

LEGAL NOTICES

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

ESTATE NOTICES

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

ESTATE NOTICE

Estate of Irma Pratten, late of Milford, Pike County, Pennsylvania.

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

06/12/15 • 06/19/15 • **06/26/15**

ESTATE NOTICE

Estate of Jill A. Sheridan, deceased of Delaware Township, Pike County, Pennsylvania. Letters Testamentary on the above Estate have been granted to the undersigned. All persons indebted to the Estate are

requested to make payment, and those having claims are to present same, without delay, to: Eric L. Hamill, Esquire, Executor of the Estate of Jill A. Sheridan, 501 Broad Street, Suite 3, Milford, PA 18337. By: Eric L. Hamill, Esquire Executor
06/12/15 • 06/19/15 • **06/26/15**

**LETTERS
TESTAMENTARY**

Estate of Ruth M. Tully, Deceased, late of 127 Golf View Lane, Hawley, Pennsylvania 18428.

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 to present the same without delay to:

Joseph Tully
8 Queens Lane
Pennington, NJ 08534
Christopher Tully
63 1st Street
Garden City, NY

11530-4320

or to their attorney, Douglas J. Jacobs, Esq., 515 Broad Street, Milford, PA 18337.

06/12/15 • 06/19/15 • **06/26/15**

ESTATE NOTICE

Estate of Joseph Santucci Sr. late of 273 WaterForest Dr., Dingmans Ferry, 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

Joseph J. Santucci Jr.
PO Box 11242
Fairfield, NJ 07004
Executor

06/19/15 • 06/26/15 • 07/03/15

ESTATE NOTICE

Estate of Virginia Straulina, deceased, (5-8-15) late of 117 Woodside Trail Dingmans Ferry PA Delaware Township, Pike County.

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

Lynn Frederick
4 Garden Terrace
Goshen, NY 10924-1403
Executrix

06/19/15 • 06/26/15 • 07/03/15

ADMINISTRATOR'S NOTICE

ESTATE OF CATHY EILEEN GANZLER, 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 JOHN JOSEPH REILLY, 105 Milstone Court, Milford, PA 18337, or to his attorneys, KLEMEYER, FARLEY & BERNATHY, LLC, 2523 Route 6, Suite 1, Hawley, PA 18428.

06/26/15 • 07/03/15 • 07/10/15

ESTATE NOTICE

Estate of RITA L. WISCHERTH, DECEASED, late of 155 WOODLOCH DRIVE, HAWLEY, PA 18428, (Died MAY 13, 2015) LAWRENCE WISCHERTH and JEFFREY WISCHERTH, Co-Executors; Dante A.

Cancelli, Esquire, Suite 401, 400 Spruce Street, Scranton, Pennsylvania 18503, Attorney. DANTE A. CANCELLI, ESQUIRE

06/26/15 • 07/03/15 • 07/10/15

EXECUTOR'S NOTICE

ESTATE OF SANDRA M. PIROZZI, of Palmyra Township, Pike County, Pennsylvania, deceased.

Letters testamentary on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present same, without delay to FRANCIS PIROZZI, III, of 431 Ravenswood Place, Brick, NJ 08724, or to his attorneys, KLEMEYER, FARLEY & BERNATHY, LLC, 2523 Route 6, Suite 1, Hawley, PA 18428.

06/26/15 • 07/03/15 • 07/10/15

EXECUTOR'S NOTICE

ESTATE OF Carol A. Albrecht late of Dingman Twp., 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

Robert Albrecht
108 Wolfe Lane
Milford, PA 18337
Executor

06/26/15 • 07/03/15 • 07/10/15

Pike County

Court of Common Pleas

Number: 763-2015

**Notice of Action in Mortgage
Foreclosure**

Nationstar Mortgage LLC
d/b/a Champion Mortgage
Company, Plaintiff v. Virginia
Besthorne, Known Surviving
Heir of Rosetta Illeck, Richard
Illeck, Known Surviving Heir of
Rosetta Illeck, Daniel Sommo,
Known Surviving Heir of
Rosetta Illeck and Unknown
Surviving Heirs of Rosetta Illeck,
Defendants

**TO: Unknown Surviving Heirs
of Rosetta Illeck.** Premises
subject to foreclosure: 137
Bluestone Drive, Lords Valley,
Pennsylvania 18428. **NOTICE:**
If you wish to defend, you must
enter a written appearance
personally or by attorney and file
your defenses or objections in
writing with the court. You are
warned that if you fail to do so
the case may proceed without

you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this notice to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee. **Commissioners Office, Pike County Administration Building, 506 Broad Street, Milford, Pennsylvania 18337, (570) 296-7613.** McCabe, Weisberg & Conway, P.C., Attorneys for Plaintiff, 123 S. Broad St., Ste. 1400, Phila., PA 19109, 215-790-1010.

**IN THE COURT OF
COMMON PLEAS
OF PIKE COUNTY,
PENNSYLVANIA
CIVIL ACTION-LAW
NO. 1245-2013 CIVIL**

**TO: JOHN ECKEL and
UNITED AUCTION, LLP,**
their personal representatives,
successors and assigns and all
persons having or claiming to
have any right, lien, title, interest
in or claim against 46 Cherry
Hill Circle Road, Hawley, PA
18428.

**TAKE NOTICE
THAT OCWEN LOAN
SERVICING, LLC has filed**

a Complaint in the aforesaid Court as of the above term and number, averring their interest based on the Mortgage executed October 26, 2005 and praying the Court to adjudicate and decree their title and right of possession to said premises, more particularly described in the said Complaint, indefeasible as against all rights and claims whatsoever, and you are hereby notified to file an Answer within twenty (20) days following the date of this publication, in default of which an Order may be entered as prayed for against you, requiring you to take such action as may be ordered by the Court within thirty days after the entry of such Order in default of which final judgment shall be entered.

If you wish to defend, you must enter a written appearance personally or by an 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 plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**LAWYER REFERENCE
AND INFORMATION
SERVICE**

Pike County Bar Association
P.O. Box 183
Milford, PA 18337
(570) 296-4070

Scott M. Rothman / Katelyn M.
Sadowski, Attorneys for Plaintiff
Curley & Rothman LLC
1100 E. Hector St., Suite 425
Conshohocken, PA 19428
610.834.8819

SHERIFF SALES

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

SHERIFF SALE

July 22, 2015

**BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 132-2013r SUR
JUDGEMENT NO.132-2013
AT THE SUIT OF Wells
Fargo Bank, NA vs Vincent J.
Mastrangelo 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
July 22, 2015 at 11:00 AM
PREVAILING TIME IN THE**

AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION

ALL that certain lot, piece or parcel of land, situate, lying and being in the Township of Lackawaxen, County of Pike and State of Pennsylvania, more particularly described as follows: Lot Number 326, Subdivision Plat of Fawn Lake Forest, in the Holiday Forest Division, Section VII, recorded in the Office of the Recorder of Deeds of Pike County, in Plat Book Volume 7, at Page 241, on May 2, 1970. PARCEL No. 009.03-07-32 BEING known and numbered as 132 Oak Hill Road, Hawley, PA 18428.

BEING the same premises which Evelyn Tinsley, unmarried widow, by Deed dated January 10, 2007 and recorded January 16, 2007 in and for Pike County, Pennsylvania, in Deed Book Volume 2214, Page 1720, granted and conveyed unto Vincent J. Mastrangelo and Laura C. Mastrangelo, husband and wife

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

AMOUNT OF \$185,073.06, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Vincent J. Mastrangelo DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$185,073.06 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Zucker Goldberg & Ackerman
200 Sheffield Street, Ste. 301
Mountainside, NJ 07092
06/26/15 · 07/03/15 · 07/10/15

SHERIFF SALE
July 22, 2015
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT

OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 286-2014r SUR
JUDGEMENT NO. 286-2014
AT THE SUIT OF Green
Tree Servicing, LLC vs John J.
Sheeran, IV as Executor of the
Estate of John J. Sheeran III,
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
July 22, 2015 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN
PIECE OR PARCEL OF
LAND, with any buildings and
improvements thereon erected,
situate, lying and being in the
Township of Dingman, County
of Pike, Commonwealth of
Pennsylvania, more Particularly
described as LOT 38,
SECTION III, as shown on
map entitled "Country Club
Woods", Section III, C.H.L.M.,
Milford, Pennsylvania, Owner
and Developer Dingman
Township, Pike County,
Pennsylvania, Edward C. Hess
Associates, Inc., Stroudsburg,
Pennsylvania, dated October 9,
1974, designated Drawing No,
72731-B and recorded in the
Recorder of Deeds Office of Pike
County, Pennsylvania on plat
Book 12 at Page 71.

The improvements thereon being
known as 334 Rambling Way,
Milford, PA 18337
TAX PARCEL #125.00-01-
80.001/03-0-073307
BEING KNOWN AS: 334
Rambling Way, Milford, PA
18337

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO John J. Sheeran, IV as
Executor of the Estate of
John J. Sheeran III, Deceased
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$211,608.69,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF John J.
Sheeran, IV as Executor of the
Estate of John J. Sheeran III,
Deceased DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$211,608.69 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
06/26/15 · 07/03/15 · 07/10/15

SHERIFF SALE
July 22, 2015

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
383-2013r SUR JUDGEMENT
NO. 383-2013 AT THE SUIT
OF Wells Fargo Bank, NA vs
Jorge M. Oliveira and Maria
F. Oliveira 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
July 22, 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.
383-2013-Civil
ISSUED TO PLAINTIFF:
WELLS FARGO BANK, N.A.
PROPERTY BEING
KNOWN AS:
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 720, Section 2,
Conashaugh Lakes, as shown on
a plan of Lots recorded in the
Office of Recorder of Deeds in
and for the County of Pike, in
Plot Book Volume 7, Page 33.
BEING the same premises
which Brendan J. Matthews and
Robin P Matthews, husband and
wife, by Deed dated September
2, 2004 and recorded November
17, 2004 in the Office of the
Recorder of Deeds for Pike
County in Deed Book Volume
2080, Page 1691, granted
and conveyed unto Quantum
Relocation Services, Inc., in fee.
PARCEL IDENTIFICATION
NO: 121.04-03-37, CONTROL
#: 03-0-019845
BEING KNOWN AS: 133
Sandy Pine Trail Milford, PA
18337
IMPROVEMENTS
THEREON CONSIST OF:
Residential Dwelling
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Jorge M.
Oliveira and Maria F. Oliveira

PIN NUMBER, WHICH IS THE ASSESSMENT OR PARCEL NO., MAP, BLOCK AND LOT): 121.04-03-37 ATTORNEY ON WRIT: MARTHA E. VON ROSENTSTIEL, P.C.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jorge M. Oliveira and Maria F. Oliveira DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$212,026.29, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

IN EXECUTION AS THE PROPERTY OF Jorge M. Oliveira and Maria F. Oliveira DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$212,026.29 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Martha E. Von Rosenstiel
649 South Ave. Ste. 7
Secane, PA 19018
06/26/15 · 07/03/15 · 07/10/15

SHERIFF SALE

July 22, 2015

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 388-2014r SUR JUDGEMENT NO. 388-2014 AT THE SUIT OF Wells Fargo Bank, NA vs Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Harold A. Dresch aka Harold Dresch, 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 July 22, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID

DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 388-2014

Wells Fargo Bank, N.A.

v.

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

owner(s) of property situate
in the LACKAWAXEN
TOWNSHIP, PIKE County,
Pennsylvania, being 190
Woodloch Drive, Hawley, PA
18428

Parcel No. 016.02-03-01.190
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$216,253.56

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
Unknown Heirs, Successors,
Assigns, and All Persons,
Firms, or Associations Claiming
Right, Title or Interest From
or Under Harold A. Dresch
aka Harold Dresch, Deceased
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$216,253.56,

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Unknown
Heirs, Successors, Assigns,
and All Persons, Firms, or
Associations Claiming Right,
Title or Interest From or
Under Harold A. Dresch aka
Harold Dresch, Deceased
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$216,253.56 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1 Penn ctr @ Suburban Station
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
06/26/15 · 07/03/15 · 07/10/15

SHERIFF SALE

July 22, 2015

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO462-2013r SUR
JUDGEMENT NO. 462-2013
AT THE SUIT OF Wells
Fargo Bank, NA vs Ishmael
Gangoo aka Ishmael Alok
Mohammed 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
July 22, 2015 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 462-2013
Wells Fargo Bank, N.A.
v.
Ishmael Gangoo a/k/a Ishmael
Alok Mohammed
owner(s) of property situate in
the BLOOMING GROVE
TOWNSHIP, PIKE County,
Pennsylvania, being 104 Merlin
Road, Greeley, PA 18425-9768
Parcel No. 075.00-01-71-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$93,571.88
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 Ishmael Gangoo aka
Ishmael Alok Mohammed
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$93,571.88,
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 Ishmael
Gangoo aka Ishmael Alok
Mohammed DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$93,571.88 PLUS COSTS
AND INTEREST AS

AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., Ste. 1400
1 Penn Center Blvd
Philadelphia, PA 19103
06/26/15 · 07/03/15 · 07/10/15

SHERIFF SALE

July 22, 2015

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
604-2014 SUR JUDGEMENT
NO 604-2014r AT THE
SUIT OF Nationstar Mortgage
LLC d/b/a Champion
Mortgage Company vs The
Unknown Heirs of Joyce
Triplett, Deceased, Anthony
Triplett, Solely in His Capacity
as Heir of Joyce Triplett,
Deceased, John Triplett,
Solely in His Capacity as Heir
of Joyce Triplett, Deceased,
Richard Triplett, Solely in
His Capacity as Heir of Joyce
Triplett, Deceased, William
Triplett, Solely in His Capacity
as Heir of Joyce Triplett,
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
July 22, 2015 at 11:00 AM

PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

All That Certain Lot Or
Parcel Of Land Situate In The
Township Of Dingman, County
Of Pike And Commonwealth
Of Pennsylvania, Being Known
As Lot 8, Block 21, Section 2,
As Shown On A Ma Or Plan
Of Gold Key Lake Estates, On
File In The Recorder Of Deeds
Office At Milford Pike County,
Pennsylvania, In Plat Book 6,
Page 7.

Property Address: 119 Dogwood
Terrace, Milford, Pa 18337
Parcel Number: 03-0-016687

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
The Unknown Heirs of Joyce
Triplett, Deceased, Anthony
Triplett, Solely in His Capacity
as Heir of Joyce Triplett,
Deceased, John Triplett, Solely
in His Capacity as Heir of Joyce
Triplett, Deceased, Richard
Triplett, Solely in His Capacity
as Heir of Joyce Triplett,
Deceased, William Triplett,
Solely in His Capacity as Heir
of Joyce Triplett, Deceased
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$141,967.07,
PLUS COSTS & INTEREST.

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF The Unknown
Heirs of Joyce Triplett,
Deceased, Anthony Triplett,
Solely in His Capacity as Heir
of Joyce Triplett, Deceased,
John Triplett, Solely in His
Capacity as Heir of Joyce
Triplett, Deceased, Richard
Triplett, Solely in His Capacity
as Heir of Joyce Triplett,
Deceased, William Triplett,
Solely in His Capacity as Heir
of Joyce Triplett, Deceased
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$141,967.07 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group

701 Market Street
Philadelphia, PA 19106-1532
06/26/15 · 07/03/15 · 07/10/15

SHERIFF SALE

July 22, 2015

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
641-2013r SUR JUDGEMENT
NO. 641-2013 AT THE
SUIT OF James B. Nutter
& Company vs Charles A.J.
Halpin, III, Esq. administrator
of the Estate of Sandra E.
Vandermark aka Sandra Ellen
Vandermark 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
July 22, 2015 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN
PIECE OR PARCEL
OF LAND, SUTATE,
LYING AND BEING IN
THE TOWNSHIP OF
GREENE, COUNTY
OF PIKE, AND STATE
OF PENNSYLVANIA,
MORE PARTICULARLY
BOUNDED AND
DESCRIBED AS FOLLOWS,
TO WIT:
BEGINNING AT A POINT

IN THE CENTER OF THE PUBLIC ROAD LEADING FROM NEWFOUNDLAND TO PANTHER, SAID POINT BEING LOCATED SOUTH 1 DEGREE 30 MINUTES EAST 1667.0 FEET AND SOUTH 1 DEGREE 35 MINUTES EAST 489.20 FEET FROM THE SOUTHEAST CORNER OF THE LANDS OF KURZDORFER; THENCE ALONG LANDS THIS DATE BEING CONVEYED BY GRANTOR HEREIN TO JOHN MICHL AND WIFE NORTH 88 DEGREES, 25 MINUTES EAST 222.0 FEET TO A CORNER, SOUTH 1 DEGREES 35 MINUTES EAST 486.9 FEET TO A CORNER AND SOUTH 88 DEGREES 25 MINUTES WEST 220.0 FEET TO A CORNER IN THE CENTER OF THE PUBLIC ROAD LEADING FROM NEWFOUNDLAND TO PANTHER; THENCE ALONG THE CENTERLINE OF THE SAID PUBLIC ROAD NORTH 1 DEGREE 35 MINUTES WEST 486.9 FEET TO THE POINT AND PLACE OF BEGINNING. THIS DESCRIPTION HAD BEEN PREPARED IN ACCORDANCE WITH SURVEY MAP ENTITLED: "MAP, GUSTAV OSTRAM PROPERTY, GREENE TOWNSHIP, PIKE CO., PA, JULY 1963, SCALE 1"=200'. H.F. SCHOENAHHEL, R.S. UNDER AND SUBJECT,

NEVERTHELESS, TO THE USE BY THE PUBLIC OF THE ONE HALF WIDTH OF THE AFORESAID PUBLIC ROAD, BEING A STRIP OF LAND 16.5 FEET IN WIDTH ALONG THE WESTERLY SIDE OF THE ABOVE DESCRIBED PREMISES, LYING AND WITHIN THE BOUNDS OF SAID PREMISES. BEING THE SAME PREMISES WHICH SANDRA E. VANDERMARK, WIDOW, BY DEED DATED 1/29/2004 AND RECORDED 2/12/2004, IN THE OFFICE FOR THE RECORDER OF DEEDS IN AND FOR PIKE COUNTY, IN DEED BOOK VOLUME 2031, PAGE 1874, CONVEYED UNTO CHARLES A.J. HALPIN, III, ESQUIRE ADMINISTRATOR OF THE ESTATE OF SANDRA E. VANDERMARK A/K/A SANDRA ELLEN VANDERMARK, DECEASED. BEING KNOWN AS: 204 ROUTE 447, NEWFOUNDLAND, PA 18445 TAX PARCEL #04-0-016129 IMPROVEMENTS: Residential property.

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

Charles A.J. Halpin, III, Esq.
administrator of the Estate of
Sandra E. Vandermark aka
Sandra Ellen Vandermark
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$161,396.60,
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 A.J.
Halpin, III, Esq. administrator
of the Estate of Sandra E.
Vandermark aka Sandra Ellen
Vandermark DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$161,396.60 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Powers, Kim & Assoc.
8 Neshaminy Interplex, Ste. 215
Trevose, PA 19053
06/26/15 · 07/03/15 · 07/10/15

SHERIFF SALE

July 22, 2015

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
849-2014r SUR JUDGEMENT
NO. 849-2014 AT THE
SUIT OF The Bank of New
York Mellon Trust Company,
NA as Trustee on behalf
of CWABS, Asset-Backed
Certificates Trust 2006-2 vs
Gregory K. Bucksbee and Joan
M. Bucksbee 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
July 22, 2015 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN
lot, piece or parcel of land
lying, situate and being in
the Township of Blooming
Grove, County of Pike, and
Commonwealth of Pennsylvania,
as surveyed May, 1986, by
John A. Boehrn, R.S., more

particularly bounded and described as follows:
BEGINNING at a point for corner in the center of Pennsylvania Legislative Route #51032, said corner being further described as being where the fourth course in the William Delling Deed crosses same; thence, continuing along said course as marked by blazed trees north 57 degrees 29 minutes 56 seconds east 652.39 feet to the lands of Richard Martin; thence, along the line of lands of Richard Martin as marked by wire fence south 45 degrees 12 minutes 54 seconds east 1079.95 feet to a point for corner; thence, south 34 degrees 32 minutes 27 seconds west 25.00 feet to the center of the traveled way of the aforesaid PA. L.R. 51032; thence, along the center of same the following nine courses: (1) north 63 degrees 54 minutes 23 seconds west 30.10 feet; (2) north 68 degrees 41 minutes 37 seconds west 42.99 feet; (3) north 79 degrees 25 minutes 01 second west 57.81 feet; (4) north 84 degrees 37 minutes 25 seconds west 200.06 feet; (5) north 79 degrees 42 minutes 59 seconds west 202.88 feet; (6) north 76 degrees 28 minutes 53 seconds west 83.18 feet; (7) north 71 degrees 24 minutes 00 seconds west 100.54 feet; (8) north 66 degrees 11 minutes 43 seconds west 433.61 feet and (9) north 62 degrees 16 minutes 24 seconds west 234.00 feet to the point and place of Beginning. Containing 9.65 acres of land, more or less.

BEING KNOWN AS
PARCEL NUMBER:
088.00-02-04-001
CONTROL/ACCOUNT
NUMBER: 101498
BEING KNOWN AS: 110
Honedo Hill Lane f/k/a 110
Honedo Hill Lane - Egypt Road
f/k/a HC 1 box 1323, Tafton,
PA 19464

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Gregory K. Bucksbee
and Joan M. Bucksbee
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$308,332.70,
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 K. Bucksbee and Joan M. Bucksbee DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$308,332.70 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, Pa 19106-1532
06/26/15 · 07/03/15 · 07/10/15

SHERIFF SALE

July 22, 2015

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 975-2009r SURJUDGEMENT NO. 975-2009 AT THE SUIT OF Randolph T. Borden, Assignee of John Piccone vs Michael A. Dotter 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 July 22, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

EXHIBIT "A"
PROPERTY 1
ALL THAT CERTAIN piece or parcel of land, situate, lying and being in the Township of Palmyra, County of Pike, and State of Pennsylvania, more particularly described as follows, to wit:

BEGINNING at a point for a corner, said point lying in the lands now or formerly of Anderson and forming the northeasterlymost corner of the lands herein conveyed and situate at the southeasterlymost corner of lands formerly of George Varrelmann; thence along the line of lands of Anderson, South 20 degrees 20 minutes 15 seconds East 350.00 feet to a found stone corner; thence South 46 degrees 26 minutes 45 seconds West 627.62 feet to a point for a corner; thence North 83 degrees 03 minutes 40 seconds West 375.02 feet to a point; thence North 82 degrees 52 minutes 40 seconds West 1119.00 feet to a point for a corner; thence North 41 degrees 12 minutes 30 seconds East 409.86 feet to a point for a corner; thence North 82 degrees 52 minutes 40 seconds West 355.96 feet to a point for a corner situate in Pennsylvania Legislative Route 390; thence North 51 degrees 46 minutes 40 seconds East 206.74 feet to a point; thence North 50 degrees 50 minutes 00 seconds East 67.00 feet to a point; thence North 38 degrees 30 minutes 00 seconds East 297.30 feet to a point; thence

North 40 degrees 30 minutes 00 seconds East 11.07 feet to a point; thence South 82 degrees 52 minutes 40 seconds east 1,505.78 feet to the point and place of BEGINNING. CONTAINING 31.22 acres, more or less. said premises being in accordance with a Map Showing Lands of South Path Realty Corp. and Palmyra Realty Corp., surveyed December 31, 1968, and revised April 15, 1982, by Harry F. Schoenagel, said map being recorded in Pike County Map Book 21, at page 42.

TOGETHER WITH unto the Grantees herein, all rights of way and UNDER AND SUBJECT to any restrictions, reservations and conditions set forth in the aforementioned deeds and reference may be had to the same with the same force and effect as if the same were more fully and at large set forth herein.

UNDER AND SUBJECT to the rights of the public in and to those lands upon which Pennsylvania Legislative Route 390 is situate.

BEING the same premises which Michael A. Dotter, Joseph A. Dotter and Carol A. Dotter, granted and conveyed to Michael A. Dotter by virtue of their Deed dated October 16, 2000 and recorded on November 3, 2000 in the Office of the Recorder of Deeds in and for Pike County, Pennsylvania to Book 1867, Page 1985.

This property consists of approximately 31.22 acres of property, more or less,

improved with a commercial building, located along Route 390, Palmyra Township, Pike County, Pennsylvania, identified by Tax Identification No. 088.00-01-02 and Control No. 10-0-008709.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Michael A. Dotter DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$170,967.87, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

PROPERTY OF Michael
A. Dotter DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$170,967.87 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Law Offices of John J. Martin
1022 Court Street
Honesdale, PA 18431
06/26/15 · 07/03/15 · 07/10/15

SHERIFF SALE

July 22, 2015

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1023-2014r
SUR JUDGEMENT NO.
1023-2014 AT THE SUIT OF
Christiana Trust, A Division
of Wilmington Savings Fund
Society, FSB, as Trustee for
Stanwich Mortgage Loan
Trust, Series 2012-19 vs
Cathy A. Anderson, Craig
Anderson aka Craig R.
Anderson and Untied States
of America DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
July 22, 2015 at 11:00 AM
PREVAILING TIME IN THE

AFORENOON OF SAID
DATE:

ALL THAT CERTAIN LOT
OR PIECE OF GROUND,
SITUATE IN THE
TOWNSHIP OF DINGMAN,
COUNTY OF PIKE AND
THE COMMONWEALTH
OF PENNSYLVANIA, AND
MORE PARTICULARLY AS
FOLLOWS:

ALL THAT CERTAIN LOT,
PARCEL OR PIECE OF
LAND SITUATE IN THE
TOWNSHIP OF DINGMAN,
COUNTY OF PIKE, AND
COMMONWEALTH OF
PENNSYLVANIA, BEING
LOT 79, SECTION A-1,
SUBDIVISION OF SECTION
C, POCONO MOUNTAIN
WOODLAND LAKES,
AS SHOWN ON A PLAN
OF LOTS RECORDED
IN THE OFFICE OF THE
RECORDER OF DEEDS IN
AND FOR THE COUNTY
OF PIKE, IN PLOT BOOK
VOLUME 10, PAGE 118.
BEING COUNTY PARCEL
NO. 123-02-02-34

BEING KNOWN AS: 135 Ash
Lane, Milford, PA 18337

PROPERTY ID NO.:

03-0-019982

TITLE TO SAID PREMISES
IS VESTED IN Craig R.
Anderson and Cathy A.

Anderson, husband and wife
BY DEED FROM Universal
Development Corporation by:
Cecil J. Bucharian, President
DATED 11/08/2002

RECORDED 11/13/2002 IN
DEED BOOK 1953 PAGE

395.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Cathy A. Anderson, Craig Anderson aka Craig R. Anderson and Untied States of America DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$301,152.50, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

Untied States of America DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$301,152.50 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
06/26/15 · 07/03/15 · 07/10/15

SHERIFF SALE

July 22, 2015

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1055-2014r SUR JUDGEMENT NO. 1055-2014 AT THE SUIT OF Citimortgage, Inc. vs Lois J. Lotruglio 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 July 22, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION
DOCKET NO: 1055-2014
ALL THAT CERTAIN lot or piece of ground situate in Lehman Township, County of

Pike, and Commonwealth of
Pennsylvania
TAX PARCEL NO:
192.04-07-14
PROPERTY ADDRESS: 648
Saw Creek Est, Bushkill, PA
18324
IMPROVEMENTS: a
Residential Dwelling
SOLD AS THE PROPERTY
OF: Lois J. Lotruglio
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 Lois J. Lotruglio
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$93,238.79,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Lois J.
Lotruglio DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$93,238.79 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Associates
1 E. Stow Road
Marlton, NJ 08053
06/26/15 · 07/03/15 · 07/10/15

SHERIFF SALE

July 22, 2015

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1194-2014r SUR
JUDGEMENT NO. 1194-2014
AT THE SUIT OF One
West Bank, NA vs Loretta
E. Finnegan a/k/a Loretta E.
Dunn a/k/a Loretta Finnegan,
Known Surviving Heir of
Charles Enderby, Deceased
Mortgagor and Real Owner
and Unknown Surviving
Heirs of Charles Enderby,
Deceased Mortgagor and Real
Owner DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC

VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
July 22, 2015 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION

All that certain lot of land
in Palmyra Township, Pike
County, Pennsylvania, known
and designated as Lot Number
466 on Map 2 of Plan of Lots
prepared for Tanglwood Lakes,
Inc., by Harry F. Schoenegal,
Registered Surveyor, dated
2-18-1968 and recorded in
the Office of the Recorder of
Deeds for Pike County in Plat
Book Number 8 page 49, under
and subject to all restrictions
set forth in document entitled
Restrictions Pertaining to Lots
in Tanglwood Lakes recorded
in the Office of the Recorder of
Deeds of Pike County in Deed
Book Number 245 page 955.
Being known as: 466 FALCON
CREST, GREENTOWN,
PENNSYLVANIA 18426
Title to said premises vested
unto Charles Enderby and
Louise M. Enderby, His Wife,
by Deed from Tanglwood Lakes,
Inc. dated September 2, 1974
and recorded October 30, 1974
in Deed Book 474, Page 287.
The said Charles Enderby died
on February 11, 2014 thereby
vesting title in Unknown
surviving Heirs of Charles
Enderby, Deceased Mortgagor

and Real Owner and Loretta E.
Finnegan a.k.a. Loretta E. Dunn
a.k.a. Loretta Finnegan, Known
Surviving Heir of Charles
Enderby, Deceased Mortgagor
and Real Owner by operation of
law.
Map Number 086.02-03-15
Control Number: 10-0-009159

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Loretta E. Finnegan
a/k/a Loretta E. Dunn
a/k/a Loretta Finnegan,
Known Surviving Heir of
Charles Enderby, Deceased
Mortgagor and Real Owner
and Unknown Surviving Heirs
of Charles Enderby, Deceased
Mortgagor and Real Owner
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$168,553.98,
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 Loretta E. Finnegan a/k/a Loretta E. Dunn a/k/a Loretta Finnegan, Known Surviving Heir of Charles Enderby, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of Charles Enderby, Deceased Mortgagor and Real Owner DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$168,553.98 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street, Ste.
1400
Philadelphia, PA 19109
06/26/15 · 07/03/15 · 07/10/15

SHERIFF SALE

July 22, 2015

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1222-2014r SUR JUDGEMENT NO. 1222-2014 AT THE SUIT OF Wells Fargo Bank, NA vs

Lisa Crystall, Administratrix of the Estate of Beverley Crystall, a/k/a Beverley S. Crystall, a/k/a Beverley Crystall, Deceased Mortgagor and Real Owner DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY July 22, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

AMENDED LEGAL DESCRIPTION

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

LOT 9, BLOCK 31, HEMLOCK FARMS COMMUNITY, STAGE 5, as shown on Plat of Hemlock Farms Community, Laurel Ridge, Stage 5, as shown on Plat of Hemlock Farms Community, Laurel Ridge, Stage 5, recorded in the Office of the Recorder of Deeds of Pike County in Plat Book Volume 4, Page 237, December 8, 1965.

Title vested unto Jesse Crystall and Beverley Crystall, His Wife, as Tenants by The Entireties, by Deed from Western Heritage Properties Limited Inc., an

Ontario Corporation dated March 21, 1966 and recorded on March 22, 1966 in Book number 198, page 233.

The said Jesse Crystall died on June 17, 2001, leaving title vested solely in Beverley Crystall, aka Beverley S. Crystall aka Beverley Crystall, by Operation of Law.

The said Beverley Crystall aka Beverley S. Crystall aka Beverley Crystall died on December 27, 2011 thereby vesting title in Lisa Crystall, Administratrix of the Estate of Beverley Crystall, aka Beverley S. Crystall aka Beverley Crystall, Deceased Mortgagor and Real Owner, by Operation of Law.

Being known as: 115
BAYBERRY DRIVE,
HAWLEY, PENNSYLVANIA
18428.

Map Number: 107.04-05-55

Control Number: 01-0-033523

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Lisa Crystall, Administratrix of the Estate of Beverley Crystall, a/k/a Beverley S. Crystall, a/k/a Beverley Crystall, Deceased Mortgagor and Real Owner DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$71,795.75, PLUS COSTS & INTEREST.

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

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Lisa Crystall, Administratrix of the Estate of Beverley Crystall, a/k/a Beverley S. Crystall, a/k/a Beverley Crystall, Deceased Mortgagor and Real Owner DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$71,795.75 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street, Ste.
1400
Philadelphia, PA 19109
06/26/15 · 07/03/15 · 07/10/15

SHERIFF SALE

July 22, 2015

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1241-2014r SUR JUDGEMENT NO. 1241-2014 AT THE SUIT OF Nationstar Mortgage, LLC vs Vincent R. Cella and Sandra L. Cella 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 July 22, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION ALL THAT CERTAIN Lot, parcel or piece of ground situate in the Township of Dingman, County of Pike, and State of Pennsylvania, bounded and described as follows, to wit: Lot 4, Section C, of Crescent Lake Development, a shown on a final subdivision map of Section C, of Crescent Lake Development, situated in Dingman Township, Pike County, Commonwealth of Pennsylvania, as prepared and surveyed by Victor E. Orben, R.S., and recorded in the Office for recording in and for Pike County, Milford, Pennsylvania

in Pike County Plat Book 3, at Page 184.
Title vested unto Vincent R. Cella and Sandra L. Cella, husband and wife, by Deed from Sophia Costas and Constantine Costas, Her Husband dated October 3, 1999 and recorded November 3, 1999 in Deed Book 1819, Page 279.
Being known as: 147 LEWIS ROAD, MILFORD, PENNSYLVANIA 18337
Map Number: 123.03-03-87.020
Control Number: 03-0-100382

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Vincent R. Cella and Sandra L. Cella DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$204,909.67, 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 Vincent
R. Cella and Sandra L. Cella
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$204,909.67 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street, Ste.
1400
Philadelphia, PA 19109
06/26/15 · 07/03/15 · 07/10/15

SHERIFF SALE

July 22, 2015

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1254-2014r SUR
JUDGEMENT NO. 1254-2014
AT THE SUIT OF Federal
National Mortgage Association
("Fannie Mae"), A Corporation
of Organized and Existing
Under The Laws of The
United States of America vs
Nadesa K. Tejada and Loyola
D. Tejada 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
July 22, 2015 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1254-2014
Federal National Mortgage
Association ("Fannie Mae"),
A Corporation Organized and
Existing Under The Laws of The
United States of America
v.

Nadesa K. Tejada

Loyola D. Tejada

owner(s) of property situate
in LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being 113 Oakenshield West
Road, Tamiment, PA 18371
Parcel No. 188.01-02-36-
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$355,019.56

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
Nadesa K. Tejada and Loyola
D. Tejada DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL

PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$355,019.56, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Nadesa K. Tejada and Loyola D. Tejada DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$355,019.56 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1 Penn ctr @ Suburban Station
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
06/26/15 · 07/03/15 · 07/10/15

SHERIFF SALE

July 22, 2015

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1268-2014r SUR JUDGEMENT NO. 1268-2014 AT THE SUIT OF U.S. Bank National Association, as Trustee for the Pennsylvania Housing Finance Agency vs Robert J. Struble 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 July 22, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT LEGAL FOR ADVERTISING:

ALL THAT CERTAIN parcel of land situate in the Township of Delaware, Pike County, Pennsylvania, being Lot No. 5-ABC, Block No. B-27, Plan of Lots, Birchwood Lakes, Section No. 4, recorded in Pike County Recorder of Deeds Office in Plot Book 4, Page 40, on January 28, 1964 and HAVING THEREON ERECTED a dwelling house known as 104 MYRTLE COURT, BIRCHWOOD LAKES, DINGMANS FERRY, PA 18328.

MAP# 162.02-03-36
CONTROL# 02-0-032497
Reference Pike County Record
Book 2183 Page 432.
TO BE SOLD AS THE
PROPERTY OF ROBERT
J. STRUBLE UNDER PIKE
COUNTY JUDGMENT NO.
2014-01268

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Robert J. Struble
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$171,320.61,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Robert J.
Struble DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$171,320.61 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Purcell, Krug & Haller
1719 N. Front Street
Harrisburg, PA 17102-2392
06/26/15 · 07/03/15 · 07/10/15

SHERIFF SALE

July 22, 2015

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1301-2014r SUR
JUDGEMENT NO. 1301-2014
AT THE SUIT OF American
Advisors Group vs Andrew
J. Bereis 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
July 22, 2015 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION
ALL THAT CERTAIN Lot

or parcel of land situate in the Township of Delaware, County of Pike and Commonwealth of Pennsylvania, Being Lot No. 9, Block M-106, Section 1, as shown on a map or plan of Marcel Lakes on file in the Recorder of Deeds Office at Milford, Pike County, Pennsylvania, in Plat Book Volume 8, page 170.

Title vested unto Andrew J. Bereis by deed from CONCEPT 2000 HOME BUILDERS, INC. dated August 28, 1996 and recorded August 29, 1996 in Deed Book 1245, Page 253.

Being known as: 122 TOWNSEND CIRCLE, DINGMANS FERRY, PENNSYLVANIA 18328.
Map Number: 148.04-02-15
Control Number: 02-0-070458

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Andrew J. Bereis DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$105,024.93, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Andrew J. Bereis DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$105,024.93 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street, Ste.
1400
Philadelphia, PA 19109
06/26/15 · 07/03/15 · 07/10/15

SHERIFF SALE

July 22, 2015

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1348-2014r SUR JUDGEMENT NO. 1348-2014 AT THE SUIT OF Polish & Slavic Federal Credit Union vs Oliver

Petreski 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
July 22, 2015 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

Short Description
By virtue of Writ of Execution
No. 1348-2014-CIVIL
Polish & Slavic Federal Credit
Union
vs.
Oliver Petreski
Township of Lehman
District: 06, Ward: 0, Control/
Account Number: 061202
Lot 616, Section 10, Saw Creek
Estates, Lehman Twp., PA
18324
Improvements Thereon:
Residential dwelling
Judgment Amount: \$243,405.91,
plus interest and costs
Attorneys for Plaintiff
Stevens & Lee

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

JUDGMENT ON THE
AMOUNT OF \$243,405.91,
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 Oliver Petreski
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$243,405.91 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stevens & Lee Esq
111 N. 6th Street
PO Box 679
Reading, PA 19603-0679
06/26/15 · 07/03/15 · 07/10/15

SHERIFF SALE
July 22, 2015
BY VIRTUE OF WRIT
OF EXECUTION ISSUED

OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1375-2014r SUR
JUDGEMENT NO. 1375-2014
AT THE SUIT OF JPMorgan
Chase Bank, National
Association vs Beth Berlin and
Rob Berlin 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
July 22, 2015 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN lot
or parcel of land situate in the
Township of Dingman, County
of Pike and Commonwealth
of Pennsylvania, Being LOT
1404, SECTION H, as shown
on map or plan of Pocono
Mountain Woodland Lakes on
file in the Recorder of Deeds
Office at Milford, Pike County,
Pennsylvania, in Plat Book
Volume 12 Page 94.
TAX PARCEL #
110.02-03-45/019225
BEING KNOWN AS: 127
Magnolia Lane, Milford, PA
18337

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

OF PENNSYLVANIA TO
Beth Berlin and Rob Berlin
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$280,596.97,
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
Beth Berlin and Rob Berlin
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$280,596.97 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street

Philadelphia, PA 19106-1532
06/26/15 · 07/03/15 · 07/10/15

SHERIFF SALE

July 22, 2015

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1387-2014r
SUR JUDGEMENT
NO. 1387-2014 AT THE
SUIT OF LSF8 Master
Participation Trust vs Verna
L. Wright 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
July 22, 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
Township of Greene, Pike
County, Pennsylvania, and being
known as 154 Buckhill Street,
Greentown, Pennsylvania 18426.
Map Number: 128.02-03-11
Control Number: 04-0-064809
THE IMPROVEMENTS
THEREON ARE: Residential
Dwelling
REAL DEBT: \$122,030.00
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF: Verna L.

Wright
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 Verna L. Wright
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$122,030.00,
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 Verna L.

Wright DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$122,030.00 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street, Ste.
1400
Philadelphila, PA 19109
06/26/15 · 07/03/15 · 07/10/15

SHERIFF SALE
July 22, 2015

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1414-2014r SUR
JUDGEMENT NO. 1414-2014
AT THE SUIT OF Deutsche
Bank National Trust Company,
as Trustee for Ameriquest
Mortgage Securities Inc.,
Asset-Backed Pass-Through
Certificates, Series 2005-R3 vs
Susan Peck aka Susan L. Peck
and Gregory Peck aka Gregory
A. Peck 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
July 22, 2015 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID

DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. 1414-2014
Deutsche Bank National
Trust Company, as Trustee
for Ameriquest Mortgage
Securities Inc., Asset-Backed
Pass-Through Certificates, Series
2005-R3

v.
Susan Peck a/k/a Susan L. Peck
Gregory Peck a/k/a Gregory A.
Peck

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

3819 Sunrise Lake a/k/a, 157
Wild Meadow Drive, Milford,
Pa 18337-6405

Parcel No. 108.00-01-71-
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$225,737.57
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 Susan Peck aka Susan
L. Peck and Gregory
Peck aka Gregory A. Peck
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$225,737.57,
PLUS COSTS & INTEREST.

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Susan Peck
aka Susan L. Peck and Gregory
Peck aka Gregory A. Peck
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$225,737.57 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd, Ste. 1400
1 Penn Center Blvd
Philadelphia, PA 19103
06/26/15 · 07/03/15 · 07/10/15

SHERIFF SALE
July 22, 2015
BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE

COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1419-2013r
SUR JUDGEMENT NO.
1419-2013 AT THE SUIT
OF Bayview Loan Servicing,
LLC vs Kevin Lyons aka
Kevin M. Lyons and Camille
Lyons 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
July 22, 2015 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION
ALL THAT CERTAIN lot,
piece or parcel of land, situate,
lying and being in the Township
of Blooming Grove, County
of Pike, State of Pennsylvania,
more particularly described as
Lot 27, Block 1, Hemlock Farms
Community, Stage LV, as shown
on Plat of Hemlock Farms
Community, Hemlock Hills,
Stage LV, recorded in the Office
of the Recorder of Deeds of Pike
County in Plat Book 5, Page
208, on the 16th day of March,
1967.
Title to said premises vested
unto Kevin Lyons, a/k/a Kevin
M. Lyons and Camille Lyons,
husband and wife, by Deed from
Frank P. Mitchell and Bess
Mitchell, Husband and Wife
dated November 8, 2004 and

recorded November 9, 2004 in Deed Book 2078, Page 2413. TOGETHER WITH the right to use the private roadways as shown on said recorded plat, together with such other rights of way over other lands of the Grantor, its successors and assigns, as the Grantor, its successors and assigns, may designate from time to time, for purposes in ingress, egress and regress in common with the Grantor, its successors and assigns and other persons to and from Pennsylvania Route 739 (Dingman Turnpike) or Pennsylvania Route 402, excepting and reserving, however, to the Grantor an easement for the Grantor to construct, repair, replace, operate and maintain gas, sewer, water and other utility lines. The granting of this right by the Grantor to the Grantee does not constitute a dedication of such private roadways to the public. The Grantor hereby reserves the right for itself, and its successors and assigns, to change the location of said rights of way over lands of the Grantor, its successors and assigns, at any time, and from time to time, to such other location or locations as the Grantor or its successors or assigns may determine in its sole discretion, provided that such change does not unreasonably interfere with road frontage and ingress and egress. TOGETHER WITH, unto Grantees herein, their heirs and assigns, all rights liabilities and privileges and UNDER AND

SUBJECT to all covenants, reservations, restrictions, conditions and exceptions of record.

Being known as: 114 ORCHARD DRIVE, HAWLEY, PENNSYLVANIA 18428.

TAX I.D. #: Map Number: 133.01-03-46 Control Number: 01-0-033711

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Kevin Lyons aka Kevin M. Lyons and Camille Lyons DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$173,985.00, 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 Kevin Lyons aka Kevin M. Lyons and Camille Lyons DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT 173,985.00 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street, Ste.
1400
Philadelphia, PA 19109
06/26/15 · 07/03/15 · 07/10/15

SHERIFF SALE

July 22, 2015

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1434-2014r SUR JUDGEMENT NO. 1434-2014 AT THE SUIT OF MASTR Alternative Loan Trust 2004-11 Mortgage Pass-Through Certificates, Series 2004-11, US Bank National Association, as Trustee, by PHH Mortgage Corporation as Servicer with delegated authority under the transaction documents vs Anne Marie Allen, a/k/a Anne Marie Garofalo Allen and Glenn Anthony 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 July 22, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION ALL THAT CERTAIN piece, parcel and tract of land situated, lying and being in the Township of Delaware, County of Pike and State of Pennsylvania, more particularly described as follows, to wit:
Lots 3 ABCD, Block W-501, as set forth on a Plan of Lots-Wild Acres, Section 5, Delaware Township, Pike County, Pennsylvania, dated March 1968, by John B. Aicher, Monroe Engineering, Inc., Stroudsburg, Pennsylvania, in Plat Book 6, Page 198, on August 16, 1968. Title to said premises vested unto Anne Marie Allen, a/k/a Anne Marie Garofalo Allen and Glenn Anthony Allen, husband and wife, by deed from George F. Schnepf and Catherine Mary Schnepf, Husband and Wife dated August 17, 2000 and recorded August 17, 2000 in Deed Book 1861, Page 580. UNDER AND SUBJECT TO the conditions, reservations and restrictions more particularly set forth in Deed Book Volume 250 at page 758 & c. and recorded in the Office of the Recorder of

Deeds in and for Pike County, in Milford, Pennsylvania as if set forth herein and made part hereof.

Being known as: 106 DEER TRAIL, DINGMANS FERRY, PENNSYLVANIA 18337.
Map Number: 176.01-01-20
Control Number: 02-0-031561

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Anne Marie Allen, a/k/a Anne Marie Garofalo Allen and Glenn Anthony Allen DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$66,202.90, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Anne Marie Allen, a/k/a Anne Marie Garofalo Allen and Glenn Anthony Allen DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$66,202.90 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe, Weisberg & Conway
123 South Broad Street, Ste.
1400
Philadelphia, PA 19109
06/26/15 · 07/03/15 · 07/10/15

SHERIFF SALE

July 22, 2015

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1484-2013r SUR JUDGEMENT NO. 1484-2013 AT THE SUIT OF JPMorgan Chase Bank, National Association vs Jessica D. Fenton and Stephen J. Fenton 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

July 22, 2015 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1484-2013
JPMorgan Chase Bank, National
Association
v.
Jessica D. Fenton
Stephen J. Fenton
owner(s) of property situate
in the LACKAWAXEN
TOWNSHIP, PIKE County,
Pennsylvania, being 1928
Welcome Lake Road, a/k/a 463
Welcome Lake Road, Beach
Lake, PA 18405
Parcel No. 005.00-01-05-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$65,881.86
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 Jessica D. Fenton
and Stephen J. Fenton
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$65,881.86,
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 Jessica D.
Fenton and Stephen J. Fenton
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$65,881.86 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1 Penn Ctr @ Suburban Station
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
06/26/15 · 07/03/15 · 07/10/15

SHERIFF SALE
July 22, 2015
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION

NO 1507-2014r SUR
 JUDGEMENT NO. 1507-2014
 AT THE SUIT OF HSBC
 Bank, USA, NA vs Anthony
 Falcone DEFENDANTS,
 I WILL EXPOSE TO
 SALE OF PUBLIC
 VENDUE OR OUTCRY
 IN THE PIKE COUNTY
 ADMINISTRATION
 BUILDING, 506 BROAD
 STREET, MILFORD, PA
 18337 ON WEDNESDAY
 July 22, 2015 at 11:00 AM
 PREVAILING TIME IN THE
 AFORENOON OF SAID
 DATE:

LEGAL DESCRIPTION
 ALL THAT CERTAIN lot,
 piece or parcel of land, situate,
 lying and being in the Township
 of Blooming Grove, County
 of Pike, State of Pennsylvania,
 more particularly described
 as Lot 7A, Block 7, Hemlock
 Farms Community, Stage 93,
 as shown on Plat of Hemlock
 Farms Community, Maple
 Ridge, Stage 93 recorded in the
 Office of the Recorder of Deeds
 of Pike County in Plat Book 35,
 Page 32.
 TOGETHER WITH the right
 to use the private roadways
 as shown on said recorded
 plat, together with such other
 rights of way over other lands
 of the Grantor, its successors
 and assigns, as the Grantor,
 its successors and assigns, as
 the Grantor, its successors and
 assigns, may designate from time
 to time, for purposes of ingress,
 egress and regress in common
 with the Grantor, its successors

and assigns and other persons
 to and from Pennsylvania Route
 739 (Dingman Turnpike)
 or Pennsylvania Route 402,
 excepting and reserving,
 however, to the Grantor an
 easement for the Grantor to
 construct, repair, replace, operate
 and maintain gas, sewer, water
 and other utility lines. The
 granting of this right by the
 Grantor to the Grantee does not
 constitute a dedication of such
 private roadways to the public.
 The Grantor hereby reserves the
 right for itself, and its successors
 and assigns, at any time, and
 from time to time, to such
 other location or locations as
 the Grantor or its successors or
 assigns may determine in its sole
 discretion, provided that such
 change does not unreasonably
 interfere with road frontage and
 ingress and egress. And provided
 that such change does not
 deprive the Lot owner of road
 frontage and ingress and egress
 thereto or therefrom.
 TOGETHER WITH all
 rights-of-way and UNDER
 AND SUBJECT to all
 conditions, restrictions,
 reservations and the like as set
 forth in the above-referenced
 deed or the record thereof.
 Title vested unto Anthony
 Falcone, by Deed from
 Alice Denicola, Single dated
 November 21, 2007 and
 recorded November 29, 2007 in
 Deed Book 2258, Page 1998.
 Being known as: 188
 APPALOOSA DRIVE,
 BLOOMING GROVE,
 PENNSYLVANIA 18428.

Map Number: 119.02-02-31
Control Number: 01-0-034680

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Anthony Falcone DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$145,476.96, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Anthony Falcone DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$145,476.96 PLUS COSTS

AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street, Ste.
1400
Philadelphia, PA 19109
06/26/15 · 07/03/15 · 07/10/15

SHERIFF SALE

July 22, 2015

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1538-2013r SUR JUDGEMENT NO. 1538-2013 AT THE SUIT OF Bayview Loan Servicing, LLC vs Cary Newell 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 July 22, 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:
BEING shown and designated

as Lot No. 59 on a certain map or plan of lots entitled, "Pocono Ranch Lands", Plat of Section Four, Pocono Ranch Lands, LTD-Owner and Developer, Lehman Township, Pike County, Pennsylvania, dated August 1973, "Sheet No. 2 of 5" prepared by Elliott and Associates, Engineers-Planners, Scale being 1"=100', recorded November 8, 1973 in the Recorder's Office, Milford, Pike County, Pennsylvania, in Plot Book 10 Page 203. CONTAINING 43,560 square feet more or less and BEING Lot 59 on the above mentioned Plan prepared by Elliott and Associates, Engineers-Planners. Title vested to Cary Newell, by Deed from Kevin E. Pelletreau and Lisa C. Pelletreau, Husband and Wife and Harold G. Ruck and Adrienne P. Ruck, Husband and Wife dated April 9, 2008 and recorded April 21, 2008 in Deed Book 2274, Page 285. Being known as: 59 BLUEBIRD DRIVE, BUSHKILL, PENNSYLVANIA 18324. Map Number: 189.01-01-85 Control Number: 06-0-044003

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

JUDGMENT ON THE AMOUNT OF \$61,778.69, 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 Cary Newell DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$61,778.69 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe, Weisberg & Conway
123 South Broad Street, Ste.
1400
Philadelphia, PA 19109
06/26/15 · 07/03/15 · 07/10/15

SHERIFF SALE
July 22, 2015
BY VIRTUE OF WRIT
OF EXECUTION ISSUED

OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1570-2014r SUR
JUDGEMENT NO. 1570-2014
AT THE SUIT OF U.S.

Bank National Association, as
Successor Trustee to Bank of
America, National Association
as successor by merger to Lasalle
Bank national Association as
Trustee for Morgan Stanley
Mortgage Loan Trust 2006-7,
Mortgage pass-Through
Certificates, Series 2006-7,
by its servicer Ocwen Loan
servicing, LLC vs Robert
F. Treat 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
July 22, 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. 3184,
Section No. 33 as is more
particularly set forth in 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 27, Page 54

& 55.

Premises Being 150 Wicks
Road, Bushkill, PA 18324
Parcel No. 197.03-05-06
BEING the same premises
which Lehman-Pike
Development Corporation, a
Pennsylvania Corporation by
Deed dated September 25, 1993
and recorded November 9, 1993
in the Office of the Recorder of
Deeds in and for Pike County
in Deed Book: 799 Page 031,
granted and conveyed unto
Robert F. Treat and Janet E.
Treat. Janet E. Treat departed
this life on August 8, 2010.
Residential Real Estate

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Robert F. Treat
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$222,077.39,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Robert
F. Treat DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$222,077.39 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stern & Eisenberg
1581 Main Street, Ste. 200
Warrington, PA 18976
06/26/15 · 07/03/15 · 07/10/15

SHERIFF SALE

July 22, 2015

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1578-2014r SUR
JUDGEMENT NO. 1578-2014
AT THE SUIT OF Hudson
Heritage Federal Credit Union
vs James M. Silverman aka
James Silverman and Karen
Silverman 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
July 22, 2015 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

Silverman Legal Description
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:

BEING LOT NO. 13, Section
No. 1, as shown on the Map
entitled Subdivision of Section
1, Pocono Mountain Water
Forest Corporation, on file in
the Recorder of Deeds Office at
Milford, Pennsylvania, in Plat
Book No. 10, Page 4.

BEING THE SAME

PREMISES conveyed to James
Silverman and Karen Silverman,
his wife, by deed of Kevin
Schwartz and Kathy Schwartz,
his wife, dated June 20, 2005 and
recorded in Pike County Book
2116 Page 1671.

PIN NO./ Control No.

02-0-026629

MAP/PARCEL/PLATE:

136.03-02-49

TOGETHER with all and
singular, the rights, members,
hereditaments and appurtenances
to the said premises belonging
or in anywise incident or
appertaining.

TO HAVE AND TO HOLD
all and singular the premises
before mentioned unto the said

Grantee, Grantee's heirs and assigns forever.
Lot Size: 1.04 acres
PROPERTY ADDRESS: 279
Water Forest Drive, Dingmans
Ferry, PA 18328
Improved with a residential dwelling

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO James M. Silverman aka James Silverman and Karen Silverman DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$191,148.93, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF James M. Silverman aka James Silverman and Karen Silverman DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$191,148.93 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Horgan, Kluger & Quinn
600 3rd Avenue
Kingston, PA 18704
06/26/15 · 07/03/15 · 07/10/15

SHERIFF SALE

July 22, 2015

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1630-2014r SUR JUDGEMENT NO. 1630-2014 AT THE SUIT OF M & T Bank vs Hye Kyong Kim 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 July 22, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION

PARCEL I
 ALL THAT CERTAIN
 TRACT, PIECE AND
 PARCEL OF LAND,
 situate in the Township of
 Greene, County of Pike and
 Commonwealth of Pennsylvania,
 bounded and described as
 follows:

BEING Lots numbered five and
 six on a certain Map of Lots as
 surveyed by Fred C. Schoenagel,
 August 26, 1944. BEGINNING
 in the center of the Public Road
 leading from Greentown to
 Promisland and being North 39
 degrees East 50 feet from the
 southeast corner of Lot No. 3,
 which was sold to Mr. O'Neill
 and being also the southwest
 corner of Lot No. 5 on said plan
 of Lots; thence along the line
 of Lots between Lots 4 and 5
 North 37 degrees 50 minutes
 West 135 feet to a corner; thence
 North 49 1/2 degrees East 60
 feet to a corner; thence North 55
 degrees 45 minutes East 60 feet
 to a corner of Lot No. 7; thence
 along the line of lands of Lot
 No. 7 South 30 degrees East 135
 feet to the center of the aforesaid
 Public Road; thence along the
 center of the Public road south
 56 degrees 15 minutes West 50
 feet and South 49 degrees West
 50 feet to the place of beginning.
 Bearings from the magnetic
 meridian of the year of 1944 and
 containing 0.34 of an acre of
 land be the same, more or less.
 TOGETHER With all rights,
 liabilities and privileges and
 UNDER AND SUBJECT
 to all conditions, restrictions,
 reservations and exceptions as

set forth in a deed from Erick
 Bruun and Sabina Bruun, his
 wife, by their certain deed
 dated November 21, 1950 and
 recorded in the office for the
 recording of deeds in and for
 Pike County, Pennsylvania in
 Deed Book Volume 122, at Page
 493 granted and conveyed unto
 John J. Porambo and Stiffie A.
 Porambo, husband and wife.

PARCEL II
 ALSO, ALL THAT
 CERTAIN TRACT, PIECE
 AND PARCEL OF LAND
 situate as aforesaid and bounded
 and described as follows:

BEING Lot No. 7 on a certain
 Map of Lots as surveyed by
 Fred C. Schoenagel, R.S. on the
 26th of August, 1944 for the
 following:
 BEGINNING at the southeast
 corner, said corner being in
 the center of the Public Road
 leading from Greentown to
 Promisland and being South
 60 degrees West 124 feet from
 the southwest corner of the
 Cressman Lot (now or formerly);
 thence along the line of lands
 of Lot No. 8 North 30 degrees
 West 135 feet to a corner; thence
 South 60 degrees West 50 feet to
 a corner; thence along Lot No.
 6, South 30 degrees East 135
 feet to the center of the aforesaid
 Public Road; thence along the
 center of the Public Road North
 60 degrees East 50 feet to the
 place of beginning. Bearings
 from the magnetic meridian of
 the year of 1944 and containing
 fifteen hundredths of an acre of
 land be the same more or less.
 EXCEPTING AND

RESERVING subject to Public Road purposes the one-half width of the Public Road running along the southerly side of the above described premises. BEING the same premises vested unto Hye Kyong Kim, by Deed from Lynn S. Fraunhoffer dated October 27, 2005 and recorded November 23, 2005 in Deed Book 2146, Page 133. Being known as: ROUTE 390 RR 1 BOX 79A, GREENTOWN, PENNSYLVANIA 18426. Map Number: 129.02-01-11 Control Number: 04-0-013328

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Hye Kyong Kim DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$158,513.27, 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 Hye Kyong Kim DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$158,513.27 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street, Ste.
1400
Philadelphia, PA 19109
06/26/15 · 07/03/15 · 07/10/15

SHERIFF SALE

July 22, 2015

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1638-2013r SUR JUDGEMENT NO. 1638-2013 AT THE SUIT OF Wells Fargo Bank, NA vs Christina A. Oszmanski 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
July 22, 2015 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 2013-1638

Wells Fargo Bank, N.A.

v.

Christina A. Oszmanski
owner(s) of property situate in
the DINGMAN TOWNSHIP,
PIKE County, Pennsylvania,
being 129 Juniper Drive,
Milford, Pa 18337-7255
Parcel No. 110.02-02-22-
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$183,199.93

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
Christina A. Oszmanski
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$183,199.93,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE

ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Christina A.
Oszmanski DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$183,199.93 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1 Penn ctr @ Suburban Station
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
06/26/15 · 07/03/15 · 07/10/15

SHERIFF SALE

July 22, 2015

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1651-2014r SUR
JUDGEMENT NO. 1651-2014
AT THE SUIT OF Volt

Asset Holdings Trust, Xvi vs
John Sladicka and Dorothy
Sladicka DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
July 22, 2015 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1651-2014-CV

Volt Asset Holdings Trust, Xvi
v.

John Sladicka

Dorothy Sladicka

owner(s) of property situate in
DELAWARE TOWNSHIP,
PIKE County, Pennsylvania,
being 111 Lakeview Drive,
Dingmans Ferry, PA
18328-4097

Parcel No. 175.02-04-08-
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$129,418.31

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
John Sladicka and Dorothy
Sladicka DEFENDANTS,
OWNER, OR REPUTED

OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$129,418.31,
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 John
Sladicka and Dorothy Sladicka
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$129,418.31 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., Ste. 1400
1 Penn Center Blvd
Philadelphia, PA 19103
06/26/15 · 07/03/15 · 07/10/15

SHERIFF SALE

July 22, 2015

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1657-2014r SUR
JUDGEMENT NO. 1657-2014
AT THE SUIT OF Bank of
New York, as Trustee for the
Certificateholders of CWABS,
Inc. Asset-Backed Certificates,
Series 2005-AB4 vs Richard
S. Carucci 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
July 22, 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
Lot Number 1, Block No. 9,
Section Number 2, Sunrise
Lake as shown on plat or map
of Sunrise Lake or Sunnylands,
inc, subdivisions, recorded in the
Office of the Recorder of Deeds
of Pike County in Plat Book
Volume 7, page 44.
BEING part of the same
premises which Mary Grace
O'Brien, by a certain deed dated

January 28,2003 and recorded
in the Office of the Recorder of
Deeds in and for Pike County,
in Record Book Volume
1971, at page 817 granted
and conveyed unto Richard S.
Carucci and Sharon A. Carucci,
his daughter.

TOGETHER WITH, the
right and privilege to use the
private roadways on other
lands of Sunnylands, Inc. from
the public highway known as
Pennsylvania Legislative Route
739 (Dingmans Turnpike) to
the lot herein conveyed for
purposes of ingress, egress and
regress to and from the lands
herein conveyed to the public
highway in common however,
with others and the grantor
herein, its successors and
assigns.

TOGETHER WITH all
rights-of-way and UNDER
AND SUBJECT to all
conditions restrictions,
reservations and the like as set
forth in the above-referenced
deed or the record thereof.

TAX PARCEL #

122-02-01-80

BEING KNOWN AS: 103
Ridge Drive FKA L1 BL 9 Sec
2 Sunrise Lake, Milford, PA
18337

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Richard S. Carucci
DEFENDANTS, OWNER,
OR REPUTED OWNERS

OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$404,963.16,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Richard S.
Carucci DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$404,963.16 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
06/26/15 · 07/03/15 · 07/10/15

SHERIFF SALE

July 22, 2015

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1685-2014r SUR
JUDGEMENT NO. 1685-2014
AT THE SUIT OF The Bank
of New York Mellon Trust
Company, National Association
fka The Bank of New York
Trust Company, NA as success
or to JPMorgan Chase Bank,
as Trustee for Residential
Asset Mortgage Products,
Inc. Mortgage Asset-Backed
pass-Through Certificates,
Series 2003-RS5 vs Andrew
J. Dunleavy and Joyce E.
Dunleavy 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
July 22, 2015 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

**REAL PROPERTY SHORT
DESCRIPTION FORM**

(To Be Used for Advertising
Only)

By virtue of a Writ of Execution
No. 1685-2014

THE BANK OF NEW
YORK MELLON TRUST
COMPANY, NATIONAL
ASSOCIATION FKA THE

BANK OF NEW YORK
TRUST COMPANY,
N.A. AS SUCCESSOR
TO JPMORGAN CHASE
BANK, AS TRUSTEE FOR
RESIDENTIAL ASSET
MORTGAGE PRODUCTS,
INC. MORTGAGE
ASSET-BACKED
PASS-THROUGH
CERTIFICATES, SERIES
2003-RS5

v.

ANDREW J. DUNLEAVY
AND
JOYCE E. DUNLEAVY
owners of property situate in
GREENE TOWNSHIP,
Pike County, Pennsylvania,
being 22 ANTLER DRIVE,
A/K/A 112 ANTLER DRIVE,
CANADENSIS, PA 18325
Parcel No. 141.00-01-12.021
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$181,326.45
Attorneys for Plaintiff
Parker McCay, PA

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Andrew J. Dunleavy
and Joyce E. Dunleavy
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$181,326.45,
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 Andrew J.
Dunleavy and Joyce E. Dunleavy
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$181,326.45 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Parker McCay
9000 Midlantic Drive, Ste. 300
Mt. Laurel, NJ 08054-1539
06/26/15 · 07/03/15 · 07/10/15

SHERIFF SALE
July 22, 2015
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL

DIVISION, TO EXECUTION
NO 1785-2013r SUR
JUDGEMENT NO. 1785-2013
AT THE SUIT OF Bank
of America, NA vs Jaime A.
Gaspar 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
July 22, 2015 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1785-2013-CV
Bank of America, N.A.
v.
Jaime A. Gaspar
owner(s) of property situate in
the SHOHOLA TOWNSHIP,
PIKE County, Pennsylvania,
being 169 German Hill Road,
Shohola, PA 18458-3913
Parcel No. 027.00-03-09-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$106,621.41
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 Jaime A. Gaspar
DEFENDANTS, OWNER,

OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$106,621.41,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Jaime A.
Gaspar DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$106,621.41 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd, Ste. 1400
1 Penn Center Blvd
Philadelphia, PA 19103
06/26/15 · 07/03/15 · 07/10/15

SHERIFF SALE

July 22, 2015

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 2154-2007r
SUR JUDGEMENT NO.
2154-2007 AT THE SUIT
OF JPMorgan Chase Bank,
National Association, s/b/m
Chase Home Finance, LLC vs
John Devilliers and Karen L.
Devilliers 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
July 22, 2015 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 2154-2007
JPMorgan Chase Bank, National
Association, s/b/m Chase Home
Finance, LLC
v.
John Devilliers
Karen L. Devilliers
owner(s) of property situate
in the DELAWARE
TOWNSHIP, PIKE County,
Pennsylvania, being 120
Arrowood Drive, Dingmans
Ferry, PA 18328
Parcel No. 149.04-14-36
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$207,029.23
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 John Devilliers
and Karen L. Devilliers
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$207,029.23,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

and Karen L. Devilliers
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$207,029.23 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
06/26/15 · 07/03/15 · 07/10/15

SHERIFF SALE

July 22, 2015

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 45610-2014r SUR
JUDGEMENT NO.
45610-2014 AT THE SUIT OF
Birchwood Lakes Community
Association vs Vincent
Falcone DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
July 22, 2015 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION
ALL THAT CERTAIN
piece, parcel and tract of land
situated, lying and being in the

Township of Delaware, County
of Pike, and Commonwealth of
Pennsylvania, more particularly
described as follows, to wit:
Lots 16ABC, Block B-81,
as set forth on a Plan of Lots
- Birchwood Lakes, Section
10, Delaware Township, Pike
County, Pennsylvania, dated
June 1965 by John B. Aicher,
Monroe Engineering, Inc.,
Stroudsburg, Pennsylvania
and filed in the Office for the
Recording of Deeds in and for
Pike County, Pennsylvania, in
Plat Book 4, page 187, on July
24, 1965

BEING the same premises
which Vincent Falcone by
Deed dated January 2, 1989
and recorded July 15, 1991 in
the Office of the Recorder of
Deeds in and for the County of
Pike in Record Book 418, Page
049, granted and conveyed unto
Vincent Falcone.

Assessment No.: 02-0-162.02-
11-67

Pin/Control No.: 02-0-026620
PARTIALLY IMPROVED

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Vincent Falcone
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$4,976.44,
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 Vincent
Falcone DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$4,976.44 PLUS COSTS AND
INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Newman, Williams, Mishkin et
al
PO Box 511
712 Monroe Street
Stroudsburg, PA 18360-0511
06/26/15 · 07/03/15 · 07/10/15
