

**LEGAL NOTICES**

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

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**ESTATE NOTICES**

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

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**ESTATE NOTICE**

Estate of ROBERT K. TIERNEY, deceased, late of Palmyra Township, Pike County, Pennsylvania. Letters Testamentary have been granted to the individual(s) named below, who request all persons having claims or demands against the Estate of the Decedent to present same, and all persons indebted to the Decedent to make payments, to: SUSAN DUFF at 3183 Mayflower Road, Plymouth Meeting PA 19462.  
R. Anthony Waldron, Esq. Ste 215 - 8 Silk Mill Drive Hawley PA 18428  
02/12/16 • 02/19/16 • **02/26/16**

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**ESTATE NOTICE**

Estate of William J. Brauchler, late of Lackawaxen Township, Pike County, Pennsylvania. Letters Testamentary on the

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

02/12/16 • 02/19/16 • **02/26/16**

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**ADMINISTRATRIX'S  
NOTICE**

ESTATE OF Amelia Zydzik late of Lackawaxen PA, HC1 Box 1A9 Pike County, Pennsylvania, deceased. Letters of administration on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present the same without delay to Renata Benesz Ex., HC1 Box 443, Lackawaxen, PA 18435, Administratrix.

**02/26/16** • 03/04/16 • 03/11/16

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**IN THE COURT OF  
COMMON PLEAS OF PIKE  
COUNTY**

**CIVIL ACTION – LAW**  
B&R KEELY, LLC,  
Plaintiff  
V.  
JAMES LYTTLE, CYNTHIA  
LYTTLE  
And MICHAEL G. LYTTLE,

Defendants

**ACTION TO QUIET TITLE  
NO. 119-2016 CIVIL  
NOTICE**

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

You may lose money or property or other rights important to you. **YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

**NORTHEAST PA LEGAL SERVICES  
10 NORTH TENTH STREET  
STROUDSBURG, PA 18360  
TOLL FREE: 800-532-8282**

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**SHERIFF SALES**

*Individual Sheriff Sales can be cancelled for a variety of reasons.*

*The notices enclosed were accurate as of the publish date. Sheriff Sale notices are posted on the public bulletin board of the Sheriff's office in Milford, located at 500 Broad Street.*

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**SHERIFF SALE**

**March 16, 2016**

**BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 13, 2015r SUR JUDGEMENT NO. 13-2015 AT THE SUIT OF Wells Fargo Bank, NA sbm Wells Fargo Home Mortgage, Inc. vs Mark T. Haytmanek 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 March 16, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 13-2015-CIVIL Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc.

v.

Mark T. Haytmanek owner(s) of property situate in the PALMRYA TOWNSHIP, PIKE County, Pennsylvania, being 103 North Cherry Lane, Greentown, PA 18426-2509

Parcel No. 086.02-01-56  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$81,563.39  
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 Mark T. Haytmanek  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$81,563.39,  
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 Mark T.  
Haytmanek DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$81,563.39 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1 Penn Center Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
02/19/16 · 02/26/16 · 03/04/16

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**SHERIFF SALE**  
**March 16, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
173-2013r SUR JUDGEMENT  
NO. 173-2013 AT THE  
SUIT OF PNC Bank, National  
Association vs Unknown Heirs,  
Successors, Assigns and All  
Persons, Firms or Associations  
Claiming Right, Title or interest  
from or under Frank Morris aka  
Frank E. Morris, Last Record  
owner Estate of Frank Morris  
aka Fran K. Morris c/o Rosalind  
S. Morris, Administratrix  
Rosalind S. Morris, Individually  
and Administratrix of Estate  
of Frank Morris aka Frank  
E. Morris 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  
March 16, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN  
lot, piece or parcel of land,  
lying, situate and being in the  
Township of Lehman, County  
of Pike and Commonwealth of  
Pennsylvania, more particularly  
bounded and described as  
follows, to wit:  
Lot No. 98, of The Glen at  
Tamiment Subdivision as set  
forth on certain plat maps  
prepared by R.K.R. Hess  
Associates, and entitled "Final  
Plan", Phase I, The Glen at  
Tamiment", recorded in the  
Office of the Recorder of  
Deeds in and for Pike County,  
Pennsylvania, in Plat Book No.  
24, at page 74, Plat Book No.  
24, at page 75, Plat Book No.  
24, at Page 76, Plat Book no. 24,  
Page 77 and Revised Maps of  
The Glen at Tamiment, Phase I,  
recorded on March 9, 1987, in  
Plat Book 24, at pages 154, 155,  
156 and 157.  
BEING the same premises  
which Tamiment, Inc. by its  
deed dated October 3, 1987 and  
recorded in the Office for the  
Recording of Deeds in and for  
the County of Pike, at Milford,  
Pennsylvania, in Deed Book  
1178, page 305, granted and  
conveyed unto Frank E. Morris  
and Rosalind S. Morris, his wife,

in fee.  
UNDER AND SUBJECT  
to covenants, conditions and  
restrictions of record.  
Control No. 06-0-104366  
Map No. 188.01-02-45  
BEING KNOWN AS: 1096  
West Oakenshield Drive a/k/a  
16 The Glen @ Tamiment,  
Tamiment, PA 18371  
PROPERTY ID NO.:  
188.01-02-45  
TITLE TO SAID PREMISES  
IS VESTED IN FRANK E.  
MORRIS AND ROSALIND  
S. MORRIS, HIS WIFE BY  
DEED FROM TAMIMENT,  
INC., A DELAWARE  
CORPORATION DATED  
10/03/1987 RECORDED  
10/21/1987 IN DEED BOOK  
1178 PAGE 305.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Unknown Heirs, Successors,  
Assigns and All Persons, Firms  
or Associations Claiming Right,  
Title or interest from or under  
Frank Morris aka Frank E.  
Morris, Last Record owner  
Estate of Frank Morris aka  
Fran K. Morris c/o Rosalind  
S. Morris, Administratrix  
Rosalind S. Morris, Individually  
and Administratrix of  
Estate of Frank Morris  
aka Frank E. Morris  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR

EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$234,924.55, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or interest from or under Frank Morris aka Frank E. Morris, Last Record owner Estate of Frank Morris aka Fran K. Morris c/o Rosalind S. Morris, Administratrix Rosalind S. Morris, Individually and Administratrix of Estate of Frank Morris aka Frank E. Morris DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$234,924.55 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices  
111 Woodcrst Road, Ste. 100,  
Cherry Hill, NJ 08003-3620  
02/19/16 · 02/26/16 · 03/04/16

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**SHERIFF SALE**

**March 16, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 224-2015r SUR JUDGEMENT NO. 224-2015 AT THE SUIT OF JPMorgan Chase Bank, National Association vs Natalie Jupiter and Jean F. Jupiter aka Jean Jupiter 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 March 16, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LOT 1

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/Lots No. 466, Section 2A, as shown on a map of Pocono Mountain Lake Estates, Inc. on file in the Recorder's office at Milford, Pennsylvania, in Plot

Book No. 9, Page 115.

LOT 2.

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/  
Lots No. 467, Section No. 2A,  
as shown on a map of Pocono  
Mountain Lake Estates, Inc. on  
file in the Recorder's Office at  
Milford, Pennsylvania, in Plat  
Book No. 9, at page 40.

TAX PARCEL # 189-03-03-41  
(CONTROL #06-0-044096)  
BEING KNOWN AS: 289  
Beaver Run A/K/A 466-467  
Beaver Run, Bushkill, PA 18324

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Natalie Jupiter and Jean  
F. Jupiter aka Jean Jupiter  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$271,105.09,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Natalie  
Jupiter and Jean F. Jupiter aka  
Jean Jupiter DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$271,105.09 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
Ste. 5000-BNY Mellon  
Independence Ctr  
701 Market Street  
Philadelphia, PA 19106-1532  
02/19/16 · 02/26/16 · 03/04/16

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**SHERIFF SALE**

**March 16, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
291-2015r SUR JUDGEMENT  
NO. 291-2015 AT THE  
SUIT OF Federal National  
Mortgage Association vs Rose  
Brown, in Her Capacity as  
Executrix of the Estate of John  
J. Ward, Jr. aka James John

Ward, 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  
March 16, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution  
No. 291-2015  
Federal National Mortgage  
Association

v.  
Rose Brown, in Her Capacity as  
Executrix of The Estate of John  
J. Ward, Jr a/k/a James John  
Ward, Jr  
owner(s) of property situate in  
the BLOOMING GROVE  
TOWNSHIP, PIKE County,  
Pennsylvania, being 105  
Cherokee Circle, Hawley, PA  
18428-6013  
Parcel No. 089.00-01-08-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$67,944.67  
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  
Rose Brown, in Her Capacity as

Executrix of the Estate of John J.  
Ward, Jr. aka James John Ward,  
Jr DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$67,944.67,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Rose Brown,  
in Her Capacity as Executrix  
of the Estate of John J. Ward,  
Jr. aka James John Ward, Jr  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$67,944.67 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

Phelan Hallinan Diamond &  
Jones  
1 Penn Center Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
02/19/16 · 02/26/16 · 03/04/16

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**SHERIFF SALE**  
**March 16, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
310-2015r SUR JUDGEMENT  
NO. 310-2015 AT THE  
SUIT OF PHH Mortgage  
Corporation, f/k/a Cendant  
Mortgage Corporation vs Brian  
W. Muth, in His Capacity  
as Administrator and Heir of  
The Estate of Elizabeth A.  
Muth, William J. Muth, in  
His Capacity as Heir of The  
Estate of Elizabeth A. Muth,  
Sandra M. Snook, in Her  
Capacity as Heir of The Estate  
of Elizabeth A. Muth and  
Unknown Heirs, successor,  
assigns, and All Persons, Firms,  
or Associations Claiming  
Right, Title or Interest From  
or Under Elizabeth A. Muth,  
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  
March 16, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID

DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 310-2015  
PHH Mortgage Corporation,  
f/k/a Cendant Mortgage  
Corporation  
v.  
Brian W. Muth, in His Capacity  
as Administrator and Heir of  
The Estate of Elizabeth A.  
Muth, William J. Muth, in His  
Capacity as Heir of The Estate  
of Elizabeth A. Muth, Sandra  
M. Snook, in Her Capacity as  
Heir of The Estate of Elizabeth  
A. Muth and Unknown Heirs,  
successor, assigns, and All  
Persons, Firms, or Associations  
Claiming Right, Title or Interest  
From or Under Elizabeth A.  
Muth, Deceased  
owner(s) of property situate  
in the DELAWARE  
TOWNSHIP, PIKE County,  
Pennsylvania, being 369 Marcel  
Drive, Dingmans Ferry, PA  
18328-3099  
Parcel No. 148-03-01-31  
(Acreage or street address)  
Improvements thereon:  
**RESIDENTIAL DWELLING**  
Judgment Amount: \$76,453.04  
Attorneys for Plaintiff  
Phelan Hallinan Diamond &  
Jones, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Brian W. Muth, in His Capacity  
as Administrator and Heir of



The Estate of Elizabeth A. Muth, William J. Muth, in His Capacity as Heir of The Estate of Elizabeth A. Muth, Sandra M. Snook, in Her Capacity as Heir of The Estate of Elizabeth A. Muth and Unknown Heirs, successor, assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Elizabeth A. Muth, Deceased  
**DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$76,453.04, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.**

**NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Brian W. Muth, in His Capacity as Administrator and Heir of**

The Estate of Elizabeth A. Muth, William J. Muth, in His Capacity as Heir of The Estate of Elizabeth A. Muth, Sandra M. Snook, in Her Capacity as Heir of The Estate of Elizabeth A. Muth and Unknown Heirs, successor, assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Elizabeth A. Muth, Deceased  
**DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$76,453.04 PLUS COSTS AND INTEREST AS AFORESAID.**

**PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA**  
Phelan Hallinan Diamond & Jones  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
02/19/16 · **02/26/16** · 03/04/16

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**SHERIFF SALE  
March 16, 2016**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 312-2015r SUR JUDGEMENT NO. 312-2015 AT THE SUIT OF Nationstar Mortgage LLC vs Andrew J. Nestor and Jennifer A. Nestor **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  
March 16, 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 Dingman, County of Pike and  
Commonwealth of Pennsylvania,  
more particularly described as  
follows:

Tract No. 2220, Section No.  
XII, Conashaugh Lakes, as  
shown on plat or map recorded  
in the office of the Recorder of  
Deeds of Pike County in Plat  
Book 16 Page 52.

BEING PARCEL  
#121.04-04-11 (Control  
#062195)

BEING the same premises  
which Carol Lilung Lai, widow,  
by Deed dated 4/8/03 and  
recorded 5/1/03 in the Office  
of the Recorder of Deeds in  
and for the County of Pike, in  
Deed Book 1979, Page 2443,  
and Instrument 200300008114,  
granted and conveyed unto  
Andrew J. Nestor and Jennifer  
A. Nestor, husband and wife.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Andrew J. Nestor  
and Jennifer A. Nestor  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID

REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$198,795.74,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Andrew J.  
Nestor and Jennifer A. Nestor  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$198,795.74 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Shapiro & DeNardo  
3600 Horizon Drive, Ste. 150  
King of Prussia, PA 19406  
02/19/16 · 02/26/16 · 03/04/16

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**SHERIFF SALE**

**March 16, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
368-2015r SUR JUDGEMENT  
NO. 368-2015 AT THE SUIT  
OF Wells Fargo Bank, NA  
vs Elena Crespi and Bonacio  
Crespi, 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  
March 16, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 368-2015-CIVIL  
Wells Fargo Bank, N.A.

v.

Elena Crespi

Bonacio Crespi, Jr

owner(s) of property situate in  
the PIKE County, Pennsylvania,  
being 1605 Pine Ridge, Bushkill,  
PA 18324-9717

Parcel No. 193.01-02-47

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$159,130.97

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  
Elena Crespi and Bonacio  
Crespi, Jr. DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$159,130.97,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Elena  
Crespi and Bonacio Crespi, Jr.  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$159,130.97 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
02/19/16 · 02/26/16 · 03/04/16

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**SHERIFF SALE**

**March 16, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 375-2015r  
SURJUDGEMENT NO.  
375-2015 AT THE SUIT OF  
Nationstar Mortgage LLC vs  
Thomas F. Wetklow and Tracy  
Wetklow 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  
March 16, 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  
Lehman, County of Pike and  
Commonwealth of Pennsylvania,  
more particularly described as  
follows, to wit: Beginning at a  
point on the southerly line of  
Rabbit Court a common corner

of Lot NO. 213 and Lot 214  
as shown on Plan of Lots of  
Pocono Mountain Lake Estates,  
Inc., Section #1, on file in the  
Recorders Office at Milford,  
PA in Plot Book #7, page 158;  
thence by Lot #214 South 23  
degrees 09 minutes 33 seconds  
West 195.00 feet to a point;  
thence by Lot #212 North 25  
degrees 55 minutes 08 seconds  
West 264.69 to a point on the  
southerly line of Rabbit Court;  
thence along the southerly  
line of Rabbit Court South 73  
degrees 00 minutes 33 seconds  
East 201.16 feet to the place of  
beginning.

Being the same premises which  
Joseph J. Tardy and Anne Tardy  
by their deed dated March 27,  
1992 and recorded in the Office  
of the Recorder of Deeds in and  
for pike County in Record Book  
Volume 523, page 292; granted  
and conveyed unto Thomas F.  
Wetklow and Tracy Wetklow,  
husband and wife, Mortgagors  
hereof in fee.

Control # 06-0-038559 Map #  
189-04-04-72

Assessment: \$16560

BEING THE SAME

PREMISES which Joseph J.  
Tardy and Anne Tardy, his wife,  
by Deed dated 3/27/1992 and  
recorded 4/2/1992 in the Office  
of the Recorder of Deeds in the  
for the County of Pike, in Deed  
Book 523 and Page 292, granted  
and conveyed unto Thomas F.  
Wetklow and Tracy Wetklow,  
his wife.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF

EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Thomas F. Wetklow  
and Tracy Wetklow  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$87,091.07,  
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 Thomas F.  
Wetklow and Tracy Wetklow  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$87,091.07 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,  
PENNSYLVANIA  
Shapiro & DeNardo  
3600 Horizon Drive, Ste. 150  
King of Prussia, PA 19406  
02/19/16 · **02/26/16** · 03/04/16

---

**SHERIFF SALE**

**March 16, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
391-2015r SUR JUDGEMENT  
NO. 391-2015 AT THE  
SUIT OF Citizens Bank of  
Pennsylvania vs Steven R.  
Vaccaro 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  
March 16, 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 Lackawaxen, County of  
Pike, and Commonwealth of  
Pennsylvania, bounded and  
described as follows:

BEGINNING at a found iron  
pipe on the edge of T.R. #456,  
said point being a common  
corner of lands now or formerly  
of Chuprevich; thence along  
lands now or formerly of

Chuprevich, North 70° 25' 31" West, 304.07 feet to a corner; thence along the Woodledge Hills Road, North 9° 58' 33" East, 65.08 feet to a corner; thence along Lots Nos. 3 and 4 in the Woodledge Village Subdivision, North 89° 8' 32" East, 322.12 feet to a corner; thence along the edge of T.R. #456, South 15° 12' 29" West, 176.92 feet to the point or place of BEGINNING.

CONTAINING within said boundaries 37,102 square feet more or less and being identified as Lot no. 2, Section 1, Block IX in Woodledge Village, according to a survey prepared by Karl A. Hennings, R.S., dated July 19, 1990.

EXCEPTING AND RESERVING to the prior Grantor the oils, minerals, and gases in and under said premises, which reservation does not include the right of entry by the prior Grantor upon the premises for the purpose of removing the aforementioned oils, minerals and gases in and under the premises.

SUBJECT to any pole line rights-of-way, including electric pole line rights-of-way on record or in use existing on the ground and all rights in relation thereto.

SUBJECT to covenants, restrictions and reservatins in Wayne County Deed Book 209, Page 414 and in Deed Book 254, Page 855 and in Deed Book 272, Page 890, and in Pike County in Deed Book 254, at Page 1040.

BEING the same premises which Mark J. Strasser and

Jean M. Strasser, his wife, by Deed dated November 8, 1996 recorded November 12, 1996, in the Office for the Recorder of Deeds in and for Pike County, in Deed Book Volume 1279, Page 129, conveyed unto Steven R. Vaccaro.

BEING known as 60 Woodledge Village a/k/a 60 Woodledge Hills Drive, Hawley, PA 18428

TAX PARCEL: #016.01-03-56 IMPROVEMENTS:

Residential property.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Steven R. Vaccaro DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$98,908.22, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Steven R. Vaccaro DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$98,908.22 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  
02/19/16 · 02/26/16 · 03/04/16

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**SHERIFF SALE**

**March 16, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 452-2015r SUR JUDGEMENT NO. 452-2015 AT THE SUIT OF Nationstar Mortgage LLC vs Tina M. Cook 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

March 16, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, parcel or piece of land situate in Lehman Township, County of Pike, and Commonwealth of Pennsylvania, being Lot 5, Stage VII, Pine Ridge, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Pike, in Plot Book Volume 10, Page 126. UNDER AND SUBJECT to all conditions, covenants and restrictions as of record. BEING PARCEL #06-0-042890 (Map #188.04-03-10) BEING THE SAME PREMISES which Texas Commerce Bank, NA, as Custodian, n/k/a chase Bank of Texas, NA by Deed dated 5/28/1998 and recorded 6/3/1998 in the Office of the Recorder of Deeds in and for the County of Pike, in Deed Book 1539 and Page 331, granted and conveyed unto Tina M. Cook.

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

AMOUNT OF \$39,076.44,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Tina M. Cook  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$39,076.44 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Shapiro & DeNardo  
3600 Horizon Drive, Ste. 150  
King of Prussia, PA 19406  
02/19/16 · 02/26/16 · 03/04/16

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**SHERIFF SALE**

**March 16, 2016**

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

COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
477-2015r SUR JUDGEMENT  
NO. 477-2015 AT THE  
SUIT OF PHH Mortgage  
Corporation vs Laura Della  
Rocco 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  
March 16, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 477-2015  
PHH Mortgage Corporation  
v.  
Laura Della Rocco  
owner(s) of property situate in  
the BLOOMING GROVE  
TOWNSHIP, PIKE County,  
Pennsylvania, being 129  
Lookout Drive, Lords Valley, Pa  
18428  
Parcel No. 107.02-03-17-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$114,422.51  
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 Laura Della Rocco  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$114,422.51,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Laura Della  
Rocco DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$114,422.51 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

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

1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
02/19/16 · 02/26/16 · 03/04/16

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**SHERIFF SALE**

**March 16, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
510-2015r SUR JUDGEMENT  
NO. 510-2015 AT THE  
SUIT OF The Bank of New  
York Mellon fka The Bank  
of New York, as Trustee  
for the certificateholders  
of the CWABS, Inc.  
Asset-Backed Certificates,  
Series 2007-1 vs Brenda Lee  
Kurowski 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  
March 16, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

By virtue of a Writ of Execution  
No. 2015-00510  
THE BANK OF NEW  
YORK MELLON FKA THE  
BANK OF NEW YORK,  
AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS  
OF THE CWABS,  
INC. ASSET-BACKED  
CERTIFICATES, SERIES  
2007-1 C/O SPECIAL LOAN

SERVICING LLC

v.

BRENDA LEE KUROWSKI  
owners of property situate in  
LEHMAN TOWNSHIP, Pike  
County, Pennsylvania, being 338  
CREW COURT, BUSHKILL,  
PA 18324

Parcel No06-0-075119  
(Acreage or street address)

Improvements thereon:  
TOWNHOUSE UNIT

Judgment Amount: \$143,481.73

Attorneys for Plaintiff

Parker McCay, PA

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Brenda Lee Kurowski  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$143,481.73,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Brenda Lee  
Kurowski DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$143,481.73 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Parker McCay  
9000 Midlantic Drive, Ste. 300  
PO Box 5054  
Mount Laurel, NJ 08054-1539  
02/19/16 · 02/26/16 · 03/04/16

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**SHERIFF SALE**

**March 16, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
679-2013r SURJUDGEMENT  
NO. 679-2013 AT THE SUIT  
OF Ventures Trust 2013-I-H-R  
by MCM Capital Partners, LLC  
vs Jamie Barbone, Richard A.J.  
Trimingham Known Surviving  
Heirs of Richard Trimingham,  
Deceased Mortgagor and Real  
Owner and unknown Surviving  
Heirs of Richard Trimingham,  
Deceased Mortgagor and Real  
Owner and Unknown Surviving  
Heirs of Richard Trimingham,

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 March 16, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate, lying and being in the Township of Milford, County of Pike, State of Pennsylvania, more particularly bounded and described as follows, to wit: BEGINNING at a stone corner, being the Northerlymost corner of lands now or formerly of Horn and being located North 41 degrees 56 minutes East 550 feet, more or less, as measured along the lands of Horn, from U.S. Route No. 6; the said point of beginning also being a common corner of lands of Wesley Van Arsdale and the Westerlymost corner of the premises herein described; thence North 41 degrees 56 minutes East 221.02 feet to an iron bar; thence cutting lands of Wesley Van Arsdale South 49 degrees 35 minutes East 178.72 feet to an iron bar located in the Westerly line of a private access road; thence along the Westerly line of said road, South 31 degrees 56 minutes

West 122.93 feet to an iron bar; thence along same, South 33 degrees 56 minutes West 100 feet to an iron bar for a corner; thence leaving said road and cutting lands of Wesley Van Arsdale and continuing along the lands of Horn, North 49 degrees 35 minutes West 214 feet to the point and place of BEGINNING. CONTAINING 1.00 acre, more or less. AS surveyed by Victor Orben, R.S., 9/4/1973, Drawing No. M-73-239. TOGETHER with a right of way over and across an existing roadway leading along the Easterly line of the herein described premises and cutting through the lands of Wesley Van Arsdale to U.S. Route No. 6. MAP/PLATE NUMBER: 096.00-01-07 CONTROL NUMBER: 09-0-000558 Title to said premises vested unto Richard Trimmingham and Jamie Barbone, by Deed from Alexandros T. Theodoropoulos dated August 1, 2005 and recorded August 15, 2005 in Deed Book 2126, Page 1826. The said Richard Trimmingham died on June 7, 2007 thereby vesting title in Richard A. J. Trimmingham Known Surviving Heirs of Richard Trimmingham, Deceased Mortgagor and Real Owner, Jamie Barbone, Danielle Fridenberger Known Surviving Heirs of Richard Trimmingham, Deceased Mortgagor and Real Owner, and Unknown Surviving Heirs of Richard Trimmingham,

Deceased Mortgagor and Real Owner by Operation of Law.  
Being known as:  
114 BOULDER ROAD, MILFORD, PENNSYLVANIA 18337.  
TAX I.D. #: Map Number: 096.00-01-07  
Control Number: 09-0-000558

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jamie Barbone, Richard A.J. Trimingham Known Surviving Heirs of Richard Trimingham, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of Richard Trimingham, Deceased Mortgagor and Real Owner DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$450,496.93, 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 Jamie Barbone, Richard A.J. Trimingham Known Surviving Heirs of Richard Trimingham, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of Richard Trimingham, Deceased Mortgagor and Real Owner DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$450,496.93 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street, Ste.  
1400  
Philadelphia, PA 19109  
02/19/16 · 02/26/16 · 03/04/16

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**SHERIFF SALE**  
**March 16, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 686-2015r SUR JUDGEMENT NO. 686-2015 AT THE SUIT OF The Bank of New York Mellon fka The Bank of New York, as Successor in

Interest to JPMorgan Chase Bank, National Association, as trustee for First Nlc Trust 2005-2 Mortgage-Backed Certificates, Series 2005-2 vs Bonnie M. Kimble aka Bonnie Kimble-Gordon, in Her Capacity as Administratrix and Heir of The Estate of Ann M. Kimble aka Ann Kimble-Turner, Thomas R. Kimble, III aka Thomas Kimble, in His Capacity as Heir of the Estate of Ann M. Kimble aka Ann Kimble-Turner, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Ann M. Kimble aka Ann Kimble-Turner, 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 March 16, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION  
By Virtue of a Writ of Execution No. 686-2015-CV  
The Bank of New York Mellon fka The Bank of New York, as Successor in Interest to JPMorgan Chase Bank, National Association, as trustee for First Nlc Trust 2005-2 Mortgage-Backed Certificates, Series 2005-2  
v.

Bonnie M. Kimble a/k/a Bonnie Kimble-Gordon, in Her Capacity as Administratrix and Heir of The Estate of Ann M. Kimble a/k/a Ann Kimble-Turner, Thomas R. Kimble, III a/k/a Thomas Kimble, in His Capacity as Heir of the Estate of Ann M. Kimble a/k/a Ann Kimble-Turner, Stacey A. Kimble, in her capacity as Heir of the Estate of Ann M. Kimble a/k/a Ann Kimble-Turner. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Ann M. Kimble a/k/a Ann Kimble-Turner, Deceased owner(s) of property situate in the PALMYRA TOWNSHIP, PIKE County, Pennsylvania, being 215 Cromwell Street, Hawley, PA 18428-1507 Parcel No. 022.00-01-07- (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$76,365.41 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 Bonnie M. Kimble aka Bonnie Kimble-Gordon, in Her Capacity as Administratrix and Heir of The Estate of Ann M. Kimble aka Ann Kimble-Turner, Thomas R. Kimble, III aka

Thomas Kimble, in His Capacity as Heir of the Estate of Ann M. Kimble aka Ann Kimble-Turner, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Ann M. Kimble aka Ann Kimble-Turner, Deceased DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$76,365.41, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Bonnie M. Kimble aka Bonnie Kimble-Gordon, in Her Capacity as Administratrix and Heir of The Estate of Ann M. Kimble aka Ann Kimble-Turner,

Thomas R. Kimble, III aka Thomas Kimble, in His Capacity as Heir of the Estate of Ann M. Kimble aka Ann Kimble-Turner, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Ann M. Kimble aka Ann Kimble-Turner, Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$76,365.41 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
02/19/16 · 02/26/16 · 03/04/16

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**SHERIFF SALE**

**March 16, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 721-2015r SUR JUDGEMENT NO. 721-2015 AT THE SUIT OF Urban Financial of America, LLC vs Donna Murdter aka Donna Murdter Cosgrove 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  
March 16, 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 Delaware, Pike  
County, Pennsylvania, and being  
known as 108 Lakeview Drive,  
Dingmans Ferry, Pennsylvania  
18328.

Control Number: 02-0-027318

Map Number: 175.02-03-23

THE IMPROVEMENTS  
THEREON ARE: Residential  
Dwelling

REAL DEBT: \$54,046.63

SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF: Donna

Murdter a/k/a Donna Murdter  
Cosgrove

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 Donna Murdter aka  
Donna Murdter Cosgrove  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$54,046.63,

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 Donna  
Murdter aka Donna Murdter  
Cosgrove DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$54,046.63 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street, Ste.  
1400  
Philadelphia, PA 19109  
02/19/16 · 02/26/16 · 03/04/16

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**SHERIFF SALE**  
**March 16, 2016**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED

OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 735-2014r SUR  
JUDGEMENT NO. 735-2014  
AT THE SUIT OF PNC  
Bank, National Association  
vs United States of America  
and Edgar Turpin aka Edgar  
R. Turpin 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  
March 16, 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(s) Number 104, Stage  
VII, Pine Ridge, as shown on  
Plat of Pine Ridge, Inc., Stage  
VII, recorded in the Office of  
the Recorder of Deeds of Pike  
County in Plat Book Volume 10,  
Page 26 on June 10, 1973.  
BEING the same premises  
which Pine Ridge, Inc., a  
Pennsylvania Corporation, by  
indenture bearing date the 21st  
day of November, 1973, and  
recorded in the Office for the  
Recording of Deeds in and for  
the County of Pike, at Milford,  
Pennsylvania on the 10th day of

December, 1973, in Deed Book  
Volume 410, Page 45, granted  
and conveyed unto John C. Pizzi  
and Betty Pizzi, his wife, in fee.  
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(s) Number 105, Stage  
VII, Pine Ridge, as shown on  
Plat of Pine Ridge, Inc., Stage  
VII, recorded in the Office of  
the Recorder of Deeds of Pike  
County in Plat Book Volume 10,  
Page 26 on June 20, 1973.  
BEING the same premises  
which Pine Ridge, Inc., a  
Pennsylvania Corporation,  
by indenture bearing date the  
21st day of November, 1973  
and recorded at Milford, in  
the Office for the Recording of  
Deeds, in and for the County  
of Pike on the 10th day of  
December, 1973, in Deed Book  
Volume 410, Page 41, granted  
and conveyed unto John C. Pizzi  
and Betty Pizzi, his wife, in fee.  
BEING KNOWN AS: 1093  
Pine Ridge, Bushkill, PA 18324  
PROPERTY ID NO.:  
06-0-042144  
TITLE TO SAID PREMISES  
IS VESTED IN Edgar Turpin  
BY DEED FROM John C.  
Pizzi and Betty Pizzi, husband  
and wife DATED 01/04/2005  
RECORDED 01/14/2005 IN  
DEED BOOK 2090 PAGE  
714.

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



THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO United States of  
America and Edgar Turpin  
aka Edgar R. Turpin  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$340,785.49,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF United  
States of America and Edgar  
Turpin aka Edgar R. Turpin  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$340,785.49 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Office  
111 Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003-3620  
02/19/16 · 02/26/16 · 03/04/16

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**SHERIFF SALE**

**March 16, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
755-2015r SUR JUDGEMENT  
NO. 755-2015r AT THE  
SUIT OF Wells Fargo  
Bank, NA as Trustee for the  
Certificateholders of Banc of  
America Mortgage Securities,  
Inc. Mortgage pass-Through  
Certificates Series 2005-3  
vs Lori Eddy and Timothy  
Eddy 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  
March 16, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THOSE CERTAIN  
pieces, parcels and tracts of land  
situate, lying and being in the  
Borough of Matamoras, County  
of Pike and Commonwealth of  
Pennsylvania, more particularly  
described as follows to wit:

PARCEL I

BEING the first number on the map of plan of said Borough as No. 128, Containing in front on Kidder Street (now Second Street) fifty (50) feet and in depth one hundred (100) feet along the lines of land heretofore of Mulheisen, and fifty (50) feet in rear and adjoining lands heretofore of fredland Weiss on Northwest.

PARCEL II

BEING known and designated on James Quick Map of an Addition to the Borough of Matamoras, as Lot No. 125 bounded as follows; on the North by an Alley; on the East by Lot No. 128; on the South by Second Street, on the West by Lot Number 118, being fifty (50) feet wide in front and rear and one hundred (100) feet in depth.

TAX PARCEL #

07-083.06-02-24 (083060224)  
BEING KNOWN AS: 605  
Second Street, Matamoras, PA  
18336

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Lori Eddy and Timothy Eddy DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$222,961.47, PLUS COSTS & INTEREST. THE SALE MADE

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

NOTICE TO ALL PARTIES AND CLAIMANT'S 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 Lori Eddy and Timothy Eddy DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$222,961.47 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
02/19/16 · 02/26/16 · 03/04/16

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**SHERIFF SALE**

**March 16, 2016**

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

765-2015r SUR JUDGEMENT  
NO. 765-2015 AT THE SUIT  
OF M&T Bank vs Matthew  
E. Magee and Cherilyn R.  
Magee 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  
March 16, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN piece,  
parcel and tract of land situate,  
lying and being in the Township  
of Delaware, County of Pike and  
Commonwealth of Pennsylvania,  
more particularly described as  
follows, to wit:  
BEING LOT 1ABC, BLOCK  
W-104, as set forth on a Plat  
of Lots - WILD ACRES,  
SECTION 1, Delaware  
Township, Pike County,  
Pennsylvania, dated May 1967,  
by John B. Aicher, Monroe  
Engineering, Inc., Stroudsburg,  
Pennsylvania, and filed in the  
Office for the Recording of  
Deeds in and for Pike County,  
Pennsylvania, in Plat Book 6,  
Page 37, on July 17, 1967.  
Property Address:  
111 Lolipop Lane  
Dingmans Ferry, PA 18328  
TAX ID NO: 169.01-01-48  
(Control # 02-0-028586)

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF

EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Matthew E. Magee  
and Cherilyn R. Magee  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$143,355.93,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Matthew E.  
Magee and Cherilyn R. Magee  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$143,355.93 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
02/19/16 · 02/26/16 · 03/04/16

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**SHERIFF SALE**  
**March 16, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
788-2014r SUR JUDGEMENT  
NO. 788-2014 AT THE  
SUIT OF Federal National  
Mortgage Association vs  
Josette Thomas and Kerry  
L. Sylvan DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
March 16, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
DOCKET NO: 2014-00788  
ALL THAT CERTAIN lot  
or piece of ground situate in  
Westfall Township, County of  
Pike, and Commonwealth of  
Pennsylvania  
TAX PARCEL NO:  
082.20-01-08  
PROPERTY ADDRESS 130  
Mountain Avenue, Matamoras,  
PA 18336

IMPROVEMENTS: a  
Residential Dwelling  
SOLD AS THE PROPERTY  
OF: Josette Thomas, Kerry L.  
Sylvan  
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  
Josette Thomas and Kerry  
L. Sylvan DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$235,975.72,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Josette  
Thomas and Kerry L. Sylvan  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$235,975.72 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Milstead & Assoc.  
1 E. Stow Road  
Marlton, NJ 08053  
02/19/16 · 02/26/16 · 03/04/16

**SHERIFF SALE**

**March 16, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
802-2015r SUR JUDGEMENT  
NO. 802-2015 AT THE  
SUIT OF Branch Banking and  
Trust Company vs Clayton  
D. Collins and Shaunessa R.  
Collins 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  
March 16, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution  
No. 802-2015-CIVIL  
Branch Banking and Trust  
Company

v.  
Clayton D. Collins  
Shaunessa R. Collins  
owner(s) of property situate in  
the LEHMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being 935 Whipoorwill Drive,  
a/k/a 935 Whipporwhill Drive,  
Bushkill, PA 18324  
Parcel No. 182.04-10-09.001-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$128,573.57  
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 Clayton D. Collins  
and Shaunessa R. Collins  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$128,573.57,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES

AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Clayton D.  
Collins and Shaunessa R. Collins  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$128,573.57 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
02/19/16 · 02/26/16 · 03/04/16

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**SHERIFF SALE**

**March 16, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
811-2014r SUR JUDGEMENT  
NO. 811-2014 AT THE SUIT  
OF Wells Fargo Bank, NA vs  
Diane M. Fernandez and John  
C. Fernandez 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  
March 16, 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 Dingman  
Township, Pike County,  
Pennsylvania, and being known  
as 136 Vista Drive, Milford,  
Pennsylvania 18337.

Map Number: 108.00-04-32

Control Number: 03-0-120180

THE IMPROVEMENTS  
THEREON ARE: Residential  
Dwelling

REAL DEBT; \$278,202.74

SEIZED AND TAKEN

IN EXECUTION AS THE

PROPERTY OF: Diane

M. Fernandez and John C.

Fernandez

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 Diane M. Fernandez  
and John C. Fernandez  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS

OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$278,202.74,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
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. Fernandez and John C.  
Fernandez DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$278,202.74 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street, Ste.  
1400  
Philadelphia, PA 19109  
02/19/16 · 02/26/16 · 03/04/16

**SHERIFF SALE**

**March 16, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
869-2015r SUR JUDGEMENT  
NO. 869-2015 AT THE  
SUIT OF PNC Bank, National  
Association vs Unknown Heirs,  
Successors, Assigns and All  
Persons, Firms, or Associations  
Claiming Right, Title or Interest  
from or under Christopher  
Gillespie 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  
March 16, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

Exhibit "A"

Legal Description

All that certain parcel of land  
situated in the Township of  
Westfall, County of Pike,  
Commonwealth of Pennsylvania,  
being more fully described as  
metes and bounds property as set  
forth in Book 2337, Page 965,  
Dated 05/12/2010, Recorded  
05/25/2010, in Pike County  
Records.

Tax/Parcel ID: 13-0-002431

BEING KNOWN AS: 463  
Cummins Hill Road (Westfall  
Township), Milford, Pa 18337

PROPERTY ID NO.:  
13-0-002431  
TITLE TO SAID  
PREMISES IS VESTED IN  
CHRISTOPHER GILLESPIE  
BY DEED FROM CAROL  
L. SABATINI, A SINGLE  
WOMAN DATED 05/12/2010  
RECORDED 05/25/2010 IN  
DEED BOOK 2337 PAGE  
965.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Unknown Heirs, Successors,  
Assigns and All Persons, Firms,  
or Associations Claiming  
Right, Title or Interest from  
or under Christopher Gillespie  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$178,351.55,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Unknown  
Heirs, Successors, Assigns  
and All Persons, Firms, or  
Associations Claiming Right,  
Title or Interest from or  
under Christopher Gillespie  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$178,351.55 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices  
111 Woodcrst Road, Ste. 100,  
Cherry Hill, NJ 08003-3620  
02/19/16 · 02/26/16 · 03/04/16

---

**SHERIFF SALE**

**March 16, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
883-2015r SUR JUDGEMENT  
NO. 883-2015 AT THE SUIT  
OF Wells Fargo Bank, NA  
vs Hector Ortiz aka Hector  
M. Otriz 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 March 16, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 883-2015-CIVIL Wells Fargo Bank, N.A.

v.

Hector Ortiz a/k/a Hector M. Ortiz

owner(s) of property situate in the LEHMAN TOWNSHIP, PIKE County, Pennsylvania, being 3019 Braintree, a/k/a 208 Wickes Road, Bushkill, PA 18324

Parcel No. 197.03-02-38- (Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$125,801.02

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 Hector Ortiz aka Hector M. Otriz DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$125,801.02, 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 Hector Ortiz aka Hector M. Otriz DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$125,801.02 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond & Jones  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
02/19/16 · 02/26/16 · 03/04/16

---

**SHERIFF SALE**  
**March 16, 2016**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE

COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
913-2012r SUR JUDGEMENT  
NO. 913-2012 AT THE SUIT  
OF Wells Fargo Bank, NA vs  
Robert D. Zoldak and Patricia  
L. Zoldak 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  
March 16, 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 3, BLOCK 47,  
HEMLOCK FARMS  
COMMUNITY, STAGE  
7, AS SHOWN ON  
PLAT OF HEMLOCK  
FARMS COMMUNITY,  
LAUREL RIDGE, STAGE  
7, RECORDED IN  
THE OFFICE OF THE  
RECORDER OF DEEDS,  
PIKE COUNTY, IN PLAT  
BOOK, 5, PAGE 102, ON  
THE 23RD OF JUNE, 1966.  
PARCEL NO. 01-0-033790

BEING KNOWN AND  
NUMBERED AS 116  
HICKORY DRIVE,  
HAWLEY, PA, 18438-6841.  
BEING THE SAME  
PREMISES WHICH  
EDWARD A. BYRNES AND  
JEAN ANNE C. BYRNES,  
HUSBAND AND WIFE, BY  
DEED DATED JULY 18, 2004  
AND RECORDED AUGUST  
17, 2004 IN AND FOR PIKE  
COUNTY, PENNSYLVANIA,  
IN DEED BOOK VOLUME  
2064, PAGE 277, GRANTED  
AND CONVEYED UNTO  
ROBERT D. ZOLDAK AND  
PATRICIA L. ZOLDAK,  
HUSBAND AND WIFE,  
AS TENANTS BY THE  
ENTIRETIES.  
Exhibit "A"

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Robert D. Zoldak  
and Patricia L. Zoldak  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$142,512.79,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Robert D. Zoldak and Patricia L. Zoldak DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$142,512.79 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Manley Deas Kochalski  
PO Box 165028  
Columbus, OH 43216-5028  
02/19/16 · 02/26/16 · 03/04/16

---

**SHERIFF SALE**

**March 16, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 949-2015r SUR JUDGEMENT NO. 949-2015 AT THE SUIT OF Federal National Mortgage Association (Fannie Mae) a Corporation organized and existing under laws of the

United States of America vs Ahaji Nonou 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 March 16, 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 Lehman, Pike County, Pennsylvania, and being known as 365 The Glen a/k/a Lot 10 Phase 3, Tamiment, Pennsylvania 18371.

Map Number: 187.04-02-39  
Control Number: 06-0-110421

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$407,181.01

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Ahadji

Nonou

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 Ahaji Nonou

DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$407,181.01,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Ahaji Nonou  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$407,181.01 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street, Ste.  
1400  
Philadelphia, PA 19109  
02/19/16 · 02/26/16 · 03/04/16

**SHERIFF SALE**

**March 16, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
967-2014r SUR JUDGEMENT  
NO. 967-2014 AT THE  
SUIT OF HSBC Bank,  
USA, National Association,  
as Trustee, in trust for the  
registered holders of ACE  
Securities Corp. Home Equity  
Loan Trust, Series 2006-FM2,  
Asset Backed Pass-Through  
Certificates vs Dagnery  
Benavides 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  
March 16, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
DOCKET NO: 2014-CV-967  
ALL THAT CERTAIN lot  
or piece of ground situate in  
Lehman Township, County of  
Pike, and Commonwealth of  
Pennsylvania  
TAX PARCEL NO:  
192.01-01-24  
PROPERTY ADDRESS 362  
Luton Court, Bushkill, PA  
18324  
IMPROVEMENTS: a  
Residential Dwelling

SOLD AS THE PROPERTY  
OF: Dagnery Benavides  
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 Dagnery Benavides  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$216,476.30,  
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 Dagnery  
Benavides DEFENDANTS,

OWNERS REPUTED  
OWNERS TO COLLECT  
\$216,476.30 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Milstead & Assoc.  
1 E. Stow Road  
Marlton, NJ 08053  
02/19/16 · 02/26/16 · 03/04/16

---

**SHERIFF SALE**

**March 16, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1020-2015r SUR  
JUDGEMENT NO. 1020-2015  
AT THE SUIT OF Federal  
National Mortgage Association  
("Fannie Mae") vs Toni P.  
Amorosi 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  
March 16, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT PROPERTY  
DESCRIPTION  
BY VIRTUE OF A WRIT OF  
EXECUTION TO CASE NO.  
1020-2015

ISSUED TO PLAINTIFF:  
FEDERAL NATIONAL  
MORTGAGE  
ASSOCIATION (“FANNIE  
MAE”)  
PROPERTY BEING  
KNOWN AS:  
ALL THAT CERTAIN lot or  
lots, parcel or piece of ground  
situate i Lehman Township,  
Pike County, Pennsylvania being  
Lot No. 319, Section 21 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 of the  
Recorder of Deeds, Milford,  
Pike County, Pennsylvania in  
Plot Book Volume 14, Page 34.  
BEING KNOWN AS: 351  
Saunders Drive Bushkill, PA  
18324  
IMPROVEMENTS  
THEREON CONSIST OF:  
Residential Dwelling  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Toni P.  
Amorosi  
PIN NUMBER, WHICH IS  
THE ASSESSMENT OR  
PARCEL NO., MAP, BLOCK  
AND LOT): 192.02-01-34  
ATTORNEY ON WRIT:  
MARTHA E. VON  
ROSENSTIEL, P.C.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Toni P. Amorosi  
DEFENDANTS, OWNER,

OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$89,362.84,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Toni P.  
Amorosi DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$89,362.84 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Martha E. Von Rosenstiel  
649 South Avenue, Ste. 7  
Secane, PA 19018  
02/19/16 · 02/26/16 · 03/04/16

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**SHERIFF SALE**

**March 16, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1094-2014r  
SUR JUDGEMENT NO.  
1094-2014 AT THE SUIT OF  
Citimortgage, Inc. vs Kolawale  
Titilayo 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  
March 16, 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 41, Stage 1, Pine  
Ridge, as shown on Plat of Pine  
Ridge, Inc., Stage 1, recorded  
in the Office of the Recorder of  
Deeds of Pike County in Plat  
Book Vol. 13 at Page 89 on May  
26, 1976.

BEING the same premises  
which Elizabeth A Haluko,  
by Deed dated April 24, 2003  
and recorded May 19, 2003, in  
the Office for the Recorder of  
Deeds in and for Pike County, in  
Deed Book 1982, Volume 1954,

Instrument No. 200300009329,  
conveyed unto KOLAWALE  
TITILAYO.

BEING KNOWN AS:  
41 PINE RIDGE A/K/A  
2215 DELAWARE CT E,  
BUSHKILL, PA 18324  
TAX PARCEL #194-03-03-08  
IMPROVEMENTS:  
Residential property.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Kolawale Titilayo  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$48,323.28,  
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 Kolawale  
Titilayo DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$48,323.28 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Powers Kirn & Assoc  
8 Neshaminy Interplex, Ste. 215  
Trevose, PA 19053  
02/19/16 · 02/26/16 · 03/04/16

**SHERIFF SALE**

**March 16, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1162-2014r  
SUR JUDGEMENT NO.  
1162-2014 AT THE SUIT  
OF HSBC Bank USA, NA  
vs Anne Marie Allen and  
Glenn Allen aka Glenn A.  
Allen 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  
March 16, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN  
piece, parcel or tract of land  
situate, lying and being in the  
Township of Delaware, County  
of Pike, and Commonwealth  
of Pennsylvania, being more  
particularly described as follows,  
to wit:  
LOT 32, BLOCK W-1302,  
as set forth on a plan of Lots  
- WILD ACRES, SECTION  
13, Delaware Township, Pike  
County, Pennsylvania, dated  
September 1971, by Joseph D.  
Sincavage, Monroe Engineering,  
Inc., Stroudsburg, Pennsylvania,  
and filed in the Office for the  
Recording of Deeds in and for  
Pike County, Pennsylvania, in  
Map Book Vol. 9 Page 87 on  
December 14, 1970.  
BEING KNOWN AS: 32 Lake  
Shore Drive, Dingmans Ferry,  
PA 18328  
PROPERTY ID NO.:  
02-0-031996  
TITLE TO SAID PREMISES  
IS VESTED IN ANNE  
MARIE ALLEN AND  
GLENN ALLEN, HUSBAND  
AND WIFE, AS TENANTS  
BY THE ENTIRETIES  
BY DEED FROM FIRST  
HORIZON HOME LOAN  
CORPORATION BY  
WELLS FARGO HOME  
MORTGAGE, INC. ITS  
ATTORNEY IN FACT  
DATED 09/03/2002  
RECORDED 10/16/2002 IN  
DEED BOOK 1948 PAGE  
2566.

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



THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Anne Marie Allen and Glenn Allen aka Glenn A. Allen DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$49,452.44, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Anne Marie Allen and Glenn Allen aka Glenn A. Allen DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$49,452.44 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Office  
111 Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003-3620  
02/19/16 · 02/26/16 · 03/04/16

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**SHERIFF SALE**

**March 16, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1343-2014r SUR JUDGEMENT NO. 1343-2014 AT THE SUIT OF Nationstar Mortgage LLC d/b/a Champion Mortgage Company vs Estate of Rose Ann Nestico and Steven Nestico, known heir of Rose Ann Nestico and The United States of America Dept. of Justice 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 March 16, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

By virtue of a Writ of Execution No. 1343-2014 CIVIL NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY v. ESTATE OF ROSE ANN NESTICO, ET ALS

owner of property situate in  
DELAWARE TOWNSHIP,  
Pike County, Pennsylvania,  
being 3 POCONO CIRCLE  
N/K/A 105 POCONO  
CIRCLE DRIVE,  
DINGMANS FERRY, PA  
18328  
Parcel No. 162.00-01-57.002  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
AND LOT  
Judgment Amount: \$70,135.09  
Attorneys for Plaintiff  
Romano, Garubo & Argentieri,  
LLC

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Estate of Rose Ann Nestico  
and Steven Nestico, known  
heir of Rose Ann Nestico  
and The United States of  
America Dept. of Justice  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$70,135.09,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS

HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Estate of Rose  
Ann Nestico and Steven Nestico,  
known heir of Rose Ann  
Nestico and The United States  
of America Dept. of Justice  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$70,135.09 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Romano, Garubo & Argentieri  
52 Newton Avenue, PO Box 456  
Woodbury, NJ 08096  
02/19/16 · 02/26/16 · 03/04/16

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**SHERIFF SALE**

**March 16, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1369-2014r SUR  
JUDGEMENT NO. 1369-2014  
AT THE SUIT OF U.S.  
Bank National Association, as  
Trustee, in Trust for SASCO

2006-BC5 Trust Fund vs Julie K. Patti 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  
March 16, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

By virtue of a Writ of Execution  
No. 2014-1369  
U.S. BANK NATIONAL  
ASSOCIATION, AS  
TRUSTEE, IN TRUST FOR  
SASCO 2006-BC5 TRUST  
FUND

v.  
JULIE K. PATTI  
owners of property situate in  
DELAWARE TOWNSHIP,  
Pike County, Pennsylvania,  
being 108 MOUNTAIN  
LAUREL LANE,  
DINGMANS FERRY, PA  
18328

Parcel Nos. 169.01-02.001  
(Acreage or street address)  
Improvements thereon:  
SINGLE FAMILY HOUSE  
AND LOT  
Judgment Amount: \$269,149.81  
Attorneys for Plaintiff  
Parker McCay, PA

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

TO Julie K. Patti  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$269,149.81,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Julie K. Patti  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$269,149.81 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Parker McCay  
9000 Midlantic Drive, ST.e 200  
PO Box 5054  
Mount Laurel, NJ 08054-1539

02/19/16 · 02/26/16 · 03/04/16

**SHERIFF SALE**

**March 16, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1508-2009r SUR  
JUDGEMENT NO. 1508-2009  
AT THE SUIT OF U.S.  
Bank National Association, as  
Trustee, Successor in interest  
to Bank of America, National  
Association as Trustee as  
Successor by Merger to LaSalle  
Bank National Association as  
Trustee for Certificateholders  
of EMC Mortgage loan Trust  
2004-B, Mortgage Loan  
Pass-Through Certificates, Series  
2004-B vs Santo Gramando  
aka Santo Gramando,  
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  
March 16, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN parcel  
or piece of land and premises  
with improvements thereon,  
situate in the Township of  
Delaware, County of Pike, and  
Commonwealth of Pennsylvania,  
and designated as Lot 10

ABCD, Block W-601, Section  
6, of the Wild Acres subdivision  
as depicted on plans recorded  
in the Office of the Recorder of  
Deeds in and for the County of  
Pike, in Plot Book Volume 6,  
Page 197.

TAX PARCEL #

175.02-02-38/CONTROL #  
02-0-031002

BEING KNOWN AS: RR2

Box 328B, a/k/a 118 South  
Pound Circle, 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 Santo Gramando  
aka Santo Gramando, Jr.  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$86,023.17,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Santo Gramando aka Santo Gramando, Jr. DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$86,023.17 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
02/19/16 · 02/26/16 · 03/04/16

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**SHERIFF SALE**

**March 16, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1579-2014r SUR JUDGEMENT NO. 1579-2014 AT THE SUIT OF Caliber Home Loans, Inc. vs Chester Swiderski 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

March 16, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 1579-2014  
Caliber Home Loans, Inc.

v.

Chester Swiderski  
owner(s) of property situate in the LEHMAN TOWNSHIP, PIKE County, Pennsylvania, being 423 Mallard Lane a/k/a, 429 Mallard Lane, Bushkill, PA 18324-8231

Parcel No. 182.02-05-25-  
(Acreage or street address)

Improvements thereon:

**RESIDENTIAL DWELLING**

Judgment Amount: \$129,171.01

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 Chester Swiderski DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$129,171.01, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE

ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Chester Swiderski DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$129,171.01 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  
02/19/16 · 02/26/16 · 03/04/16

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**SHERIFF SALE**

**March 16, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1721-2014r SUR JUDGEMENT NO.

1721-2014 AT THE SUIT OF Bank of America, NA successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP vs Celeste McWilliams 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 March 16, 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 No. 670, Section No. 10, as in 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 15, Page 13. UNDER AND SUBJECT to the covenants, easements, restrictions and reservations as set forth in the chain of title. BEING THE SAME PREMISES which David Shook and Nicki Shook, his wife, by Deed dated 4/30/07 and recorded 5/8/07 in the Office of the Recorder in and for the County of Pike, in Deed Book 2230, Page 2105, Instrument

#200700007084, granted  
and conveyed unto Celeste  
McWilliams, in fee.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Celeste McWilliams  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$270,650.76,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

\$270,650.76 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Shapiro & DeNardo  
3600 Horizon Drive, Ste. 150  
King of Prussia, PA 19406  
02/19/16 · 02/26/16 · 03/04/16

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**SHERIFF SALE**

**March 16, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1763-2014r  
SUR JUDGEMENT NO.  
1763-2014 AT THE SUIT OF  
Christiana Trust, A Division  
of Wilmington Savings Fund  
Society, FSB, as Trustee for  
Stanwich Mortgage Loan Trust,  
Series 2012-14 vs Brian E.  
Horn and Catherine Horn aka  
Cathy Horn 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  
March 16, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
DOCKET NO: 1763-2014  
ALL THAT CERTAIN lot

or piece of ground situate in  
Lehman Township, County of  
Pike, and Commonwealth of  
Pennsylvania  
TAX PARCEL NO:  
192.04-05-65  
PROPERTY ADDRESS 552  
Saw Creek Estates, Bushkill, PA  
18324  
IMPROVEMENTS: a  
Residential Dwelling  
SOLD AS THE PROPERTY  
OF: Brian E. Horn, Catherine  
Horn a/k/a Cathy Horn  
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  
Brian E. Horn and Catherine  
Horn aka Cathy Horn  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$170,818.62,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Brian E.  
Horn and Catherine Horn aka  
Cathy Horn DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$170,818.62 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Milstead & Assoc.  
1 E. Stow Road  
Marlton, NJ 08053  
02/19/16 · 02/26/16 · 03/04/16

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**SHERIFF SALE**  
**March 16, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1883-2014r SUR  
JUDGEMENT NO. 1883-2014  
AT THE SUIT OF Nationstar  
Mortgage LLC d/b/a Champion  
Mortgage Company vs Estate  
of Rudolph Hassell and Estate  
of Audrey Hassell, Anthony  
Hassell, Co-Administrator of  
the Estate of Audrey Hassell  
and known heir of Rudolph



Hassell and Linda A. Dixon,  
Co-Administrator of the  
Estate of Audrey Hassell  
and known heir of Rudolph  
Hassell and Audrey Hassell  
and The United States of  
America DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
March 16, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

By virtue of a Writ of Execution  
No. 1883-2014  
NATIONSTAR MORTGAGE  
LLC D/B/A CHAMPION  
MORTGAGE COMPANY

v.  
ESTATE OF RUDOLPH  
HASSELL, ET ALS  
owner of property situate in  
LEHMAN TOWNSHIP,  
Pike County, Pennsylvania,  
being 3422 LANDCASTER  
DRIVE A/K/A 1221 STEELE  
CIRCLE, BUSHKILL, PA  
18324

Parcel No. 197.03-06-54  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$155,528.15  
Attorneys for Plaintiff  
Romano, Garubo & Argentieri,  
LLC

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF

EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Estate of Rudolph  
Hassell and Estate of Audrey  
Hassell, Anthony Hassell,  
Co-Administrator of the  
Estate of Audrey Hassell  
and known heir of Rudolph  
Hassell and Linda A. Dixon,  
Co-Administrator of the  
Estate of Audrey Hassell and  
known heir of Rudolph Hassell  
and Audrey Hassell and The  
United States of America  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$155,528.15,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

IN EXECUTION AS THE PROPERTY OF Estate of Rudolph Hassell and Estate of Audrey Hassell, Anthony Hassell, Co-Administrator of the Estate of Audrey Hassell and known heir of Rudolph Hassell and Linda A. Dixon, Co-Administrator of the Estate of Audrey Hassell and known heir of Rudolph Hassell and Audrey Hassell and The United States of America DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$155,528.15 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Romano Carubo & Aregentieri  
52 Newton Avenue, PO Box 456  
Woodbury, NJ 08096  
02/19/16 · 02/26/16 · 03/04/16

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**SHERIFF SALE**

**March 16, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1949-2013r SUR JUDGEMENT NO. 1949-2013 AT THE SUIT OF PNC Bank, National Association vs Tracey Brandon aka Tracy Brandon aka Tracey Y. Brandon and Betty Scarlett aka Betty Scarlet 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 March 16, 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 northeasterly line of Gold Finch Road, a common corner of Lot No. 497 and Lot No. 498 as shown on plan titled "Subdivision of Lands of Benjamin Foster, Lehman Township, Pike County, Section one" prepared by Edward C. Hess Association, October 17, 1969 and recorded in Plat Book Volume 7, Page 155, October 17, 1969, on file in the Office of the Recorder of Deeds, Milford, Pennsylvania; thence by Lot No. 498 North 82 degrees 18 minutes 16 seconds East 190.00 feet to a point; thence by lands of Pocono Ranch Lands Lmtd., South 19 degrees 53 minutes 23 seconds East 60.47 feet to a point; thence by Lot 496 South 69 degrees 52 minutes 46 seconds West 200.00 feet to a point on the northeasterly line of Gold Finch Road; thence along the northeasterly line of Gold Finch Road on a curve to the right having a radius of 703.23 feet for an arc length

of 102.50 feet (chord bearing and distance being North 11 degrees 52 minutes 16 seconds west 202.41 feet) to the place of BEGINNING.  
BEING KNOWN AS: Lot 497 Sec 1 Pocono Ranch Lands a/k/a Lot 497 Pocono Ranch Lands a/k/a 286 Goldfinch Road, Bushkill, PA 18324  
PROPERTY ID NO.:  
06-0-043168 Map No.  
182.04-07-63  
TITLE TO SAID PREMISES IS VESTED IN TRACY BRANDON AND BETTY SCARLETT (TENANTS IN COMMON) BY DEED FROM ROMEC, INC., A CORPORATION DATED 09/13/2000 RECORDED 04/26/2001 IN DEED BOOK 1881 PAGE 503.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Tracey Brandon aka Tracy Brandon aka Tracey Y. Brandon and Betty Scarlett aka Betty Scarlet DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$119,915.35, 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 Tracey Brandon aka Tracy Brandon aka Tracey Y. Brandon and Betty Scarlett aka Betty Scarlet DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$119,915.35 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Office  
111 Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003-3620  
02/19/16 · 02/26/16 · 03/04/16

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**SHERIFF SALE**  
**March 16, 2016**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2038-2013r

SUR JUDGEMENT NO.  
2038-2013 AT THE SUIT  
OF Bank of America, NA  
successor by Merger to Fleet  
National Bank vs Diana M.  
Woitsky 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  
March 16, 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  
Lehman, County of Pike and  
State of Pennsylvania, more  
particularly described as follows:  
Lot Number 162, Stage VII,  
Pine Ridge, as shown on Plat  
of Pine Ridge, Inc., Stage VII  
recorded in the Office of the  
Recorder of Deeds of Pike  
County in Plot Book volume  
No. 10 at Page No. 26 on June  
20, 1973.  
Parcel No.: 06-0-040617  
BEING known and numbered  
as 162 Stage 7 Pineridge Rd,  
Township of Lehman, PA 18324  
BEING the same premises  
which Flagstar Bank, FSB, by  
Deed dated October 15, 2002  
and recorded November 5,  
2002 in and for Pike County,  
Pennsylvania in Deed Book  
1951, Page 2585, granted and  
conveyed unto Diana Woitsky.

Exhibit "A"

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Diana M. Woitsky  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$23,131.48,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Diana M.  
Woitsky DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$23,131.48 PLUS COSTS  
AND INTEREST AS

AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Manley Deas Kochalski LLC  
PO Box 165028  
Columbus, OH 43216-5028  
02/19/16 · 02/26/16 · 03/04/16

**SHERIFF SALE**

**March 16, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO. 2258-2012r SUR  
JUDGEMENT NO 2258-2012  
AT THE SUIT OF Ocwen  
Loan Servicing, LLC vs John  
Eckel 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  
March 16, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

The following described  
real property situate in the  
city of Hawley, Township  
of Lackawaxen, County of  
Pike, and commonwealth of  
Pennsylvania, to wit:  
All that certain lot or parcel of  
land situate in the Township of  
Lackawaxen, County of Pike  
and State of Pennsylvania,

in the development known as  
Fawn Lake Forest, being lot  
45, Section IV, on a subdivision  
plan of development (consisting  
of ten (10) sections), recorded  
in the recorder's office in and  
for Pike County, at Milford,  
Pennsylvania, in plot book  
volume 7, page 172 on the 6th  
day of November 1969.

Premises being 46 Cherry Hill  
Circle Road a/k/a 110 Cherry  
Hill Circle, Hawley, PA 18428  
Parcel No. 012-02-04-34  
BEING the same premises  
which Marilyn Wallace by  
Deed dated January 9, 1998 and  
recorded January 13, 1998 in the  
Office of the Recorder of Deeds  
in and for Pike County in Deed  
Book: 1466 Page 346, granted  
and conveyed unto John Eckel.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
John Eckel DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$90,998.64,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES

AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF John Eckel  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$90,998.64 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg  
1581 Main Street, Ste. 200  
Warrington, PA 18976  
02/19/16 · 02/26/16 · 03/04/16

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**SHERIFF SALE**

**March 16, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 2307-2010r SUR  
JUDGEMENT NO. 2307-2010  
AT THE SUIT OF Bank  
of America, NA successor  
by Merger to BAC Home  
Loans Servicing, LP vs Patrick  
Ryerson 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  
March 16, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. CIVIL-2307-2010  
Bank of America, N.A.  
Successor by Merger to BAC  
Home Loans Servicing, LP  
v.  
Patrick Ryerson  
owner(s) of property situate  
in the TOWNSHIP OF  
DINGMAN, PIKE County,  
Pennsylvania, being 105 Vicar  
Way, Milford, PA 18337  
Parcel No. 122.02-05-48-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$269,945.96  
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 Patrick Ryerson  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A

JUDGMENT ON THE AMOUNT OF \$269,945.96, 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 Patrick Ryerson DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$269,945.96 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
02/19/16 · **02/26/16** · 03/04/16

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