

## 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 Dorothy O. Cole, late of Milford, Pike County, Pennsylvania.

Letters Testamentary on the above estate having been granted to Robert Cole, 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, Ridley, Chuff, Kosierowski & Scanlon, P.C., 400 Broad Street, Milford, PA 18337.

02/06/15 · 02/13/15 · **02/20/15**

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### ESTATE NOTICE

RE: ESTATE OF JOHN FRANCIS HOLLERAN, JR., late of Blooming Grove Township, PA, who died March 20, 2014. Letters Testamentary in the above estate having been granted, all persons having claims or demands against the

estate of the decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to: John Francis Holleran, Executor, or Daniel L. Penetar, Jr., Esquire, 116 North Washington Avenue, Suite 2A, Scranton, PA 18503.  
02/06/15 · 02/13/15 · **02/20/15**

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### EXECUTOR'S NOTICE

Estate of Jordan W. Berkman, Deceased, late of Milford Borough/Township, Pike County, Pennsylvania.

Letters Testamentary on the above estate have been granted to the undersigned. All persons indebted to the said estate are requested to make payment, and those having claims should present the same without delay to: Jeffrey W. Berkman, Executor, of 2592 Overlook Place, Baldwin, NY 11510.

Jeffrey W. Berkman  
Executor  
02/06/15 · 02/13/15 · **02/20/15**

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### ADMINISTRATRIX'S NOTICE

Antonio, Dorothy J.. dec'd.  
Late of Bushkill, Pike County, PA.

Administratrix: Joy Antonio-Searcy, c/o Megan M. McDonald, Esquire, P.O. Box 1, Hellertown, PA 18055.

Attorney: Megan M. McDonald, Esquire, P.O. Box 1,

Hellertown, PA 18055.  
02/13/15 • 02/20/15 • 02/27/15

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**EXECUTOR'S NOTICE**

Estate of Marija G. Stefansky, late of Matamoras Borough, Pike County, Pennsylvania, deceased.

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

Sergei Y. Pavlovich  
301 Ave. H  
Matamoras, PA 18336  
Executor

02/13/15 • 02/20/15 • 02/27/15

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**NOTICE OF ADMINISTRATION**

Notice is hereby given that Letters of Testamentary have been granted in the ESTATE of CHARLES R. TAPPEN, SR., late of Lackawaxen Township, Pike County, Pennsylvania.

All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to the Co-Executors, Charles R. Tappen Sr. of 73 Heulitt Road, Colts Neck, New Jersey 07722 or Holly Tappen of 208 Sherman Avenue, Jersey City, New Jersey 07307 or John F. Spall, Esquire, Attorney for the Estate, 2573 Rt. 6, Hawley, Pennsylvania 18428.

JOHN F. SPALL, ESQ.

02/20/15 • 02/27/15 • 03/06/15

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**ADMINISTRATRIX NOTICE**

ESTATE OF CHRISTOPHER J. BERTALAN, late of Dingman Township, 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 same, without delay to DONNA J. BERTALAN, of 4474 Conashaugh Lakes, Milford, PA 18337, or to her attorneys, KLEMEYER, FARLEY & BERNATHY, LLC, 2523 Route 6, Suite 1, Hawley, PA 18428.

02/20/15 • 02/27/15 • 03/06/15

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**ADMINISTRATOR'S NOTICE**

Estate of Eleanor R. Rudolph, deceased, late of 225 Rock Hill Drive, Dingmans Ferry, PA 18328.

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

Robert F. Rudolph, Sr.  
225 Rock Hill Drive  
Dingmans Ferry, PA 18328  
Administrator

or to his Attorney:

Christie E. Bower, Esq.  
6515 Route 209, Unit 2  
Stroudsburg, PA 18360

02/20/15 • 02/27/15 • 03/06/15

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**ESTATE NOTICE**

ESTATE OF HAROLD  
DICKISON, late of  
Dingmans Ferry, Pike County,  
Pennsylvania, deceased.

Letters Testamentary in the  
above-named Estate having been  
granted to the undersigned, all  
persons indebted to the Estate  
are requested to make immediate  
payment and those having claims  
are directed to present the same  
without delay to the undersigned  
or his attorney within four  
months from the date hereof  
and to file with the Clerk of  
the Court of Common Pleas of  
Pike County, Sixtieth Judicial  
District, a particular statement of  
claim duly verified by an affidavit  
setting forth an address within  
the County where notice may be  
given to claimant.

Charles Dickison,  
Co-Executor  
513 Thayer Ave.  
Silver Spring, MD 20910  
Stephen Dickison,  
Co-Executor  
415 Silver Springs Ave.  
Silver Spring, MD 20910  
Lori J. Cerato, Esq.  
729 Sarah Street  
Stroudsburg, PA 18360  
570-424-3506

02/20/15 • 02/27/15 • 03/06/15

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**EXECUTOR'S NOTICE**

ESTATE of Joseph  
R. Fortin, late of 3226  
Hemlock Farms, Pike County,  
Pennsylvania, deceased.

Letters Testamentary on the  
above estate having been granted  
to the undersigned, all persons  
indebted to said estate are

requested to make payment and  
those having claims to present  
same, without delay to

John J. McManus  
25B Trent Ct.

Ridge, NY 11961

02/20/15 • 02/27/15 • 03/06/15

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**NOTICE OF  
ADMINISTRATION**

Notice is hereby given that  
Letters of Administration have  
been granted in the ESTATE  
of JOSEPH E. MAHON,  
JR., late of Greene Township,  
Pike County, Pennsylvania.  
All persons indebted to the  
Estate are requested to make  
payment, and those having  
claims or demands are to  
present same, without delay,  
to the Administrator, John W.  
Mahon of 1534 Route 590,  
Canadensis, PA 18325 or John  
F. Spall, Esquire, Attorney for  
the Estate, 2573 Rt. 6, Hawley,  
Pennsylvania 18428.

JOHN F. SPALL, ESQ.  
02/20/15 • 02/27/15 • 03/06/15

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**COURT OF COMMON  
PLEAS OF PIKE COUNTY  
SIXTIETH JUDICIAL  
DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA**

**ANISSA WALKER,  
Plaintiff**

**vs.  
WILLIAM PHILIPS,  
Defendant  
IN DIVORCE  
No. 1264-2014**

A lawsuit was filed against  
you on July 30, 2014 by Anissa  
Walker. This is a legal action

through which Anissa Walker seeks a divorce from you from the bonds of matrimony.

The legal action seeks a dissolution of the marital relationship and the entry of a decree in divorce.

**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 Plaintiffs. 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.**

**PIKE COUNTY  
COMMISSIONERS  
OFFICE  
506 BROAD STREET**

**MILFORD, PA 18337  
(570) 296-7613**

**NOTICE OF  
SHERIFF'S SALE  
IN THE COURT OF  
COMMON PLEAS  
OF PIKE COUNTY,  
PENNSYLVANIA**

NO. 388-2014

WELLS FARGO BANK, N.A.  
Vs.

UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS,  
AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE  
OR INTEREST FROM  
OR UNDER HAROLD A.  
DRESCH A/K/A HAROLD  
DRESCH, DECEASED

NOTICE TO: UNKNOWN  
HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL  
PERSONS, FIRMS,  
OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE  
OR INTEREST FROM  
OR UNDER HAROLD A.  
DRESCH A/K/A HAROLD  
DRESCH, DECEASED  
NOTICE OF SHERIFF'S  
SALE OF REAL PROPERTY

Being Premises: 190  
WOODLOCH DRIVE,  
HAWLEY, PA 18428  
Being in LACKAWAXEN  
TOWNSHIP, County of PIKE,  
Commonwealth of Pennsylvania,  
016.02-03-01.190

Improvements consist of  
residential property.  
Sold as the property of  
UNKNOWN HEIRS,

SUCCESSORS, ASSIGNS,  
AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE  
OR INTEREST FROM  
OR UNDER HAROLD A.  
DRESCH A/K/A HAROLD  
DRESCH, DECEASED

Your house (real estate) at  
190 WOODLOCH DRIVE,  
HAWLEY, PA 18428 is  
scheduled to be sold at the  
Sheriff's Sale on 07/22/2015  
at 11:00 AM, at the PIKE  
County Courthouse, 500 Broad  
Street, Milford, PA 18337, to  
enforce the Court Judgment  
of \$216,253.56 obtained by,  
WELLS FARGO BANK, N.A.  
(the mortgagee), against the  
above premises.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorney for Plaintiff

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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 18, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
93-2013r SUR JUDGEMENT  
NO. 93-2013 AT THE

SUIT OF The Bank of New  
York Mellon fka The Bank  
of New York, as Trustee  
for the Certificateholders,  
CWABS, Inc., Asset-Backed  
Certificates, Series 2007-5 vs  
Joseph F. Stallone and Joanne  
E. Stallone 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 18, 2015 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 Blooming Grove, County of  
Pike and State of Pennsylvania,  
more particularly described  
as Lot 12, Block LXXXV,  
Hemlock Farms Community,  
Stage XIV, as shown on plat of  
Hemlock Farms Community,  
Laurel Ridge, Stage XIV,  
recorded in the Office of the  
Recorder of Deeds, Pike County,  
in Plat Book 6, Page 194, on the  
15th day of August, 1968.

ALSO, 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  
11, Block LXXXV, Hemlock  
Farms Community, Stage XIV,  
as shown on plat of Hemlock

Farms Community, Laurel Ridge, Stage XIV, recorded in the Office of the Recorder of Deeds, Pike County, in Plat Book 6, Page 194, on the 15th day of August, 1968.  
PARCEL No. 107020212  
BEING known as 123 Basswood Drive, Hawley, PA 18428  
BEING the same premises which Joseph F. Stallone a/k/a Joseph Stallone and Joanne E. Stallone a/k/a Joanne Stallone, by Indenture dated September 28, 2004 and recorded in the Office of the Recorder of Deeds in and for Pike County, in Book 2072, Page 565, as Instrument No. 200400019414, granted and conveyed unto Joseph f. Stallone and Joanne E. Stallone, his wife. THE IMPROVEMENTS THEREON ARE: Residential Dwelling

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Joseph F. Stallone and Joanne E. Stallone DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$309,998.27, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE

ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Joseph F. Stallone and Joanne E. Stallone DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$309,998.27 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Federman & Assoc.  
305 York Road, Ste. 300  
Jenkintown, PA 19046  
**02/20/15 · 02/27/15 · 03/06/15**

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**SHERIFF SALE**  
**March 18, 2015**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 110-2014r SUR JUDGEMENT NO. 110-2014 AT THE SUIT OF Nationstar Mortgage, LLC vs Liliane Reynolds, Individually

and in Her Capacity as Executrix of the Estate of Nicholas Petkoff, 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 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL that certain tract or parcel of land situate, lying and being in the Township of Dingman, County of Pike, and Commonwealth of Pennsylvania, more particularly described as Lot No. 1, Block No. 40, Section No. 3, Gold Key Estate, as shown on plat or map of Gold Key Estates, subdivisions recorded in the Office of the Recorder of Deeds of Pike County in Plat Book 7 at Page 150.  
TAX PARCEL #03-0-019685 BEING KNOWN AS: 1 Daisy Place, Milford, PA 18337

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Liliane Reynolds, Individually and in Her Capacity as Executrix of the Estate of Nicholas Petkoff, Deceased DEFENDANTS, OWNER, OR REPUTED OWNERS

OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$41,454.00, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Liliane Reynolds, Individually and in Her Capacity as Executrix of the Estate of Nicholas Petkoff, Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$41,454.00 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphial, PA 19106-1532

02/20/15 · 02/27/15 · 03/06/15

**SHERIFF SALE**

**March 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 121-2014r SUR JUDGEMENT NO. 121-2014 AT THE SUIT OF Wells Fargo Bank, NA vs Ronald L. Mozzone and Arlene E. Mozzone 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 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 121-2014-CV Wells Fargo Bank, N.A. v. Ronald L. Mozzone Arlene E. Mozzone owner(s) of property situate in the DELAWARE TOWNSHIP, PIKE County, Pennsylvania, being 109 Weasel Road, Dingmans Ferry, PA 18328-3098 Parcel No. 161.03-01-23- (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$126,727.09

Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Ronald L. Mozzone and Arlene E. Mozzone DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$126,727.09, 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 Ronald L. Mozzone and Arlene E. Mozzone DEFENDANTS, OWNERS REPUTED



OWNERS TO COLLECT  
\$126,727.09 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
02/20/15 · 02/27/15 · 03/06/15

**SHERIFF SALE**

**March 18, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
213-2014r SUR JUDGEMENT  
NO. 213-2014 AT THE SUIT  
OF Nationstar Mortgage, LLC  
vs Clare Murphy aka Clare M.  
Murphy 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 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

LEGAL DESCRIPTION  
TOGETHER WITH all  
rights of way and UNDER  
AND SUBJECT all covenants,  
reservations, restrictions, and  
conditions of record, as found in

the Chain of Title.  
ALL THAT CERTAIN piece,  
parcel and tract of land situate,  
lying and being in the Township  
of Blooming Grove, County of  
Pike and Commonwealth of  
Pennsylvania, more particularly  
described as follows to wit:  
BEING lot 42, Block XXXIV,  
Hemlock Farms Community,  
Stage XIX, as shown on Plat of  
Hemlock Farms Community,  
Hemlock Hills, Stage XIX  
recorded in the Office of the  
Recorder of Deeds of Pike  
County in Plat Book 6 Page 140  
on the 26th day of April 1968.  
EXCEPTING AND  
RESERVING unto the Grantor,  
its successors and assigns, the  
oil, minerals and gases therein  
which reservation does not  
include the right of entry by the  
Grantor upon the premises for  
the purpose of removing the  
aforementioned oils, minerals  
and gases in the Lot.  
Title to said premises is vested  
unto Clare Murphy, a/k/a  
Clare M. Murphy by deed from  
Pierre B. Johnson and Olga  
M. Johnson, Married dated  
October 25, 2006 and recorded  
November 3, 2006 in Deed Book  
2202, Page 2596.  
Being known as: 102  
GRANITE DRIVE,  
HAWLEY, PENNSYLVANIA  
18428  
Map Number: 107.03-07-91  
Control Number: 01-0-034771

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

THE COMMONWEALTH OF PENNSYLVANIA TO Clare Murphy aka Clare M. Murphy DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$178,755.22, 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 Clare Murphy aka Clare M. Murphy DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$178,755.22 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

McCabe, Weisberg & Conway  
123 South Broad Street  
Philadelphia, PA 19109  
02/20/15 · 02/27/15 · 03/06/15

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**SHERIFF SALE**  
**March 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 235-2011r SUR JUDGEMENT NO. 235-2011 AT THE SUIT OF U.S. Bank National Association, as Trustee for Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2005-10 vs Tani K. Sylvester 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 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 235-2011 U.S. Bank National Association, as Trustee for Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2005-10 v. Tani K. Sylvester owner(s) of property situate in

the PIKE County, Pennsylvania,  
being  
3429 Lancaster Drive, Bushkill,  
PA 18324  
Parcel No. 197.03-06-61-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$193,379.54  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Tani K. Sylvester  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$193,379.54,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Tani K.  
Sylvester DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$193,379.54 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
**02/20/15 · 02/27/15 · 03/06/15**

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**SHERIFF SALE**  
**March 18, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
272-2014r SUR JUDGEMENT  
NO. 272-2014 AT THE SUIT  
OF HSBC Bank USA, NA vs  
Anne Marie Allen and 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 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

The land referred to in this Policy is described as follows:  
ALL THAT CERTAIN 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 14ABCD, BLOCK W-603, as set forth on a Plan of Lots - WILD ACRES, SECTION 6, Delaware Township, Pike County, Pennsylvania, dated March 1988, by John B. Aicher, Monroe Engineering, Inc., Stroudsburg, Pennsylvania and filed in the Office for the Recording of Deeds for Pike County, Pennsylvania, in Plat Book 6, Page 197, on August 16, 1968.  
BEING KNOWN AS: Lot 14 Block W603 Section 6 n/k/a 212 Wild Acres Drive, Dingman's Ferry, PA 18328  
PROPERTY ID NO.: 02-0-030857  
TITLE TO SAID PREMISES IS VESTED IN GLENN A. ALLEN AND ANNE MARIE ALLEN, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES BY DEED FROM HELMUT R. PETZOLD AND FRANCES PETZOLD DATED 08/23/2002 RECORDED 08/26/2002 IN DEED BOOK 1941 PAGE 286.

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 A. Allen DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$57,083.76, 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 Anne Marie Allen and Glenn A. Allen DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$57,083.76 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

Udren Law Offices  
111 Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003-3620  
02/20/15 · 02/27/15 · 03/06/15

**SHERIFF SALE**  
**March 18, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
298-2014r SUR JUDGEMENT  
NO. 298-2014 AT THE SUIT  
OF Green Tree Servicing, LLC  
vs Cheryl H. Alford, individually  
and in her capacity as Executrix  
of the Estate of Brad A. Alford,  
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 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN  
lot or lots of land in Palmyra  
Township, Pike County,  
Pennsylvania, Known and  
designated as Lot Number  
264 on Map 4 of Plan of Lots  
prepared for Tanglwood Lakes,  
Inc., by Harry F. Schoenagel,  
Registered Surveyor, dated  
December 18, 1969 and recorded  
in the Office of the Recorder of  
Deeds for Pike County in Plat  
Book Number 7, at Page 185.

TOGETHER with all rights  
of way and UNDER AND  
SUBJECT to all covenants,  
reservations, restrictions and  
conditions of record, as found in  
the Chain of Title.  
TAX PARCEL #087-01-04-13  
BEING KNOWN AS: 114  
Beartrap Mountain Road,  
Greentown, PA 18426

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Cheryl H. Alford,  
individually and in her capacity  
as Executrix of the Estate of  
Brad A. Alford, Deceased  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$387,943.18,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Cheryl H. Alford, individually and in her capacity as Executrix of the Estate of Brad A. Alford, Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$387,943.18 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
02/20/15 · 02/27/15 · 03/06/15

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**SHERIFF SALE**

**March 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 326-2014r SUR JUDGEMENT NO. 326-2014 AT THE SUIT OF Wells Fargo Bank, NA vs Joshua Smith, in his Capacity as Heir of Blake S. Smith, Deceased, unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Blake S. Smith, 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 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 326-2014

Wells Fargo Bank, N.A.

v.

Joshua Smith, in His Capacity as Heir of Blake S. Smith, Deceased

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Association Claiming Right, Title or Interest From or Under Blake S. Smith, Deceased

owner(s) of property situate in MATAMORAS BOROUGH, PIKE County, Pennsylvania

being

310 Avenue F, Matamoras, PA 18336-1114

Parcel No. 083.10-01-61

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$100,975.66

Attorneys for Plaintiff

Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Joshua Smith, in his Capacity as Heir of Blake S.

Smith, Deceased, unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Blake S. Smith, Deceased DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$100,975.66, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Joshua Smith, in his Capacity as Heir of Blake S. Smith, Deceased, unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Blake S. Smith, Deceased DEFENDANTS, OWNERS

REPUTED OWNERS TO COLLECT \$100,975.66 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1 Penn Center Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
**02/20/15 · 02/27/15 · 03/06/15**

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**SHERIFF SALE**

**March 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 359-2014r SUR JUDGEMENT NO. 359-2014 AT THE SUIT OF Nationstar Mortgage, LLC vs Margaret A. Marks and Neal A. Marks 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 18, 2015 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 Greene, County of Pike and Commonwealth of Pennsylvania, more particularly described as

follows:

BEGINNING at a point in Pennsylvania Highway #507, in the Town of Greentown; THENCE alone lands of McLain, North eighty-nine degrees, fifty-five minutes, sixteen seconds West (N. 89 degrees 55 minutes 16 seconds W.), six hundred twenty-nine and forty-four one-hundredths (629.44) feet to an iron bar.

THENCE along lands of Keeler, South fifty-five degrees, fifty-eight minutes, fifty-four seconds East (S. 55 degrees 58 minutes 54 seconds E.), three hundred eleven and seventy-five one hundredths (311.75) feet to an iron bar.

Thence along lands of Keeler, and also lands of Butts, South eighty-nine degrees, fifty-five minutes, sixteen seconds East (S. 89 degrees 55 minutes 16 seconds E.) three hundred seventy-eight and ninety-eight one hundredths (378.98) feet (crossing Pennsylvania Highway #507); to a point in the public road Legislative Route 51022 leading to Hemlock Grove.

THENCE along Legislative Routs 51022 (as it merges with Pennsylvania Highway #507 the following three (3) courses and distances; North five degrees, forty minutes, sixteen seconds West (N. 5 degrees 40 minutes 16 seconds W.), one hundred seventeen (117) feet; North zero degrees, four minutes, forty-four seconds East (N. 0 degrees 4 minutes 44 seconds E.), thirty-five minutes 59 seconds E.), twenty-four and seventy

one-hundredths (24.70) feet to the point and place of beginning. INCLUDING a twenty-five (25) foot right-of-way on the Southern most line for the entrance to other lands of Keeler, Shown on map made by Colen Enterprises, Inc. on Drawing #85-11-25. Said map to be recorded in the County Seat of Milford, Pike County, Pennsylvania.

EXCEPTING AND RESERVING unto the Grantors, their heirs and assigns, the right to use a twenty five (25) foot wide right-of-way along the Southern boundary of the property herein described leading from Legislative Route 51022 to a parcel of land of the Grantors herein described leading from Legislative Route 51022 to a parcel of land of the Grantors herein known as Parcel A as shown on the aforesaid map as a means of ingress, egress and regress to the said parcel. Parcel ID # 114.02-01-10.001 BEING KNOWN AS: 1575 Route 507 Greentown, PA 18426

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Margaret A. Marks and Neal A. Marks DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A



JUDGMENT ON THE AMOUNT OF \$148,172.84, 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 Margaret A. Marks and Neal A. Marks DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$148,172.84 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
**02/20/15 · 02/27/15 · 03/06/15**

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**SHERIFF SALE**  
**March 18, 2015**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED

OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 427-2014r SUR JUDGEMENT NO. 427-2014 AT THE SUIT OF Wayne Bank vs Charles R. Dabb, 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 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**DESCRIPTION**

“As evidenced in Delaware Township, Pike County. Deed/ Record Book 1004, Page 14R. Tax ID No. 148.02-01-66 ALL that certain piece, parcel and tract of land situate, lying and being in the Township of Delaware, County of Pike, and Commonwealth of Pennsylvania, being more particularly described as follows, to wit:  
Lot 22, Block No. M-402, as shown on a map entitled “Section 4, Martel Lake Estates, Delaware Township, Pike County, Pennsylvania,” which map was duly recorded on June 29, 1983 with the Office of the Recorder of Deeds of Pike County, Pennsylvania, in Plat Book 10, Page 133.  
BEING the same premises which Thomas J. Russo and Noreen A. Russo by their deed

dated July 20, 1993 and recorded in the Office of the Recorder of Deeds in and for Pike County, Pennsylvania in Deed Book 1004 page 14R, granted and conveyed unto Charles R. Dabb, Jr., the Mortgagor herein.

UNDER AND SUBJECT to easements, conditions and restrictions, rights of way and covenants of record, including but not limited to, those found at Deed Book 510, page 153. The Real Property or its address is commonly known as 12308 Marcel Lake Estates, 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 Charles R. Dabb, JR. DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$37,916.34, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Charles R. Dabb, JR. DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$37,916.34 PLUS COSTS AND INTEREST AS AFORESAID.”

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Jeffrey S. Treat  
916 Court Street  
Honesdale, PA 18431  
**02/20/15 · 02/27/15 · 03/06/15**

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**SHERIFF SALE**  
**March 18, 2015**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 468-2012r SUR JUDGEMENT NO. 468-2012 AT THE SUIT OF JPMorgan Chase Bank, National Association s/b/m Chase Home Finance, LLC s/b/m to Chase Manhattan Mortgage Corporation vs Jack J. Shen and Ming-chih Shen 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 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 2012-00468

Jpmorgan Chase Bank, National  
Association s/b/m Chase  
Home Finance, LLC s/b/m to  
Chase Manhattan Mortgage  
Corporation

v.

Jack J. Shen  
Ming-chih Shen

owner(s) of property situate in  
the LEHMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being

353 Saunders Drive, Bushkill,  
PA 18324-8595

Parcel No. 192.02-01-35-  
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$103,258.17

Attorneys for Plaintiff

Phelan Hallinan, LLP

THE SALE IS MADE  
BY VIRTUE OF A  
WRIT OF EXECUTION  
ISSUED BY THE  
PROTHONOTARY OF THE  
COMMONWEALTH OF  
PENNSYLVANIA TO Jack  
J. Shen and Ming-chih Shen  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID

REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$103,258.17,  
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 Jack J.  
Shen and Ming-chih Shen  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$103,258.17 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1 Penn Center Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
**02/20/15 · 02/27/15 · 03/06/15**

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**SHERIFF SALE**

**March 18, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
502-2014r SUR JUDGEMENT  
NO. 502-2014 AT THE  
SUIT OF JPMorgan Chase  
Bank, NA vs Scott A.  
Frale 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 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 502-2014  
Jpmorgan Chase Bank, N.A.  
v.  
Scott A. Frable  
owner(s) of property situate in  
DINGMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being  
147 Rabbit Run Circle, Milford,  
PA 18337-4440  
Parcel No. 109.03-01-24-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$223,342.82  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Scott A. Frable  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$223,342.82,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Scott A.  
Frale DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$223,342.82 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
**02/20/15 · 02/27/15 · 03/06/15**

**SHERIFF SALE**

**March 18, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
503-2014r SUR JUDGEMENT  
NO. 503-2014 AT THE  
SUIT OF US Bank National  
Association, as Trustee for Asset  
Backed Securities Corporation  
Home Equity Loan Trust,  
Series OOMC 2006-HE5.  
Asset Backed Pass-Through  
Certificates, Series OOMC  
2006-HE5, vs Carmen  
Darwich a/k/a Carmen Maria  
Darwich 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 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

All that certain lot or lots,  
parcel or piece of ground situate  
in Lehman Township, Pike  
County, Pennsylvania, being

Lot or Lots No. 1052, Section  
No. 15 as is more particularly  
set forth on the Plot Map of  
Lehman-Pike Development  
Corporation, Saw Creek Estates,  
as same is duly recorded in the  
Office for the Recording of  
Deeds, Milford, Pike County,  
Pennsylvania in Plot Book  
Volume 15, Page 14.  
BEING KNOWN AS: 1052  
Decker Road n/k/a 4125  
Winchester Way, (Lehman  
Township), Bushkill, PA 18324  
PROPERTY ID NO.:  
192.02-02-81  
TITLE TO SAID PREMISES  
IS VESTED IN Carmen  
Maria Darwich, a married  
person BY DEED FROM  
John Daniel Englese, a single  
person DATED 11/14/2008  
RECORDED 11/18/2008 IN  
DEED BOOK 2294 PAGE  
246.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Carmen Darwich a/k/a  
Carmen Maria Darwich  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$306,405.94,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES

UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Carmen  
Darwich a/k/a Carmen Maria  
Darwich DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$306,405.94 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices  
111 Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003-3620  
**02/20/15 · 02/27/15 · 03/06/15**

**SHERIFF SALE**

**March 18, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
517-2014r SUR JUDGEMENT  
NO. 517-2014 AT THE SUIT

OF M&T Bank vs Angela  
Cooper DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
March 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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

BEGINNING at a point on  
the Southwesterly line of Deer  
Run, a common corner of Lot  
No. 209 and lot 210 as shown  
on a Plan titled "Subdivision  
of Land of Benjamin Foster,  
Lehman Township, Pike  
County, Section Three" prepared  
by Edward C. Hess Associates,  
October 17, 1968 and recorded  
in Plat Book Vol. 7 page 157,  
October 17, 1989 on File in the  
office of the Recorder of Deeds,  
Milford, Pennsylvania, from  
which a stone corner marking  
the Southwesterly corner of  
Parcel No. 2, of lands conveyed  
by Benjamin Foster to Pocono  
Ranch Lands Lmtd., by deed  
dated November 27, 1971 and  
recorded in the aforementioned  
Office, in Deed Book Vol. 258  
page 824 bears North 77 degrees  
13 minutes 00 seconds East  
distant 8528.24 feet, also from

which a stone corner marking the Westerly corner of Parcel No. 6. of the above mentioned lands conveyed by Benjamin Foster to Pocono Ranch Lands, Lmted., bears South 56 degrees 12 minutes 42 seconds West distant 749.80 feet; thence by Lot No., 208, South 88 degrees 41 minutes 13 seconds West 300.00 feet to a point; thence by lands of Pocono Ranch Lands, Lmted., North 3 degrees 44 minutes 28 seconds West 182.44 feet to a point; thence by Lot No. 211 North 88 degrees 41 minutes 13 seconds East 295.00 feet to a point on the Southwesterly line of Deer Run; thence along the Southwesterly line of Deer Run on a curve to the left having a radius of 240.76 feet or an arc length of 76.00 feet (chart bearing and distance being South 2 degrees 46 minutes 13 seconds West 74.71 feet) the piece of beginning.  
CONTAINING 38,951 square feet, more or less.  
BEING Lot No. 210 on the above mentioned Plan.  
BEING COUNTY PARCEL #182.1-1-21  
Title to said premises is vested in Angela Cooper by deed from Gita Srinivasan dated October 22, 2003 and recorded November 17, 2003 in Deed Book 2018, Page 1483.  
Being known as: 1490 DEER RUN, F/K/A 210 DEER RUN ROAD, F/K/A 107 RANCLANDS, BUSHKILL, PENNSYLVANIA 18324.  
Map Number: 182.01-01-21  
Control Number: 06-0-042344

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Angela Cooper DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$94,715.03, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Angela Cooper DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$94,715.03 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street  
Philadelphia, PA 19109  
**02/20/15 · 02/27/15 · 03/06/15**

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**SHERIFF SALE**

**March 18, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
557-2014r SUR JUDGEMENT  
NO. 557-2014 AT THE  
SUIT OF PNC Bank, National  
Association vs Kenneth Boss aka  
Kenneth E. Boss and Traceyann  
Boss 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 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**LEGAL DESCRIPTION**

Legal Description of the land:  
ALL THAT CERTAIN piece,  
parcel and tract of land situate,  
lying and being in the Township  
of Delaware, County of Pike  
and State of Pennsylvania, more  
particularly described as follows,  
to wit:  
Lot 12ABC, Block W-108, as  
set forth on a Plat of Lots - Wild

Acres, Section 2, Delaware  
Township, Pike County,  
Pennsylvania, and filed in the  
Office for the Recording of  
Deeds in and for Pike County,  
Pennsylvania in Plat Book  
Volume 10 page 13, re-recorded  
October 17, 1972.

BEING THE SAME premises  
which Nicholas Castronoa aka  
Nicholas Castronova and Susan  
Castronova, his wife, by their  
deed dated September 8, 1999  
and recorded in Pike County  
Deed Book Volume 1806 Page  
951 granted and conveyed unto  
Ollis Jason and Kelly Jason  
BEING KNOWN AS: 125  
Doe Drive, Dingmans Ferry, PA  
18328

PROPERTY ID NO.:

02-0-028677

TITLE TO SAID

PREMISES IS VESTED IN  
TRACEYANN BOSS BY  
DEED FROM KENNETH E.  
BOSS AND TRACEYANN  
BOSS DATED 03/15/2010  
RECORDED 03/26/2010 IN  
DEED BOOK 2332 PAGE  
2625.

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



AMOUNT OF \$109,137.00,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Kenneth  
E. Boss and Traceyann Boss  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$109,137.00 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices  
111 Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003-3620  
**02/20/15 · 02/27/15 · 03/06/15**

**SHERIFF SALE**  
**March 18, 2015**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF

COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
573-2013r SUR JUDGEMENT  
NO.573-2013 AT THE SUIT  
OF Well Fargo Bank, NA  
vs Iris Albarron and Michael  
Albarron 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 18, 2015 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.  
573-2013-CV  
ISSUED TO PLAINTIFF:  
WELLS FARGO BANK, N.A.  
PROPERTY BEING  
KNOWN AS:  
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 91, Stage 4, Pine  
Ridge, as shown on Plat of Pine  
Ridge, Inc. Stage 4, recorded in  
the Office for the Recorder of  
Deeds of Pike County in Plat  
Book Volume 7, at Page 107, on  
July 19, 1969.  
TOGETHER with all  
rights and privileges and  
UNDER AND SUBJECT

to the covenants, exceptions, conditions, reservations and restrictions as of record.  
BEING KNOWN AS: 1789 Pine Ridge Bushkill, PA 18324 IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Iris Albarron and Michael Albarron PIN NUMBER, WHICH IS THE ASSESSMENT OR PARCEL NO., MAP, BLOCK AND LOT: 193.02-01-44 CONTROL #: 06-0-041366 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 Iris Albarron and Michael Albarron DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$237,313.83, 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 Iris Albarron and Michael Albarron DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$237,313.83 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Martha E. Von Rosenstiel  
649 South Avenue, Ste. 7  
Secane, PA 19018  
**02/20/15 · 02/27/15 · 03/06/15**

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**SHERIFF SALE**  
**March 18, 2015**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 656-2014r SUR JUDGEMENT NO. 656-2014 AT THE SUIT OF The Dime Bank vs Gregory Cannon 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 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Lackawaxen, County of Pike and State of Pennsylvania, described as follows:

BEGINNING at a corner in middle of Public Road from Greeley to Lackawaxen being also the corner of land conveyed to grantors by deed from Edward Faust and wife, Mary 12, 1923; thence along line of said property, south 88 1/2 degrees East thirty-six hundred fifty (3650) feet to a stone corner on original line of the Abraham Lukens warrantee; thence along said original line, South 43 1/2 degrees East about forty (40) rods to corner of land now or late of John M. Rickert; thence along line of same, North 87 1/2 degrees West thirty-four hundred seventy-one (3471) feet to a corner of land conveyed to said John M. Rickert by said Edward Faust and wife; thence along the same the two following courses: North 7 3/4 degrees East one hundred ten (110) feet to corner; thence North 87 1/4 degrees West six hundred ninety seven (697) feet to corner in middle of said road; thence along middle of said road about seventeen and one-fourth 17 1/4 rods to

the place of BEGINNING. CONTAINING thirty-six acres (36 As.) more or less. The above courses and distances are partly as per draft made by John C. Westbrook, County Surveyor, in May, 1923.  
Property is improved.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Gregory Cannon DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$163,701.00, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

IN EXECUTION AS THE  
PROPERTY OF Gregory  
Cannon DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$163,701.00 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Kimberly D. Martin  
1022 Court Street  
Honesdale, PA 18431  
**02/20/15 · 02/27/15 · 03/06/15**

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**SHERIFF SALE**

**March 18, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
700-2014r SUR JUDGEMENT  
NO. 700-2014 AT THE SUIT  
OF Nationstar Mortgage LLC  
vs Juan Avila 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 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
DOCKET NO:  
700-2014-CIVIL  
ALL THAT CERTAIN lot

or piece of ground situate in  
Lehman Township, County of  
Pike, and Commonwealth of  
Pennsylvania  
TAX PARCEL NO:  
189.01-03-78  
PROPERTY ADDRESS 6  
Cardinal Drive, a/k/a 2151  
Cardinal Drive, Bushkill, PA  
18324  
IMPROVEMENTS: a  
Residential Dwelling  
SOLD AS THE PROPERTY  
OF: Juan Avila  
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  
Juan Avila DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$210,598.86,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Juan Avila DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$210,598.86 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Milstead & Assoc.  
1 E. Stow Road  
Marlton, NJ 08053  
**02/20/15 · 02/27/15 · 03/06/15**

**SHERIFF SALE**

**March 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 705-2014r SUR JUDGEMENT NO. 705-2014 AT THE SUIT OF Wells Fargo Bank, NA as Trustee for the Pooling and Servicing Agreement Dated as of October 1, 2004 Park Place Securities Inc. Asset-Backed Pass-Through Certificates Series 2004-MHQ1, by its services Ocwen Loan Servicing LLC vs David Boccio and Margaret Boccio 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 18, 2015 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, Commonwealth of Pennsylvania, more particularly described as follows:

Tract No. 1401, Section V, Conashaugh Lakes, as shown on plat or map recorded in the office of the Recorder of Deeds of Pike County in Plat Book 8 Page 157. Premises being 100 Oneida Way, Milford, PA 18337 Parcel no. 121-02-04-27 BEING the same premises Richard J. Arrabito and Dawn R. Arrabito, husband and wife, by Deed dated November 7, 2003 and recorded November 7, 2003 in the Office of the Recorder of Deeds in and for Pike County in Deed Book: 2017 Page 929, granted and conveyed unto David Boccio and Margaret Boccio, husband and wife, as tenants by the entirety, in fee. Residential Real Estate

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

OF PENNSYLVANIA TO David Boccio and Margaret Boccio DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$304,549.10, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF David Boccio and Margaret Boccio DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$304,549.10 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg

1581 Main Street, Ste. 200  
Warrington, PA 18976  
02/20/15 · 02/27/15 · 03/06/15

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**SHERIFF SALE**

**March 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 775-2014r SUR JUDGEMENT NO. 775-2014 AT THE SUIT OF Volt Asset holdings Trust XVI vs Michael J. Flanagan 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 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, piece or parcel or land situate, lying and being in the Township of Dingman, County of Pike, and State of Pennsylvania, More particularly described as Lot Number 4, Block Number 7, Section Number 2 of Sunrise Lake, as shown on the map of said section recorded in the Office of the Recorder of Deeds of Pike County in Plat Book 6, Page 30.

TOGETHER WITH unto the grantee herein, his hers and assigns, all rights, liabilities and

privileges and UNDER AND SUBJECT to all conditions, restrictions, reservations and exception as set forth in the a foregoing recited deed. Reference may be had to said deed or the record thereof for any and all purposes in connection with this conveyance with the same force and effect as if the same were more fully and at large set forth herein. TAX PARCEL # 122.01-05-95 BEING KNOWN AS: 121 Sunfish Road, Milford PA 18337

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Michael J. Flanagan DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$107,376.88, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Michael J. Flanagan DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$107,376.88 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
**02/20/15 · 02/27/15 · 03/06/15**

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**SHERIFF SALE  
March 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 781-2014r SUR JUDGEMENT NO. 781-2014 AT THE SUIT OF The Bank of New York Mellon Trust Company, NA as Trustee on Behalf of CWABS Asset-Back Certificates Trust 2005-4 vs James Monaghan and Linda Monaghan 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 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN piece,  
parcel and tract of land, lying  
and being in the Township of  
Lackawaxen, County of Pike and  
State of Pennsylvania, bounded  
and described as follows, to wit:  
BEGINNING at an iron bar  
set for corner on the northerly  
side of Township Road T-454,  
said corner also being the  
southwesterly corner of lands  
formerly of L. Giampapa and  
running; thence, along the  
northerly side of Township  
Road T-454 north 89 degrees  
45 minutes 25 seconds west  
155.38 feet to a point for corner;  
thence, along the line of lands  
of Richard Kuhn north 05  
degrees 55 minutes 54 seconds  
east 296.34 feet to an iron bar  
set for corner; thence, cutting  
through the lands of the grantor  
herein and following the  
southerly line of PARCEL "B"  
north 88 degrees 19 minutes  
49 seconds east 161.36 feet to  
an iron bar set for corner in  
the line of lands formerly of  
L. Giampapa; thence, along  
the line of lands formerly of L.  
Giampapa south 06 degrees 56  
minutes 15 seconds west 302.33  
feet to the point and place of  
BEGINNING.  
TAX PARCEL # 047.00-01-47  
BEING KNOWN AS: 121

Pine Forrest Road, Greeley, PA  
18425

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO James Monaghan  
and Linda Monaghan  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$215,451.31,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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



OWNERS TO COLLECT  
\$215,451.31 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
**02/20/15 · 02/27/15 · 03/06/15**

**SHERIFF SALE**

**March 18, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
822-2014r SUR JUDGEMENT  
NO. 822-2014 AT THE SUIT  
OF Wells Fargo Bank, NA  
as Trustee, for The Certificate  
Holders of Asset-Backed  
Pass-Through Certificates,  
Series 2005- Wcw3 vs Charles  
L. Truitt aka Charles T.  
Truitt 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 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 822-2014

Wells Fargo Bank, N.A., as  
Trustee, for The Certificate  
Holders of Asset-backed  
Pass-through Certificates, Series  
2005-Wcw3  
v.  
Charles L. Truitt a/k/a Charles  
T. Truitt  
owner(s) of property situate in  
DELAWARE TOWNSHIP,  
PIKE County, Pennsylvania,  
being  
111 Collette Lane, aka 7 Collette  
Lane, Dingmans Ferry, Pa  
18328  
Parcel No. 148.02-01-90-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$152,147.82  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Charles L. Truitt aka Charles  
T. Truitt DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$152,147.82,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Charles L. Truitt aka Charles T. Truitt DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$152,147.82 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1 Penn Center Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
**02/20/15 · 02/27/15 · 03/06/15**

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**SHERIFF SALE**

**March 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 823-2014r SUR JUDGEMENT NO. 823-2014 AT THE SUIT OF Nationstar Mortgage, LLC vs William Crum aka William Crum, Sr. DEFENDANTS,

I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION  
DOCKET NO: 823-2014  
ALL THAT CERTAIN lot or piece of ground situate in Dingman Township, County of Pike, and Commonwealth of Pennsylvania.

TAX PARCEL NO:

110.4-1-28

PROPERTY ADDRESS 120 Nelson Road, Milford, PA 18337

IMPROVEMENTS: a Residential Dwelling

SOLD AS THE PROPERTY OF: William Crum a/k/a William Crum, Sr.

ATTORNEY'S NAME: Patrick J. Wesner, 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 William Crum aka William Crum, Sr. DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR

EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$168,589.46, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF William Crum aka William Crum, Sr. DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$168,589.46 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Milstead & Assoc.  
220 Lake Drive East, Ste. 301  
Cherry Hill, NJ 08002  
**02/20/15 · 02/27/15 · 03/06/15**

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**SHERIFF SALE**  
**March 18, 2015**  
BY VIRTUE OF WRIT

OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO839-2013r SUR JUDGEMENT NO. 839-2013 AT THE SUIT OF Green Tree Consumer Discount Company vs Theresa S. Dixon and Emanuel Moreira 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 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

BEGINNING at a point for a corner located in the centerline of Legislative Route No. 51008, said point being a common corner of lands of the grantors herein, and lands of E. Barbara Shoenthal, thence along lands of E. Barbara Shoenthal and crossing the Raymondskill Creek South 24 degrees 20 minutes West 689.84 feet to a point for a corner; thence North 56 degrees 32 minutes West 150.27 feet to a point for a corner; thence cutting the lands of the

grantors herein and crossing the aforesaid creek North 24 degrees 20 minutes East 670.56 to a point for a corner located in the centerline of the aforesaid public road; thence cutting the lands of the grantors herein North 29 degrees, 17 minutes 02 seconds East 510.58 feet to a found iron pipe in stone wall for a corner; thence along lands of Hoffman South 2 degrees 35 minutes West 41.41 feet to a found iron pipe and stones for a corner; thence along same South 9 degrees, 52 minutes West 81.20 feet to a found iron pipe in a stone wall for a corner, thence along same South 4 degrees 49 minutes 09 seconds West 195.39 feet to the point for a corner, thence South 24 degrees 20 minutes West 213.54 feet to the point and place of beginning.

The above description is pursuant to the following (2) entitled maps, to wit: (1) "Lot 1-A-2.31 acres proposed to be conveyed by Bernard Dubbs, Dingman Township, Pike County, Pennsylvania, Victor Orben, Scale 1" - 100', March 16, 1976 Dwg. No. BB-123 A Revision A April 5, 1976," said map is filed in the Recorder of Deeds Office of Pike County, Pennsylvania, in Plat Book 13, Page 95. (2) Bernard Dubbs, Subdivision Revision of Lot 1 and 2, Dingman Township, Pike County, Penna., Scale 1" - 100', February 16, 1977, DWG. No. CC-125, said map is filed in the Recorder of Deeds Office of Pike County, Pennsylvania, in Slide 66 at page 3.

TAX PARCEL # 124.00-02-23  
BEING KNOWN AS: 746  
Raymondskill Road, Milford,  
PA 18337

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Theresa S. Dixon and Emanuel Moreira DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$295,052.94, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$295,052.94 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106  
02/20/15 · 02/27/15 · 03/06/15

**SHERIFF SALE**

**March 18, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
871-2014r SUR JUDGEMENT  
NO. 871-2014 AT THE  
SUIT OF Bank of America,  
NA vs Thomas J. Constandino,  
Ana Constandino and Olivia  
Alexandra Collier aka Alexandra  
Constandino 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 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 871-2014  
Bank of America, N.A.

v.  
Thomas J. Constandino  
Ana Constandino  
Olivia Alexandra Collier a/k/a  
Alexandra Constandino  
owner(s) of property situate in  
the BLOOMING GROVE  
TOWNSHIP, PIKE County,  
Pennsylvania, being  
214 Surrey Drive, Blooming  
Grove, PA 18428  
Parcel No. 107.03-05-01  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$55,439.46  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Thomas J. Constandino,  
Ana Constandino and  
Olivia Alexandra Collier  
aka Alexandra Constandino  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$55,439.46,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.  
NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT

A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Thomas J. Constandino, Ana Constandino and Olivia Alexandra Coller aka Alexandra Constandino DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$55,439.46 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1 Penn Center Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
**02/20/15 · 02/27/15 · 03/06/15**

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**SHERIFF SALE**

**March 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 890-2013r SUR JUDGEMENT NO. 890-2013 AT THE SUIT OF JPMorgan Chase Bank, NA vs Ann Volpone, in her Capacity as Heir of Anthony Volpone, Deceased

unknown Heirs, Successors, Assigns, as All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Anthony Volpone, 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 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 890-2013  
Jpmorgan Chase Bank, N.A.  
v.

Ann Volpone, in her Capacity as Heir of Anthony Volpone, Deceased unknown Heirs, Successors, Assigns, as All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Anthony Volpone, Deceased owner(s) of property situate in LACKAWAXEN TOWNSHIP, PIKE County, Pennsylvania, being 216 Cottonwood Drive, a/k/a 199 Cottonwood Drive Lot 216, Hawley, PA 18428-4013 Parcel No. 009.03-01-11 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$189,714.24 Attorneys for Plaintiff Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Ann Volpone, in her Capacity as Heir of Anthony Volpone, Deceased unknown Heirs, Successors, Assigns, as All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Anthony Volpone, Deceased DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$189,714.24, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

in her Capacity as Heir of Anthony Volpone, Deceased unknown Heirs, Successors, Assigns, as All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Anthony Volpone, Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$189,714.24 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
**02/20/15 · 02/27/15 · 03/06/15**

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**SHERIFF SALE  
March 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 941-2014r SUR JUDGEMENT NO. 941-2014 AT THE SUIT OF Bank of America, NA vs Eric D. Toher aka Eric Toher and Vicki L. Toher aka Vicki Toher DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 18, 2015 at 11:00 AM PREVAILING TIME IN THE

AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 941-2014  
Bank of America, N.A.  
v.  
Eric D. Toher a/k/a Eric Toher  
Vicki L. Toher a/k/a Vicki  
Toher  
owner(s) of property situate in  
the DINGMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being  
116 Manor Ridge Drive,  
Shohola, PA 18458-3434  
Parcel No. 093.00-01-07-  
(Acreage or street address)  
Improvements thereon:  
**RESIDENTIAL DWELLING**  
Judgment Amount: \$130,031.64  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Eric D. Toher aka  
Eric Toher and Vicki L.  
Toher aka Vicki Toher  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$130,031.64,  
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 Eric D.  
Toher aka Eric Toher and  
Vicki L. Toher aka Vicki Toher  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$130,031.64 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK BLVD, Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
**02/20/15 · 02/27/15 · 03/06/15**

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**SHERIFF SALE**  
**March 18, 2015**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
954-2014r SUR JUDGEMENT



NO. 954-2014 AT THE  
SUIT OF U.S. Bank national  
Association, as Trustee  
Structured Asset Securities  
Corporation, Mortgage  
Pass-Through Certificates,  
Series 2006-Z, by its servicer  
Ocwen Loan Servicing, LLC vs  
Harry Lonas 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 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

The land referred to in this  
Commitment is described as  
follows:  
ALL THAT CERTAIN piece,  
parcel and tract of land situate,  
lying and being in the Township  
of Delaware, County of Pike and  
Commonwealth of Pennsylvania,  
more particularly described as  
follows to wit:  
BEING Lot Number 4, Block  
Number 605, Section Number  
6, as shown on map entitled  
subdivision of Section Number  
6, Wild Acres as shown in Plat  
Book Number 6, at Page 197,  
filed in the Pike County Clerk's  
Office.  
UNDER AND SUBJECT to,  
in favor of the Grantor herein  
and its assigns, a covenant prior  
to construction of any residential  
dwelling on the premises herein  
conveyed, to give to the Grantors

herein or its assigns the right  
of first refusal to construct  
said residential dwelling The  
Grantees herein, their heirs  
and assigns, covenant that they  
will notify the Grantors herein  
or its assigns, of any bona fide  
construction bid from any  
proposed contractor by certified  
mail, return receipt requested,  
and the Grantor herein or its  
assigns shall have thirty (30) days  
from receipt of such notice to  
accept or reject the construction  
bid. If accepted  
Grantor and/or its assigns  
will then construct the said  
residential dwelling under the  
same term and conditions as the  
proposed bid.  
Premises being 231 Wild Acres  
Drive, Dingmans Ferry, PA  
18328  
Parcel no. 175-02-01-19  
BEING THE SAME  
PREMISES which Georgiy  
Vetsper and Tayana Vetsper,  
his wife by Deed dated August  
25, 2006 and recorded August  
25, 2006 in the Office of the  
Recorder of Deeds in and for  
Pike County in Deed Book:  
2191 Page 2358, granted and  
conveyed unto Harry Lonas, a  
Married Man, as Sole Owner,  
in fee.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Harry Lonas  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS

OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$190,650.33,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Harry Lonas  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$190,650.33 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg  
1581 Main Street, Ste. 200  
Warrington, PA 18976  
02/20/15 · 02/27/15 · 03/06/15

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**SHERIFF SALE**

**March 18, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 956-2014r SUR  
JUDGEMENT NO. 956-2014  
AT THE SUIT OF HSBC  
Bank, USA, NA vs Claudia  
Young 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 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

UDREN LAW OFFICES, P.C.  
WOODCREST  
CORPORATE CENTER  
111 WOODCREST ROAD,  
SUITE 200  
CHERRY HILL, NJ  
08003-3620  
856-669-5400  
pleadings@udren.com  
ATTORNEY FOR  
PLAINTIFF  
HSBC Bank USA, N.A.  
Plaintiff  
v.  
CLAUDIA YOUNG  
Defendant  
COURT OF COMMON  
PLEAS  
CIVIL DIVISION  
Pike County

MORTGAGE  
FORECLOSURE  
NO. 956-2014  
SHORT DESCRIPTION FOR  
ADVERTISING  
ALL THAT CERTAIN LOT  
OF LAND SITUATE IN  
LEHMAN TOWNSHIP,  
PIKE COUNTY,  
PENNSYLVANIA:  
BEING KNOWN AS Lot 3318  
Sec 35 Saw Creek Estates a/k/a  
Lot 3318 Sec 35 Saw n/k/a 1074  
Lancaster Drive, Bushkill, Pa  
18324  
PARCEL NUMBER:  
06-0-108460  
IMPROVEMENTS:  
Residential Property  
UDREN LAW OFFICES,  
P.C.  
Attorney for Plaintiff

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Claudia Young  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$244,599.67,  
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 Claudia  
Young DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$244,599.67 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices  
111 Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003-3620  
02/20/15 · 02/27/15 · 03/06/15

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**SHERIFF SALE**

**March 18, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1046-2013r SUR  
JUDGEMENT NO.1046-2013  
AT THE SUIT OF PennStar  
Bank, a division of NBT Bank,  
NA now by assignment, CNB  
Realty Trust vs Joanne V. Bierly,  
Administratrix of the Estate of  
Joanne Rose Bierly, deceased

and Joanne V. Bierly, Terre Tenant 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 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

EXHIBIT "A"  
ALL THAT CERTAIN parcel, lot, or tract of land situate lying and being in the Township of Greene, County of Pike and Commonwealth of Pennsylvania, more particularly described as follows, to wit:  
Lot 179, Section B, Wallenpaupack Drive, as shown on a plan of Lots, Lake Wallenpaupack Estates, Section 2, dated January 15, 1970, by Harry F. Schoenagel, R.S., Scale 1"=100', as recorded in the office of the Recorder of Deeds in and for Pike County, Pennsylvania, in Plat Book 7, page 215, on the 12th day of March 1970, said map being incorporated by reference herewith as if attached hereto.

IMPROVED with a single dwelling erected thereon. SUBJECT TO and TOGETHER with all the restrictions, covenants, conditions, easements, and rights-of-way that may be of record including those contained in Pike County Deed Book Volume 240 at Page 219, et seq.

And those that may be visible on the ground.  
MAP/PARCEL/PLATE:  
084.02-03-28  
PIN NO. 04-0-014917

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Joanne V. Bierly, Administratrix of the Estate of Joanne Rose Bierly, deceased and Joanne V. Bierly, Terre Tenant DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$31,900.49, 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 Joanne  
V. Bierly, Administratrix of  
the Estate of Joanne Rose  
Bierly, deceased and Joanne  
V. Bierly, Terre Tenant  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$31,900.49 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Hourigan, Kluger & Quinn  
600 Third Avenue  
Kingston, PA 18704  
**02/20/15 · 02/27/15 · 03/06/15**

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**SHERIFF SALE**

**March 18, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1090-2012r SUR  
JUDGEMENT NO. 1090-2012  
AT THE SUIT OF Bank of  
America, NA Successor by  
Merger To BAC Home Loans  
Servicing, LP fka Countrywide  
Home Loans Servicing, LP  
vs Tayde Bisono aka Tayde  
Debisono 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 18, 2015 at 11:00 AM

PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 1090-2012  
Bank of America, N.A.  
Successor by Merger to BAC  
Home Loans Servicing, L.P.  
f/k/a Countrywide Home Loans  
Servicing, L.P.  
v.  
Tayde Bisono a/k/a Tayde  
Debisono  
owner(s) of property situate in  
the PIKE County, Pennsylvania,  
being  
69 Lewis Blvd f/k/a Lot 69 Stage  
10, Lewis Blvd a/k/a lot 69 stage  
10 Pine Ridge, Bushkill, PA  
18324  
Parcel No. 193.04-01-69  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$194,949.45  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Tayde Bisono aka Tayde  
Debisono DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$194,949.45,  
PLUS COSTS & INTEREST.

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

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Tayde  
Bisono aka Tayde Debisono  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$194,949.45 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
**02/20/15 · 02/27/15 · 03/06/15**

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**SHERIFF SALE**  
**March 18, 2015**  
BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON

PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1097-2013r  
SUR JUDGEMENT NO.  
1097-2013 AT THE SUIT OF  
Citimortgage, Inc vs Kenneth  
D. Keene and Elizabeth E.  
Keene 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 18, 2015 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, COMMONWEALTH  
OF PENNSYLVANIA,  
MORE PARTICULARLY  
DESCRIBED AS LOT  
NO. 15, BLOCK NO. 23,  
SECTION NO. 2, GOLD  
KEY ESTATES, AS SHOWN  
ON PLAT OR MAP OF  
GOLD KEY ESTATES,  
SUBDIVISION RECORDED  
IN THE OFFICE OF THE  
RECORDER OF DEEDS OF  
PIKE COUNTY IN PLAT  
BOOK 6, PAGE 6.  
BEING THE SAME  
PREMISES WHICH  
ANTHONY JAMES GIAMAS  
AND ANITA BARBARA  
SIAMAS, HUSBAND AND

WIFE, BY DEED DATED 10/9/1991 AND RECORDED 10/9/1991, IN THE OFFICE FOR THE RECORDER OF DEEDS IN AND FOR PIKE COUNTY, IN DEED BOOK VOLUME 451, PAGE 311, CONVEYED UNTO KENNETH D. KEENE AND ELIZABETH E. KEENE, HUSBAND AND WIFE. BEING KNOWN AS: 15 WILLIAM DRIVE, MILFORD, PA 18337 TAX PARCEL #03-0-018597 IMPROVEMENTS: RESIDENTIAL PROPERTY.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Kenneth D. Keene and Elizabeth E. Keene DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$41,176.67, 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 Kenneth D. Keene and Elizabeth E. Keene DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$41,176.67 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Powers, Kirn & Assoc.  
8 Nashaminy Interplex, Ste. 215  
Trevose, PA 19053  
**02/20/15 · 02/27/15 · 03/06/15**

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**SHERIFF SALE**  
**March 18, 2015**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1333-2013r SUR JUDGEMENT NO. 1333-2013 AT THE SUIT OF Wells Fargo Bank, NA vs Joan M. Fairweather 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 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 1333-2013

Wells Fargo Bank, N.A.

v.

Joan M. Fairweather  
owner(s) of property situate  
in LEHMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being  
131 Spring Drive, a/k/a 2248  
Spring, Drive, a/k/a 223  
Ranchlands, Bushkill, PA 18324  
Parcel No. 182.01-05-33-  
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$142,806.15

Attorneys for Plaintiff

Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Joan M. Fairweather  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$142,806.15,  
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 Joan M.  
Fairweather DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$142,806.15 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1 Penn Center Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
**02/20/15 · 02/27/15 · 03/06/15**

**SHERIFF SALE**

**March 18, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1376-2010r SUR



JUDGEMENT NO. 1376-2010  
AT THE SUIT OF Bank of  
America, NA as Successor  
by Merger to BAC Home  
Loans Servicing, LP vs Henry  
McCallum 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 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 1376-2010-CIVIL  
Bank of America, N.A. as  
Successor by Merger to BAC  
Home Loans Servicing, LP  
v.  
Henry McCallum  
owner(s) of property situate  
in the TOWNSHIP OF  
DELAWARE, PIKE County,  
Pennsylvania, being  
100 Primrose Lane, Dingmans  
Ferry, PA 18328-4239  
Parcel No. 149.04-13-74  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$117,494.03  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

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

OF PENNSYLVANIA  
TO Henry McCallum  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$117,494.03,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Henry  
McCallum DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$117,494.03 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400

1 Penn Center Plaza  
Philadelphia, PA 19103  
02/20/15 · 02/27/15 · 03/06/15

**SHERIFF SALE**

**March 18, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1471-2013r  
SUR JUDGEMENT  
NO. 1471-2013 AT THE  
SUIT OF Federal National  
Mortgage Association vs  
Susan Piper 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 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN piece,  
parcel, lot and tract of land  
situate, lying and being in the  
Township of Westfall, County  
of Pike and Commonwealth of  
Pennsylvania, and being more  
particularly described as follows,  
to wit:  
Unit 3.2, Phase I, of Milford  
Landing, as set forth on a  
final plan dated February 17,  
1987, as surveyed by Swendsen  
Engineering of Honesdale, PA,  
and recorded in the Office of  
the Recorder of Deeds in and

for Pike County in Plat Book  
Volume 24 at page 168, on the  
14th day of April, 1987.

The separation wall between this  
Residence Unit and adjoining  
Residence Units, it any, in  
the above description is "as  
build" on the site at the time of  
conveyance.

Further, this conveyance does  
not include the land outside  
of the foundation, nor under  
decks, if any are included with  
the Residence Unit. Said decks  
are part of the Residence Unit,  
and an easement to provide  
for their use and enjoyment is  
hereby granted. However, said  
easement and use shall in no  
way be expanded in the further  
beyond the present size and  
use, and the easement granted  
herein is expressly so limited.  
Any patios are conveyed to the  
within Grantees along with the  
Residence Unit.

BEING the same premises  
which June S. Brush and Susan  
Piper, by Deed dated May 7,  
2008 and recorded May 9, 2008  
in Deed Book 2276, Page 657,  
granted and conveyed unto June  
S. Brush and Susan Piper, as  
Joint Tenants with Right of  
Survivor ship and not as Tenants  
in Common.

The said June S. Brush died on  
June 25, 2013 thereby vesting  
title in Susan Piper by Operation  
of Law.

Being known as: 3019 Grey  
Cliff Way a/k/a Unit 3.2, Phase  
I of Milford Landing, Milford,  
Pennsylvania 18337  
Map Number: 098.07-02-13  
Control Number: 13-0-103744

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Susan Piper DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$134,264.18, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Susan Piper DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$134,264.18 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street  
Philadelphia, PA 19109  
**02/20/15 · 02/27/15 · 03/06/15**

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**SHERIFF SALE**  
**March 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1550-2013r SUR JUDGEMENT NO 1550-2013 AT THE SUIT OF Green Tree Servicing LLC vs Louis P. Guyre and Tammy S. Guyre 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 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN piece, parcel and tract of land situate, lying and being in the Township of Dingman, County of Pike and Commonwealth of Pennsylvania, more particularly described as follows to wit:  
BEING Lot Number 15, Section 15, of Sunrise Lake as shown on the plat or map of Sunrise Lake Section 15, recorded in the office of the

Recorder of Deeds of Pike  
County in Plat Book Volume 26  
at page 38.

TAX PARCEL #03-0-107740  
BEING KNOWN AS: 178  
Wild Meadow Drive, Milford,  
PA 18337

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Louis P. Guyre and Tammy  
S. Guyre DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$104,393.55,  
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 Louis P.  
Guyre and Tammy S. Guyre  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$104,393.55 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
**02/20/15 · 02/27/15 · 03/06/15**

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**SHERIFF SALE**

**March 18, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1731-2013 SUR  
JUDGEMENT NO 1731-2013  
AT THE SUIT OF Bank of  
America, NA s/b/m to BAC  
Home Loans Servicing a/b/m  
to Countrywide Home Loans  
Servicing, LP vs William  
Bridges and Juanita Lovejoy  
Bridges 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 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

LEGAL DESCRIPTION  
ALL THAT CERTAIN lot or  
lots, parcel or piece of ground  
situate in Lehman Township,  
Pike County, Pennsylvania,  
being Lot or Lots No. 3349  
Section No. 35 as is more  
particularly set forth on the  
Plot Map of Lehman-Pike  
Development Corporation, Saw  
Creek Estates, as same is duly  
recorded in the Office for the  
Recording of Deeds, Milford,  
Pike County, Pennsylvania, in  
Plot Book Volume 28, page 132.  
PARCEL NUMBER  
197.01-01-68; CONTROL NO  
06-0-108325

Title to said premises is  
vested unto William Bridges  
and Juanita Lovejoy Bridges,  
husband and wife, by deed from  
Barry ayor and Josephine Taylor,  
Husband and Wife dated April  
30, 2007 and recorded May 29,  
2007 in Deed Book 2233, Page  
1006.

Being known as:  
3349 LANCASTER  
DRIVE, BUSHKILL,  
PENNSYLVANIA 18324.  
Map Number: 197.01-01-68  
Control Number: 06-0-10835

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO William Bridges and  
Juanita Lovejoy Bridges  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR

EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$315,825.98,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF William  
Bridges and Juanita Lovejoy  
Bridges DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$315,825.98 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street  
Philadelphia, PA 19109  
**02/20/15 · 02/27/15 · 03/06/15**

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**SHERIFF SALE**

**March 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1779-2013r SUR JUDGEMENT NO. 1779-2013 AT THE SUIT OF EverBank vs Fred S. Taylor 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 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

All that certain lot or piece of land situate in Lehman Township, Pike County, PA bounded and described as follows, to wit:  
Being shown and designated as Lot 3 on a certain map entitled "Plan of Lots, Rustic Acre Estates, Section 4, Lehman Township, Pike County, Pa., September 1968, Scale 1" = 50'; as prepared by Metro Engineering, Inc., Bethlehem, Pa.," said map being recorded in the Office for the Recorder of Deeds, in Milford, Pa., in and for the County of Pike in Plat Book Vol. 6, page 243, and more particularly described as follows: Beginning at a point on the

northerly side of Winding Way, as shown on the above captioned map, said point being a corner common to Lots 1 and 3; thence (1) along the northerly side of said road, South 52 degrees 37 minutes West, 100.00 feet to a point, a corner common to Lots 3 and 5; thence (2) leaving said road and along said Lot 5; North 37 degrees 23 minutes West, 150.00 feet to a point, a corner common to Lots 3, 5, 16 and 17, section 2; thence (3) along said Lot 16 and also along Lot 17, North 52 degrees 37 minutes East, 100.00 feet to a point on Line of said Lot 17, a corner common to Lots 1 and 3; thence (4) along said Lot 1, South 37 degrees 23 minutes East, 150 feet to the place of Beginning. Containing 15,000 square feet, more or less.

Subject to a 5.00 foot easement for water lines and other utilities along the 3rd course herein. Under and Subject to restrictions as of record.

Being known as: RR 5  
BOX 24, BUSHKILL,  
PENNSYLVANIA 18324.  
Title vest unto Fred S. Taylor by Deed from Fred S. Taylor and Donna Sue Taylor, Husband and Wife dated August 26, 2004 and recorded September 14, 2004 in Deed Book 2068, Page 2041.  
Map Number 200.01-02-14  
Control Number: 06-0-039269

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

THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Fred S. Taylor  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$164,127.44  
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 Fred S. Taylor  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$164,127.44 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street

Philadelphia, PA 19109  
02/20/15 · 02/27/15 · 03/06/15

**SHERIFF SALE**  
**March 18, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1957-2013r SUR  
JUDGEMENT NO. 1957-2013  
AT THE SUIT OF LSF8  
Master Participation Trust vs  
Anthony J. Turrentine and Ana  
Turrentine 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 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

All that certain piece or parcel  
or Tract of land situate Lehman,  
Pike County, Pennsylvania,  
and being known as 1860 Pine  
Ridge, Bushkill, Pennsylvania  
18324.

Map Number: 188.02-01-56  
Control Number: 06-0-038970

THE IMPROVEMENTS  
THEREON ARE: Residential  
Dwelling

REAL DEBT: \$308,382.97  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF: Anthony J.

Turrentine and Ana Turrentine  
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 Anthony J. Turrentine  
and Ana Turrentine  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$308,382.97,  
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 Anthony J.  
Turrentine and Ana Turrentine  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$308,382.97 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street  
Philadelphia, PA 19109  
**02/20/15 · 02/27/15 · 03/06/15**

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**SHERIFF SALE**  
**March 18, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1969-2013r SUR  
JUDGEMENT NO. 1969-2013  
AT THE SUIT OF Bank of  
America, NA as Successor by  
Merger to BAC Home Loans  
Servicing, LP fka Countrywide  
Home Loans Servicing, LP  
vs Joseph A. Jean aka Joseph  
Anderson Jean and Rose M.  
Direny-Jean aka Rose Margalie  
Direny-Jean 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 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID



DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution  
No. 1969-2013-CV

Bank of America, N.A., as  
Successor by Merger to BAC  
Home Loans Servicing, LP  
f/k/a Countryside Home Loans  
Servicing, LP

v.

Joseph A. Jean a/k/a Joseph  
Anderson Jean

Rose M. Direny-Jean a/k/a Rose  
Margalie Direny-Jean

owner(s) of property situate  
in LEHMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being

1380 Pine Ridge, Bushkill, PA  
18324-9759

Parcel No. 194.03-02-30-  
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$261,379.03

Attorneys for Plaintiff

Phelan Hallinan, LLP

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

TO Joseph A. Jean aka  
Joseph Anderson Jean and  
Rose M. Direny-Jean aka  
Rose Margalie Direny-Jean  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$261,379.03,

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

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Joseph A.  
Jean aka Joseph Anderson Jean  
and Rose M. Direny-Jean aka  
Rose Margalie Direny-Jean  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$261,379.03 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

Phelan & Hallinan  
1 Penn Center Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103

02/20/15 · 02/27/15 · 03/06/15

**SHERIFF SALE**  
**March 18, 2015**  
BY VIRTUE OF WRIT

OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 2249-2012r  
SUR JUDGEMENT NO.  
2249-2012 AT THE SUIT  
OF Christina Trust, a division  
of Wilmington Savings  
Fund Society, FSB, not in its  
individual capacity, but solely  
as owner Trustee on Behalf of  
RBSHD 2013-1 Trust vs Jay  
Goldberg 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 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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

Lot 14, Section C, as shown on  
a map or plan of Crescent Lake  
on file in the Recorder of Deeds  
office at Milford, Pike County,  
Pennsylvania in Plat Book  
Volume 3, Page 1184.  
Being Parcel No: 123.03-03-22  
Property Address: 137 Lewis  
Road, Milford, PA 18337

THE SALE IS MADE BY

VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Jay Goldberg  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$315,619.64,  
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 Jay Goldberg  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$315,619.64 PLUS  
COSTS AND INTEREST AS  
AFORESAID.  
PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
**02/20/15 · 02/27/15 · 03/06/15**

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