Sunrise Lake, Milford, PA 18337 Parcel no. 108.00-02-43

BEING the same premises which Michael A. Barone Jr. and Victoria Barone, his wife by

Deed dated April 22, 2005 and recorded April 27, 2005 in the Office of the Recorder of Deeds in and for Pike County in Deed Book: 2106 Page 182, granted and conveyed unto Richard A. Lamancusa and Anne Lamancusa, his wife as tenants by the entireties.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Anne Lamancusa and Richard A. Lamancusa DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$261,296.16, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Anne Lamancusa and Richard A. Lamancusa DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$261,296.16 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stern & Eisenberg
1581 Main St., Ste 200
Warrington, PA 18976
01/22/16 · 01/29/16 · 02/05/16

SHERIFF SALE
February 17, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 816-2014r SUR JUDGEMENT NO. 816-2014 AT THE SUIT OF Suntrust Bank vs Patricia Oconnor aka Patricia O'Connor 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 February 17, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 816-2014-CIVIL
Suntrust Bank

v.

Patricia Oconnor a/k/a Patricia
O'Connor
owner(s) of property situate in
the DINGMAN TOWNSHIP,
PIKE County, Pennsylvania,
being 120 Buttercup Terrace,
a/k/a 2645 Gold Key Estate,
Milford, PA 18337-5006
Parcel No. 110.03-02-19-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$121,821.07
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 Patricia Oconnor
aka Patricia O'Connor
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$121,821.07,
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 Patricia
Oconnor aka Patricia O'Connor
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$121,821.07 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1 Penn Ctr Plaza
1617 JFK Blvd., ste. 1400
Philadelphia, PA 19103
01/22/16 · 01/29/16 · 02/05/16

SHERIFF SALE

February 17, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
855-2015r SUR JUDGEMENT
NO.855-2015 AT THE
SUIT OF Lakeview Loan
Servicing, LLC vs Jacqueline
C. Boller and Milagros C.

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

ALL THAT CERTAIN lot
or lots, parcel or piece of land
situate in Lehman Township,
Pike County, Pennsylvania,
being Lot No. 1381, Section
No. 1, 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 Plat Book
Volume 22, Page 46.
TAX PARCEL # 06-0-104737
BEING KNOWN AS: 1381 St.
Andrews Drive, Bushkill, PA
18324

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Jacqueline C. Boller
and Milagros C. Burgos
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A

JUDGMENT ON THE
AMOUNT OF \$128,016.65,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Jacqueline C.
Boller and Milagros C. Burgos
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$128,016.65 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market St
Philadelphia, PA 19106-1532
01/22/16 · 01/29/16 · 02/05/16

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

OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
859-2015r SUR JUDGEMENT
NO. 859-2015 AT THE
SUIT OF Citimortgage, Inc
vs Douglas R. Clouse aka
Doug Clouse and Heidi Ann
Clouse 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
February 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. 859-2015-CV
CitiMortgage, Inc.
v.
Heidi Ann Clouse
Douglas R. Clouse a/k/a Doug
Clouse
owner(s) of property situate
in the LACKAWAXEN
TOWNSHIP, PIKE County,
Pennsylvania, being 104
Masthope Plank Road, a/k/a
Lr 51030, Lackawaxen, PA
18435-9701
Parcel No. 019.00-01-17-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$164,960.03
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Douglas R. Clouse aka Doug
Clouse and Heidi Ann Clouse
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$164,960.03,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Douglas
R. Clouse aka Doug Clouse
and Heidi Ann Clouse
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$164,960.03 PLUS
COSTS AND INTEREST AS

AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Phelan Hallinan Diamond &
Jones

1 Penn Ctr Plaza
1617 JFK Blvd., ste. 1400
Philadelphia, PA 19103
01/22/16 · 01/29/16 · 02/05/16

SHERIFF SALE

February 17, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
889-2015r SUR JUDGEMENT
NO. 889-2015 AT THE SUIT
OF Deutsche Bank National
Trust Company, as Trustee
for Argent Securities Inc.,
Asset-Backed Pass-Through
Certificates, Series 2006-M1,
c/o Ocwen Loan Servicing, LLC
vs Vania Casagrande and Irineu
Casagrande 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
February 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

ALL THAT CERTAIN lot,
piece or parcel of land situate,
lying and being in the Township
of Dingman, County of Pike,
Commonwealth of Pennsylvania,
more particularly described
as Lot No. 6, Block No. 16,
Section No. 2, 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 in Plat
Book 6, Page 8.

Premises being 114 Cottonwood
Court, Township of Dingman
a/k/a Milford PA 18337

Parcel no. 03-0-020323/122.04-
05-19

BEING the same premises
which Irineu Casagrande by
Deed dated April 24, 2006
and recorded May 8, 2006 in
the Office of the Recorder of
Deeds in and for Pike County
in Deed Book: 2172 Page 1660,
granted and conveyed unto
Irineu Casagrande and Vania
Casagrande, as tenants by the
entirety.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Vania Casagrande
and Irineu Casagrande
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$232,115.46,
PLUS COSTS & INTEREST.

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS
THE PROPERTY OF
Vania Casagrande and Irineu
Casagrande DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$232,115.46 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stern & Eisenberg
1581 Main Street, Ste. 200
Warrinton, PA 18976
01/22/16 · 01/29/16 · 02/05/16

SHERIFF SALE
February 17, 2016
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE

COUNTY, CIVIL DIVISION,
TO EXECUTION NO
933-2012r SUR JUDGEMENT
NO. 933-2012 AT THE
SUIT OF The Bank of New
York Mellon fka The Bank
of New York, as Trustee
for the Certificateholders
CWABS, Inc. Asset-Backed
Certificates, Series 2006-8 vs
Jennifer Barker/Jennifer B.
McMahon 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
February 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. 933-2012
The Bank of New York Mellon
fka The Bank of New York, as
Trustee for the Certificateholders
Cwabs, Inc. Asset-Backed
Certificates, Series 2006-8
v.
Jennifer B. McMahon
owner(s) of property situate
in the TOWNSHIP OF
LEHMAN, PIKE County,
Pennsylvania, being 3322
Lancaster Drive, a/k/a 1086
Lancaster Drive, Bushkill, PA
18324-8181
Parcel No. 197.01-01-11-
L3322-S35
(Acreage or street address)
Improvements thereon:

RESIDENTIAL DWELLING
Judgment Amount: \$168,570.36
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Jennifer Barker/
Jennifer B. McMahon
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$168,570.36,
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 Jennifer

Barker/Jennifer B. McMahon
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$168,570.36 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
01/22/16 · 01/29/16 · 02/05/16

SHERIFF SALE

February 17, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 934-2015r SUR
JUDGEMENT NO. 934-2015
AT THE SUIT OF Nationstar
Mortgage LLC vs Diane M.
Cooper 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
February 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN lot,
tract, parcel and piece of land
situate in Matamoras Borough,

Pike County, Pennsylvania, described as follows:
LOT 34-A as more particularly described in a survey entitled Lot Improvement, Mountain View Estates, by Sincavage Associates, Inc. dated November 24, 2000 and recorded in Pike County Plat Book Volume 37 Page 138 (previous deed incorrectly recites Book 24 Page 166).

The resulting lot combination by joining Lot 33 and lot 34 into Lot 34A is restricted to use for one single family dwelling. BEING THE SAME PREMISES which Fannie Mae A/K/A Federal National Mortgage Association by its Attorney in Fact Phelan Hallinan & Schmieg, LLP, by Power of Attorney, by Deed dated June 2, 2010 and Recorded June 17, 2010 in the Office of the Recorder of Deeds in and for the County of Pike in Deed book 2339, Page 671, granted and conveyed unto Diane M. Cooper.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Diane M. Cooper DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$130,168.65, PLUS COSTS & INTEREST. THE SALE MADE

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

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Diane M. Cooper DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$130,168.65 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
01/22/16 · 01/29/16 · 02/05/16

SHERIFF SALE
February 17, 2016
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO

941-2014r SUR JUDGEMENT
NO. 941-2014 AT THE SUIT
OF Bayview Loan Servicing,
LLC vs Eric D. Toher aka Eric
Toher and Vicki L. Toher aka
Vicki Toher 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
February 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 941-2014
Bayview Loan Servicing, LLC
v.
Eric D. Toher a/k/a Eric Toher
Vicki L. Toher a/k/a Vicki
Toher
owner(s) of property situate in
the DINGMAN TOWNSHIP,
PIKE County, Pennsylvania,
being 116 Manor Ridge Drive,
Shohola, PA 18458-3434
Parcel No. 093.00-01-07-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$148,188.90
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 Eric D. Toher aka
Eric Toher and Vicki L.
Toher aka Vicki Toher
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$148,188.90,
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 Eric D.
Toher aka Eric Toher and
Vicki L. Toher aka Vicki Toher
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$148,188.90 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,

PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
01/22/16 · 01/29/16 · 02/05/16

SHERIFF SALE
February 17, 2016

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1427-2014r
SUR JUDGEMENT NO.
1427-2014 AT THE SUIT
OF Bank of America, NA vs
Timothy Conroy and Patricia
Spranger 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
February 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. 1427-2014
Bank of America, N.A.
v.
Timothy Conroy
Patricia Spranger
owner(s) of property situate in
the SHOHOLA TOWNSHIP,
PIKE County, Pennsylvania,
being 122 Cheyenne Road,

Shohola, PA 18458-4507
Parcel No. 078.04-05-65
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$176,189.85
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 Timothy Conroy
and Patricia Spranger
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$176,189.85,
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 Timothy
Conroy and Patricia Spranger
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$176,189.85 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1 Penn Ctr Plaza
1617 JFK Blvd., ste. 1400
Philadelphia, PA 19103
01/22/16 · 01/29/16 · 02/05/16

SHERIFF SALE
February 17, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1629-2014r SUR
JUDGEMENT NO. 1629-2014
AT THE SUIT OF Valley
National Bank vs Douglas
B. Jones 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
February 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN lot,
piece or parcel of land, situate,
lying and being in the Township
of Lackawaxen, County of Pike
and State of Pennsylvania, more
particularly described as follows:
Lot Number 57, in the
subdivision of Forest View,
Section I, Block I, recorded in
the Office of the Recorder of
Deeds of Pike County in Plat
Book Volume 7, at Page 104, on
6 July 1969.

BEING the same premises
which Walter C. Herz and
Christel Herz, his wife, by Deed
dated 03/27/03 and recorded
04/24/03, in the Office for the
Recorder of Deeds in and for
Pike County, in Deed Book
Volume 1978, Page 1450,
conveyed unto DOUGLAS B.
JONES,

BEING KNOWN AS: 433
WESTCOLANG ROAD
FKA 1 WESTCOLANG
ROAD, LACKAWAXEN
TOWNSHIP, PA 18428
A/K/A HAWLEY, PA 18428
TAX PARCEL #013.01-04-02
IMPROVEMENTS:
Residential property.

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

JUDGMENT ON THE
AMOUNT OF \$69,824.02,
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 Douglas
B. Jones DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$69,824.02 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Powers, Kirn & Assoc.
8 Neshaminy Interplex, Ste. 215
Trevose, PA 19053
01/22/16 · 01/29/16 · 02/05/16

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

OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1853-2014r SUR
JUDGEMENT NO.1853-2014
AT THE SUIT OF True ST
Holdings, LLC vs Earl A.
Sipley, Sr. DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
February 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN lot,
piece or parcel of land, situate,
lying and being in the Township
of Lehman, County of Pike,
and State of Pennsylvania, more
particularly described as follows:
Lot Number 61, Stage 4, Pine
Ridge, as shown on Plat of Pine
Ridge, Inc., Stage 4, recorded
in the Office of the Recorder of
Deeds of Pike County in Plat
Book Vol. 7, Page 107 on July
19, 1969.
BEING KNOWN AS: 1390
Gap View, Bushkill, PA 18324
PROPERTY ID NO.:
06-0-040296
TITLE TO SAID PREMISES
IS VESTED IN EARL A.
SIPLEY, SR., A SINGLE
INDIVIDUAL BY
DEED FROM VICTOR
RODRIGUEZ, JR. AND LISA
RODRIGUEZ, HUSBAND

AND WIFE DATED
06/30/2004 RECORDED
07/06/2004 IN DEED BOOK
2055 PAGE 2225.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Earl A. Siple, Sr.
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$158,698.50,
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 Earl A.
Siple, Sr. DEFENDANTS,
OWNERS REPUTED

OWNERS TO COLLECT
\$158,698.50 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Offices, PC
111 Woodcrest Road, Ste. 200
Cherry Hill, NJ 08003-3620
01/22/16 · 01/29/16 · 02/05/16

SHERIFF SALE

February 17, 2016

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1963-2013r
SUR JUDGEMENT NO.
1963-2013 AT THE SUIT OF
Wells Fargo Bank, NA vs Joy
Antonio-Searcy, in Her Capacity
as Administratrix and Heir of
The Estate of Dorothy Antonio
Shawn Antonio-Barden, in
Her Capacity as Heir of The
Estate of Dorothy Antonio,
Unknown Heirs, Successors,
Assigns, and All Persons,
Firms, or Associations claiming
Right, Title or interest from
or Under Dorothy Antonio
Deceased Janice Nelson, Leroy
Nelson DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY

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

SHORT DESCRIPTION

By virtue of a Writ of Execution
N. 1963-2013

Wells Fargo Bank, N.A.

v.

Joy Antonio-Searcy, in Her
Capacity as Administratrix and
Heir of The Estate of Dorothy
Antonio

Shawn Antonio-Barden, in Her
Capacity as Heir of The Estate of
Dorothy Antonio

Unknown Heirs, Successors,
Assigns, and All Persons, Firms,
or Associations Claiming Right,
Title or Interest From or Under
Dorothy Antonio Deceased
Janice Nelson, Leroy Nelson
owner(s) of property situate in
the LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being 1021 Pine Ridge, a/k/a
144 Huffman Circle, Bushkill,
PA 18324-9742

Parcel No. 188.02-01-52-
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$196,582.50

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 Joy
Antonio-Searcy, in Her Capacity
as Administratrix and Heir of

The Estate of Dorothy Antonio
Shawn Antonio-Barden, in
Her Capacity as Heir of The
Estate of Dorothy Antonio,
Unknown Heirs, Successors,
Assigns, and All Persons, Firms,
or Associations claiming Right,
Title or interest from or Under
Dorothy Antonio Deceased
Janice Nelson, Leroy Nelson
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$196,582.50,
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 Joy
Antonio-Searcy, in Her Capacity
as Administratrix and Heir of
The Estate of Dorothy Antonio
Shawn Antonio-Barden, in

Her Capacity as Heir of The
Estate of Dorothy Antonio,
Unknown Heirs, Successors,
Assigns, and All Persons, Firms,
or Associations claiming Right,
Title or interest from or Under
Dorothy Antonio Deceased
Janice Nelson, Leroy Nelson
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$196,582.50 PLUS

COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond & Jones
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
01/22/16 · **01/29/16** · 02/05/16
