

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.

ADMINISTRATRIX'S NOTICE

ESTATE OF Amelia
Zydzik late of Lackawaxen PA,
HC1 Box 1A9 Pike County,
Pennsylvania, deceased.

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

Renata Benesz Ex
HC 1 Box 443
Lackawaxen, PA 18435
Administratrix

07/11/14 • 07/18/14 • **07/25/14**

ESTATE NOTICE

ESTATE OF JEAN
TORREY, Deceased, late of
119 Lake in the Clouds Road,
Canadensis, Pike County,
Pennsylvania, who died on

May 23, 2014. LETTERS
TESTAMENTARY on the
above Estate having been
granted to Joyce D. Torrey, all
persons indebted to the said
decedent are requested to make
payment, and those having
claims or demands against said
Estate to present, same, without
delay, at the office of:
Elwood R. Harding, Jr., Esquire
HARDING, HILL &
TUROWSKI, LLP
38 West Third Street
Bloomsburg, PA 17815
07/11/14 • 07/18/14 • **07/25/14**

EXECUTRIX NOTICE

Estate of PAUL E.
STEGMANN, deceased, late of
106 NELSON RUN, PO BOX
1131 DINGMANS FERRY,
PA 18328

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:

RENA VAN DYKE
12 BEEHIVE COURT
Mahwah, NJ 07430
Executrix

07/11/14 • 07/18/14 • **07/25/14**

EXECUTRIX'S NOTICE

ESTATE OF Brian J. Kelly
Sr. late of Delaware Township,
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:

Diane L. Conti
100 Rock Ct.
Dingmans Ferry, PA 18328
Executrix
07/18/14 • 07/25/14 • 08/01/14

EXECUTRIX'S NOTICE

ESTATE OF Stephen Jay Schure late of 1821 Rt. 6 Lords Valley, Pike County, Pennsylvania, deceased.

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

Kathleen P. Schure
1826 Rt. 6,
Lords Valley, PA 18428
Executrix
07/18/14 • 07/25/14 • 08/01/14

ESTATE NOTICE

ESTATE OF:
Kimberly M. Mitchell
LATE OF:
Lehman Township, Pike County
DIED: 8/28/2013
ADMINISTRATOR:
Richard Mitchell
Representatives' Address:
2196 Cardinal Drive
Bushkill, PA 18324
ATTORNEY:
Kari E. Mellinger, Esquire
R.J. Marzella & Associates
Attorney's Address:

3513 North Front Street
Harrisburg, PA 17110
07/25/14 • 08/01/14 • 08/08/14

ESTATE NOTICE

Estate of Ann R. Cloud, deceased, late of Pike County, Pennsylvania, Letters of Administration have been granted to the undersigned, who requests all persons having claims or demands against the Estate of the Decedent to make known the same, and all persons indebted to the Decedent to make payments without delay to: Stephen McLean or Ann McLean, Administrators or to their attorney:

Charles F. Lieberman, Esq.
400 Broad Street
Milford, PA 18337
07/25/14 • 08/01/14 • 08/08/14

NOTICE OF SHERIFF'S SALE

IN THE COURT OF
COMMON PLEAS
OF PIKE COUNTY,
PENNSYLVANIA
NO. CIVIL-683-2013

FREEDOM MORTGAGE
CORPORATION

v.
UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS,
AND ALL PERSONS,
FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE
OR INTEREST FROM
OR UNDER ARTHUR K.
WRIGHT, DECEASED

NOTICE TO: UNKNOWN

HEIRS, SUCCESSORS,
ASSIGNS, AND ALL
PERSONS, FIRMS,
OR ASSOCIATIONS
CLAIMING RIGHT, TITLE
OR INTEREST FROM
OR UNDER ARTHUR K.
WRIGHT, DECEASED
NOTICE OF SHERIFF'S
SALE OF REAL PROPERTY

Being Premises: 273 OAK
HILL ROAD, HAWLEY, PA
18428-4001

Being in Township of
Lachawaxen, County of PIKE,
Commonwealth of Pennsylvania,
009.03-02-34

Improvements consist of
residential property.

Sold as the property of
UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS,
AND ALL PERSONS,
FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE
OR INTEREST FROM
OR UNDER ARTHUR K.
WRIGHT, DECEASED

Your house (real estate) at
273 OAK HILL ROAD,
HAWLEY, PA 18428-4001
is scheduled to be sold at the
Sheriff's Sale on 1/21/2015
at 11:00 AM, at the PIKE
County Courthouse, 500 Broad
Street, Milford, PA 18337, to
enforce the Court Judgment
of \$184,377.73 obtained by,
FREEDOM MORTGAGE
CORPORATION (the
mortgagee), against the above
premises.

PHELAN HALLINAN, LLP
Attorney for Plaintiff

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

August 20, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
71-2014r SURJUDGEMENT
NO. 71-2014 AT THE SUIT
OF Nationstar Mortgage,
LLC vs Aida Edmondson
and Jeremiah Edmondson
aka Jeremiah Edmondson,
JR. DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
August 20, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

All That Certain lot or lots,
parcel of piece of ground situate
in Lehman Township, Pike
County, Pennsylvania, being lot
or lots #336, Section #20, as is
more particularly set forth on

the Plot Map of Lehman-Pike Development Corporation, Saw Creek Estates, as same is duly recorded in the Office for the Recording of Deeds, Milford, Pike County, Pennsylvania in Plot Book Volume 13, Page 85.

Tax Map ID#: 192.01-02-52

Property Address: 336 Saunders Drive, Bushkill, PA 18324

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Aida Edmondson and Jeremiah Edmondson aka Jeremiah Edmonson, JR. DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$215,010.97, 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 Aida Edmondson and Jeremiah Edmondson aka Jeremiah Edmonson, JR. DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$215,010.97 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
07/25/14 · 08/01/14 · 08/08/14

SHERIFF SALE

August 20, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 108-2014r SUR JUDGEMENT NO. 108-2014 AT THE SUIT OF U.S. Bank. National Association, as Trustee for the Holders of the Specialty Underwriting and Residential Finance Trust, Mortgage loan Asset-Backed Certificates, Series 2007-BC1 vs Angela C. Moffett and Charnett M. Moffett 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
August 20, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

LOT NO. 47, Block IV,
Hemlock Farms Community,
Stage XXXIX, as shown on Plat
Hemlock Farms Community,
Laurel Ridge, Stage XXXIX,
recorded in the Office of the
Recorder of Pike County in Plat
Book 6, Page 188, on the 10th
day of August, 1968.

TAX PARCEL # 107.03-09-07

BEING KNOWN AS: 139 Blue
Stone Drive, Hawley, PA 18428

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Angela C. Moffett
and Charnett M. Moffett
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR

EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$507,367.93,
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 Angela
C. Moffett and Charnett M.
Moffett DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$507,367.93 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106
07/25/14 · 08/01/14 · 08/08/14

SHERIFF SALE

August 20, 2014

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO230-2014r
SUR JUDGEMENT NO.
230-2014 AT THE SUIT OF
US Bank National Association,
as trustee for Sasco Mortgage
loan Trust 2005-WF4 vs Hector
Rodriguez 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
August 20, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
NO. 230-2014-CIVIL
US BANK NATIONAL
ASSOCIATION, AS
TRUSTEE FOR SASCO
MORTGAGE LOAN TRUST
2005-WF4

v.

HECTOR RODRIGUEZ
owner(s) of property situate
in LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being
97 RAVENHILL ROAD,
TAMIMENT, PA 18371
Parcel No. 188.03-04-21-
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$153,574.36
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 Hector Rodriguez
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$153,574.36,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

OWNERS REPUTED
OWNERS TO COLLECT
\$153,574.36 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd, Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
07/25/14 · 08/01/14 · 08/08/14

SHERIFF SALE

August 20, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
270-2012r SUR JUDGEMENT
NO. 270-2012 AT THE
SUIT OF Wells Fargo Bank,
NA vs Sarah Jacobus aka
Sarah B. Jacobus aka Sarah
L. Jacobus 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
August 20, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 270-2012
WELLS FARGO BANK, N.A.

v.
SARAH JACOBUS A/K/A
SARAH B. JACOBUS A/K/A
SARAH L. JACOBUS
owner(s) of property situate
in the TOWNSHIP OF
DINGMAN, PIKE County,
Pennsylvania, being
126 OLD MILL DRIVE,
SHOHOLA, PA 18458-3634
Parcel No. 094.00-01-33
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$186,478.79
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
Sarah Jacobus aka Sarah B.
Jacobus aka Sarah L. Jacobus
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$186,478.79,
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 Sarah Jacobus
aka Sarah B. Jacobus aka Sarah
L. Jacobus DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$186,478.79 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Federman & Phelan
1617 JFK Blvd., ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
07/25/14 · 08/01/14 · 08/08/14

SHERIFF SALE

August 20, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 399-2013r SUR
JUDGEMENT NO. 399-2013
AT THE SUIT OF Bank of
America, NA vs Dulce Maria
Garriga 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
August 20, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 399-2013-CV
BANK OF AMERICA, N.A.
v.
DULCE MARIA GARRIGA
owner(s) of property situate
in the LACKAWAXEN
TOWNSHIP, PIKE County,
Pennsylvania, being
230 EAGLE ROCK ROAD,
LACKAWAXEN, PA
18435-7726
Parcel No. 013.04-02-49
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$124,049.27
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 Dulce Maria Garriga
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$124,049.27,
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 Dulce Maria
Garriga DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$124,049.27 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
07/25/14 · 08/01/14 · 08/08/14

SHERIFF SALE

August 20, 2014

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

TO EXECUTION NO
427-2013r SUR JUDGEMENT
NO. 427-2013 AT THE
SUIT OF Everbank vs Keith
J. Zdziarski 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
August 20, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 427-2013
EVERBANK

v.

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

LOT 175 STAGE 7 PINE
RIDGE, A/K/A 1277 PINE
RIDGE, BUSHKILL, PA
18324

Parcel No. 06-0-039431
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$152,265.17

Attorneys for Plaintiff
Phelan Hallinan, LLP

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

TO Keith J. Zdziarski
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$152,265.17,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Keith J.
Zdziarski DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$152,265.17 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza

Philadelphia, PA 19103
07/25/14 · 08/01/14 · 08/08/14

SHERIFF SALE

August 20, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
644-2013r SUR JUDGEMENT
NO. 644-2013 AT THE
SUIT OF Bank of America,
NA successor by Merger to
BAC Home Loans Servicing,
LP fka Countrywide Home
Loans Servicing, LP vs Elias
Velasquez amd Marcos
Velasquez 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
August 20, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 644-2013
BANK OF AMERICA, N.A.,
SUCCESSOR BY MERGER
TO BAC HOME LOANS
SERVICING, LP FKA
COUNTRYWIDE HOME
LOANS SERVICING LP
v.
ELIAS VELASQUEZ
MARCOS VELASQUEZ
owner(s) of property situate

in the TOWNSHIP OF
LEHMAN, PIKE County,
Pennsylvania, being
545 APPLEY DRIVE, A/K/A
545 APPLEY COURT,
BUSHKILL, PA 18324
Parcel No. 192.03-03-65
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount, \$130,426.65
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 Elias Velasquez
amd Marcos Velasquez
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$130,426.65,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS
THE PROPERTY OF
Elias Velasquez amd Marcos
Velasquez DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$130,426.65 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
07/25/14 · 08/01/14 · 08/08/14

SHERIFF SALE
August 20, 2014
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
735-2012r SUR JUDGEMENT
NO. 735-2012 AT THE
SUIT OF Wells Fargo
Bank, successor by Merger to
Wachovia Bank, NA vs Edward
Mordenti 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
August 20, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN
PARCEL OF LAND
SITUATE IN THE
TOWNSHIP OF
LACKAWAXEN,
COUNTY OF PIKE AND
COMMONWEALTH
OF PENNSYLVANIA, IN
THE TRACT KNOWN
AS "FRIENDLY ACRES",
SURVEYED BY GEORGE
E. FERRIS, R.S., BEING
MORE PARTICULARLY
BOUNDED AND
DESCRIBED AS FOLLOWS:

BEGINNING AT A
POINT IN THE CENTER
OF A CERTAIN FIFTY
FOOT WIDE PRIVATE
ROADWAY AND UTILITY
RIGHT-OF-WAY OF
THE TRACT KNOWN AS
FRIENDLY ACRES, SAID
POINT OF BEGINNING
BEING A COMMON
CORNER OF LOTS NOS.
116 AND 117 IN LINE
OF LOT NO. 5; THENCE
ALONG THE COMMON
LINE DIVIDING LOTS
116 AND 117 NORTH
SIXTY-SEVEN (67)
DEGREES TWENTY-FIVE
(25) MINUTES EAST FOUR
HUNDRED THIRTY (430)
FEET TO A CORNER;
SAID CORNER BEING
THE COMMON CORNER
OF LOTS NOS. 104, 105,

116 AND 117; THENCE
ALONG THE COMMON
LINE DIVIDING LOTS
NOS. 104 AND 117 SOUTH
TWENTY-ONE (21)
DEGREES FIFTY-NINE
(59) MINUTES EAST
ONE HUNDRED
NINETY-EIGHT (198)
FEET TO A CORNER,
SAID CORNER BEING
A COMMON CORNER
OF LOTS NOS. 103, 104,
117 AND 118; THENCE
ALONG THE COMMON
LINE DIVIDING LOTS
NOS. 117 AND 118 SOUTH
SIXTY-SEVEN (67)
DEGREES TWENTY-FIVE
(25) MINUTES WEST FOUR
HUNDRED THIRTY (430)
FEET TO A CORNER IN
THE CENTER OF THE
FIRST-MENTIONED
PRIVATE ROADWAY AND
UTILITY RIGHT-OF-WAY,
SAID CORNER ALSO
BEING IN LINE OF LOT
NO. 4; THENCE ALONG
THE COMMON LINE OF
LOT NO. 117 WITH LOTS
NOS. 4 AND 5 NORTH
TWENTY-ONE (21)
DEGREES FIFTY-NINE
(59) MINUTES WEST
ONE HUNDRED
NINETY-EIGHT (198)
FEET TO THE POINT AND
PLACE OF BEGINNING.

BEING LOT NO. 117 OF
THE TRACT KNOWN AS
FRIENDLY ACRES.
TAX MAP NO. 046.01-01-21

BEING THE SAME

PREMISES WHICH
RAYMOND STOLARSKI
AND SHARON STOLARSKI
CONVEYED TO EDWARD
MORDENTI BY DEED
DATED 02-02-05 AND
RECORDED 02-15-05 IN
RECORD BOOK 2094,
PAGE 1587, PIKE COUNTY
RECORDS.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Edward Mordenti
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$135,539.76,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Edward
Mordenti DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$135,539.76 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Linton, Distasio & Edwards
1720 Mineral Spring Road
PO Box 461
Reading, PA 19603-0461
07/25/14 · 08/01/14 · 08/08/14

SHERIFF SALE

August 20, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
812-2013r SUR JUDGEMENT
NO. 812-2013 AT THE SUIT
OF JPMorgan Chase Bank,
NA vs Brian O'Grady aka
Brian T. O'Grady and Renee
Alvarez 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
August 20, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 812-2013

JPMORGAN CHASE BANK,
N.A.

v.

BRIAN O'GRADY A/K/A
BRIAN T. O'GRADY
RENEE ALVAREZ

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

LOT 405 WATER FOREST
DRIVE, A/K/A 187
WATER FOREST DRIVE,
DINGMANS FERRY, PA
18328-3457

Parcel No. 136.02-02-56
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$283,265.49

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
Brian O'Grady aka Brian T.
O'Grady and Renee Alvarez
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$283,265.49,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES

UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS
THE PROPERTY OF
Brian O'Grady aka Brian T.
O'Grady and Renee Alvarez
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$283,265.49 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Federman & Phelan
1617 JFK Blvd., ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
07/25/14 · 08/01/14 · 08/08/14

SHERIFF SALE

August 20, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 859-2013r SUR

JUDGEMENT NO. 859-2013
AT THE SUIT OF U.S.
Bank National Association,
as Trustee for Structured
Asset Securities Corporation
Mortgage Pass-Through
Certificates, Series 2006-AM1,
by its Servicer Ocwen Loan
Servicing, LLC vs Stewart
C. Babcock and Deborah A.
Babcock 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
August 20, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

Lot No. 2114, Section No.
XVII, Conashaugh Lakes, as
shown on plat or map recorded
in the Office of the Recorder of
Deeds of Pike County, in Plat
Book 18, Page 123.

Parcel #030067615

BEING KNOWN AS 4205
Conashaugh Lakes, Milford, PA
18337

BEING THE SAME
PREMISES which Paragon

Properties Ltd., A Pennsylvania
Corporation, by Deed dated
October 4, 1990 and recorded
October 9, 1990 in Book 0316
Page 091 in the Office for the
Recording of Deeds of Pike
County conveyed unto Stewart
C. Babcock and Deborah A.
Babcock, his wife.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Stewart C. Babcock
and Deborah A. Babcock
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$237,000.31,
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 Stewart
C. Babcock and Deborah A.
Babcock DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$237,000.31 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stern & Eisenberg
1581 Main Street, Ste. 200
Warrington, PA 18976
07/25/14 · 08/01/14 · 08/08/14

SHERIFF SALE

August 20, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
865-2013r SUR JUDGEMENT
NO. 865-2013 AT THE
SUIT OF Bank of America,
NA as successor by merger to
BAC Home Loans Servicing,
LP fka Countrywide Home
Loans Servicing vs John W.
Sargent 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
August 20, 2014 at 11:00 AM
PREVAILING TIME IN THE

AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 865-2013
BANK OF AMERICA,
N.A., AS SUCCESSOR BY
MERGER TO BAC HOME
LOANS SERVICING, LP
F/K/A COUNTRYWIDE
HOME LOANS SERVICING,
LP

v.

JOHN W. SARGENT
owner(s) of property situate
in the TOWNSHIP OF
LEHMAN, PIKE County,
Pennsylvania, being
277 DOE LOOP, BUSHKILL,
PA 18324

Parcel No. 175.03-01-37

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$192,106.59

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 W. Sargent
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$192,106.59,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST

DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF John W.
Sargent DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$192,106.59 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Federman & Phelan
1617 JFK Blvd., ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
07/25/14 · 08/01/14 · 08/08/14

SHERIFF SALE

August 20, 2014

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO

EXECUTION NO903-2013r
SUR JUDGEMENT NO.
903-2013 AT THE SUIT
OF JPMorgan Chase Bank,
National Association vs Mary
A. Scarpelli 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
August 20, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 903-2013-CIVIL
JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION
v.

MARY A. SCARPELLI
owner(s) of property situate
in LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being

167 SAW CREEK EST
A/K/A, 124 EDINBURGH
ROAD, BUSHKILL, PA
18324-9406

Parcel No. 192.04-07-25 -
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment Amount: \$56,278.48

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 Mary A. Scarpelli
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$56,278.48,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Mary A.
Scarpelli DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$56,278.48 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan

1617 JFK Blvd., ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
07/25/14 · 08/01/14 · 08/08/14

SHERIFF SALE
August 20, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 945-2013r SUR
JUDGEMENT NO. 945-2013
AT THE SUIT OF Green Tree
Servicing, LLC vs Amy M.
Rosenthal 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
August 20, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. 945-2013
GREEN TREE SERVICING
LLC
v.
AMY M. ROSENTHAL
owner(s) of property situate in
DINGMAN TOWNSHIP,
PIKE County, Pennsylvania,
being
3816 SUNRISE LAKE, A/K/A
172 WILD MEADOW
DRIVE, MILFORD, PA
18337-6414

Parcel No. 108.00-01-86-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$88,748.48
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 Amy M. Rosenthal
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$88,748.48,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

PROPERTY OF Amy M.
Rosenthal DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$88,748.48 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
07/25/14 · 08/01/14 · 08/08/14

SHERIFF SALE
August 20, 2014
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1099-2013r SUR
JUDGEMENT NO. 1099-2013
AT THE SUIT OF Bank of
America, NA as successor by
merger to BAC Home Loans
Servicing, LP fka Countrywide
Home Loans Servicing, LP vs
George A. Vaccaro and Robyn
Vaccaro DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
August 20, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1099-2013-CV
BANK OF AMERICA,
N.A., AS SUCCESSOR BY
MERGER TO BAC HOME
LOANS SERVICING, LP
F/K/A COUNTRYWIDE
HOME LOANS SERVICING,
LP

v.

GEORGE A. VACCARO
ROBYN VACCARO
owner(s) of property situate
in LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being
227 RAVENHILL ROAD,
F/K/A 65 RAVENHILL
ROAD, TAMIMENT, PA
18371

Parcel No. 188.03-04-57-
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$184,329.95
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
George A. Vaccaro and Robyn
Vaccaro DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$184,329.95,
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 George A.
Vaccaro and Robyn Vaccaro
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$184,329.95 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., ste. 1400
1Penn Center Plaza
Philadelphia, PA 19103
07/25/14 · 08/01/14 · 08/08/14

SHERIFF SALE
August 20, 2014
BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON

PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1175-2013r
SUR JUDGEMENT NO.
1175-2013 AT THE SUIT
OF Nationstar Mortgage,
LLC vs Richard A. Hall and
Shirley Hall 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
August 20, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION
ALL THAT CERTAIN lot,
piece or parcel of land situate,
lying and being in the Township
of Blooming Grove, County of
Pike and State of Pennsylvania,
more particularly described
as Lot 9, Block XXXVII,
Hemlock Farms Community,
Stage IVB, recorded in the
Office of the recorder of Deeds
of Pike County in Plat Book
4, Page 223, on the 34d day of
November 1965.

PARCEL No. 037384

BEING known and numbered as
416 Forest Drive, Lords Valley,
PA, 18428.

BEING the same premises
which STUART E.
WILLIAMS, JR. AND JOAN
A. WILLIAMS, TRUSTEES

OF THE WILLIAM
REVOCABLE TRUST
DATED NOVEMBER 6,
2000, by Deed dated October
10, 2008 and recorded October
14, 2008 in and for Pike County,
Pennsylvania, in Deed Book
Volume 2291, Page 1049,
granted and conveyed unto
Richard A. Hall and Shirley
Hall his wife, as tenants by the
entirety

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH OF
PENNSYLVANIA TO
Richard A. Hall and Shirley Hall
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$182,820.15,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Richard A. Hall and Shirley Hall DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$182,820.15 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Zucker Goldberg & Ackerman
200 Sheffield Street, Ste. 101
Mountainside, NJ 07092
07/25/14 · 08/01/14 · 08/08/14

SHERIFF SALE

August 20, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1231-2006r SUR JUDGEMENT NO.1231-2006 AT THE SUIT OF U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as trustee, successor by merger to LaSalle Bank National Association, as Trustee for Wells Fargo Home Equity Trust Mortgage Pass-Through Certificates, Series 2004-1 vs Janet R. Blythe 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 August 20, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 1231-2006-CV U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR WELLS FARGO HOME EQUITY TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-1

v.

JANET R. BLYTHE
owner(s) of property situate in the TOWNSHIP OF LEHMAN, PIKE County, Pennsylvania, being 2456 SHANNON COURT, BUSHKILL, PA 18324 Parcel No. 196.02-01-15 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$347,378.21 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 Janet R. Blythe DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$347,378.21, 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 Janet R. Blythe DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$347,378.21 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
07/25/14 · 08/01/14 · 08/08/14

SHERIFF SALE

August 20, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1265-2013r SUR JUDGEMENT NO. 1265-2013 AT THE SUIT OF Nationstar Mortgage, LLC vs Rosa Lopez 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 August 20, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 1265-2013 NATIONSTAR MORTGAGE, LLC v. ROSA LOPEZ owner(s) of property situate in the DELAWARE TOWNSHIP, PIKE County, Pennsylvania, being 127 SNOWSHOE DRIVE,

DINGMANS FERRY, PA
18328-4042
Parcel No. 176.01-02-06
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$84,676.56
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
Rosa Lopez DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$84,676.56,
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 Rosa Lopez
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$84,676.56 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
07/25/14 · 08/01/14 · 08/08/14

SHERIFF SALE
August 20, 2014
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1321-2012r SUR
JUDGEMENT NO. 1321-2012
AT THE SUIT OF PNC Bank.
National Association s/b/m
to National City Mortgage as
division of National City Bank
of Indiana vs Galina Chikerinets
aka Galina Bartkova and
Irina Chikerinets and Roman
Chikerinets 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
August 20, 2014 at 11:00 AM
PREVAILING TIME IN THE

AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1321-2012
PNC BANK, NATIONAL
ASSOCIATION S/B/M
TO NATIONAL CITY
MORTGAGE A DIVISION
OF NATIONAL CITY BANK
OF INDIANA

v.

GALINA CHIKERINETS
A/K/A GALINA BARTKOVA
IRINA CHIKERINETS
ROMAN CHIKERINETS
owner(s) of property situate
in the TOWNSHIP OF
LEHMAN, PIKE County,
Pennsylvania, being
189 GOLD FINCH ROAD
A/K/A 423, RANCLAND
A/K/A 612 GOLD FINCH
ROAD, BUSHKILL, PA 18324
Parcel No. 182.04-05-39-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$266,114.24
Attorneys for Plaintiff
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Galina Chikerinets aka Galina
Bartkova and Irina Chikerinets
and Roman Chikerinets
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR

EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$266,114.24,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Galina
Chikerinets aka Galina
Bartkova and Irina Chikerinets
and Roman Chikerinets
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$266,114.24 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
07/25/14 · 08/01/14 · 08/08/14

SHERIFF SALE

August 20, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1348-2012r SUR
JUDGEMENT NO. 1348-2012
AT THE SUIT OF Wells Fargo
Bank, NA vs Todd B. Eder and
Lois A. Eder 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
August 20, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1348-2012
WELLS FARGO BANK, N.A.
v.
TODD B. EDER
LOIS A. EDER
owner(s) of property situate
in BLOOMING GROVE
TOWNSHIP, PIKE County,
Pennsylvania, being
811 VISALIA COURT,
HAWLEY, PA 18428
Parcel No. 120.03-01-56 -
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$277,301.46
Attorneys for Plaintiff
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Todd B. Eder and Lois A. Eder
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$277,301.46,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Todd
B. Eder and Lois A. Eder
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$277,301.46 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
07/25/14 · 08/01/14 · 08/08/14

SHERIFF SALE

August 20, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1349-2013r SUR
JUDGEMENT NO. 1349-2013
AT THE SUIT OF Everbank,
successor by merger to Everhome
Mortgage Company vs Robert
Stelmack 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
August 20, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1349-2013
EVERBANK, SUCCESSOR
BY MERGER TO
EVERHOME MORTGAGE
COMPANY
v.
ROBERT STELMACK
owner(s) of property situate

in LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being
RR2 BOX 70, 18-6 NORTH
COURT A/K/A, 109 NORTH
COURT, BUSHKILL, PA
18324
Parcel No. 197.03-01-41.001-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$91,290.44
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 Robert Stelmack
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$91,220.44,
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 Robert Stelmack DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$91,220.44 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., ste. 1400
1Penn Center Plaza
Philadelphia, PA 19103
07/25/14 · 08/01/14 · 08/08/14

SHERIFF SALE

August 20, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1384-2013r SUR JUDGEMENT NO. 1384-2013 AT THE SUIT OF Wells Fargo Bank. NA vs Crystal Kidd and Andrew Kidd, JR. DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY

August 20, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 1384-2013-CV
WELLS FARGO BANK, N.A.

v.

CRYSTAL KIDD

ANDREW KIDD, JR

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

162 COLUMBINE LANE, MILFORD, PA 18337-7128

Parcel No. 111.03-05-87- (Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$179,967.37

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 Crystal Kidd and Andrew Kidd, JR. DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$179,967.37, 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 Crystal
Kidd and Andrew Kidd, JR.
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$179,967.37 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Federman & Phelan
1617 JFK Blvd., ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
07/25/14 · 08/01/14 · 08/08/14

SHERIFF SALE

August 20, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO1395-2013r SUR
JUDGEMENT NO. 1395-2013

AT THE SUIT OF US
Bank National Association, as
Trustee for Structured Asset
Securities Corporation Mortgage
Pass-Through Certificates,
Series 2006-GEL4 vs June
Hazzard 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
August 20, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1395-2013
US BANK NATIONAL
ASSOCIATION,
AS TRUSTEE FOR
STRUCTURED
ASSET SECURITIES
CORPORATION
MORTGAGE
PASS-THROUGH
CERTIFICATES, SERIES
2006-GEL4
v.
JUNE HAZZARD

owner(s) of property situate
in LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being
30 DEPUE CIRCLE A/K/A
158 DEPUE CIR, A/K/A
3018 DEPUE CIRCLE,
BUSHKILL, PA 18324
Parcel No. 188.02-02-14
(Acreage or street address)
Improvements thereon:

RESIDENTIAL DWELLING
Judgment Amount: \$150,569.15
Attorneys for Plaintiff
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO June Hazzard
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$150,569.15,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

COLLECT \$150,569.15 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
07/25/14 · 08/01/14 · 08/08/14

SHERIFF SALE

August 20, 2014

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1403-2012r
SUR JUDGEMENT NO.
1403-2012 AT THE SUIT
OF Deutsche Bank National
Trust Company as Trustee for
Morgan Stanley ABS Capital
I Inc. Trust 2006-HE8,
Mortgage pass-Through
Certificates, Series 2006-HE8
vs Rachel Ganly and Jason
M. Ganly 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
August 20, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1403-2012-CIVIL
DEUTSCHE BANK
NATIONAL TRUST
COMPANY AS TRUSTEE
FOR MORGAN STANLEY
ABS CAPITAL I INC. TRUST
2006-HE8, MORTGAGE
PASS-THROUGH
CERTIFICATES, SERIES
2006-HE8

v.

RACHEL GANLY
JASON M. GANLY
owner(s) of property situate in
DELAWARE TOWNSHIP,
PIKE County, Pennsylvania,
being
138 HEATHER HILL ROAD,
DINGMANS FERRY, PA
18328-4162

Parcel No. 175.02-09-08 -
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$147,441.98
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
Rachel Ganly and Jason M.
Ganly DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$147,441.98,
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 Rachel
Ganly and Jason M. Ganly
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$147,441.98 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
07/25/14 · 08/01/14 · 08/08/14

SHERIFF SALE
August 20, 2014
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL

DIVISION, TO EXECUTION
NO 1449-2013r SUR
JUDGEMENT NO. 1449-2013
AT THE SUIT OF Deutsche
Bank National Trust Company,
as Trustee for NovaStar
Mortgage Funding Trust,
Series 2006-4 NovaStar home
Equity Loan Asset-Backed
Certificates, Series 2006-4 vs
Emmanuel Castillo and Evelyn
Castillo 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
August 20, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN lot,
parcel or piece of ground situate
in Lehman Township, Pike
County, Pennsylvania, being Lot
Number 3520, Section no. 37,
on Plan of Lots of Development
known as Saw Creek Estates,
recorded in the Recorder's
Office in and for Pike County
at Milford, Pennsylvania in Plot
Book Volume 34, pages 112,
113, 114, 115, 116 and 117 and
Plot Book 36, page 12.

BEING KNOWN AS: 3520
Bedford Drive, Bushkill, PA
18324

PROPERTY ID NO.:
197.01-03-76

TITLE TO SAID PREMISES
IS VESTED IN Emmanuel
Castillo and Evelyn Castillo
BY DEED FROM Kalian at
Poconos, LLC, a new jersey
Limited Liability Company
DATED 07/31/2006
RECORDED 08/03/2006 IN
DEED BOOK 2188 PAGE
689.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Emmanuel Castillo
and Evelyn Castillo
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$327,936.62,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Emmanuel Castillo and Evelyn Castillo DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$327,936.62 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
07/25/14 · 08/01/14 · 08/08/14

SHERIFF SALE

August 20, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1450-2013r SUR JUDGEMENT NO. 1450-2013 AT THE SUIT OF Bank of America, NA as successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP vs Izabella Rodina and Igor Katsevman 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 August 20, 2014 at 11:00 AM

PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. CIVIL-1450-2013 BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP

v.

IZABELLA RODINA
IGOR KA TSEVMAN
owner(s) of property situate in DELAWARE TOWNSHIP, PIKE County, Pennsylvania,
being

114 SNOWSHOE DRIVE,
DINGMANS FERRY, PA
18328

Parcel No. 176.01-02-24 -
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$203,572.89
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 Izabella Rodina and Igor Katsevman DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE

AMOUNT OF \$203,572.89,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Izabella
Rodina and Igor Katsevman
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$203,572.89 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., Ste. 1400
1 Penn CTR Plaza
Philadelphia, PA 19103
07/25/14 · 08/01/14 · 08/08/14

SHERIFF SALE
August 20, 2014
BY VIRTUE OF WRIT
OF EXECUTION ISSUED

OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1451-2012r SUR
JUDGEMENT NO. 1451-2012
AT THE SUIT OF Deutsche
Bank National Trust Company,
as Trustee for Morgan Stanley
Capital I, Inc., Trust 2006-HE2,
Mortgage Pass-Through
Certificates, Series 2006-HE2
vs Patricia Silano and James
Silano 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
August 20, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. 1451-2012
DEUTSCHE BANK
NATIONAL TRUST
COMPANY, AS TRUSTEE
FOR MORGAN STANLEY
CAPITAL I INC. TRUST
2006-HE2, MORTGAGE
PASS-THROUGH
CERTIFICATES, SERIES
2006-HE2
v.
PATRICIA SILANO
JAMES SILANO
owner(s) of property situate in
the PIKE County, Pennsylvania,
being
102 LONG RIVER DRIVE,

HAWLEY, PA 18428
PARCEL NO. 107.04-01-19 -
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$141,327.86
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
Patricia Silano and James Silano
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$141,327.86,
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 Patricia
Silano and James Silano
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$141,327.86 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd, Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
07/25/14 · 08/01/14 · 08/08/14

SHERIFF SALE
August 20, 2014
BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1465-2013r
SUR JUDGEMENT NO.
1465-2013 AT THE SUIT
OF JPMorgan Chase Bank,
National Association vs Arthur
McCaw 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
August 20, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1465-2013

JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION

v.

ARTHUR MCCAWE

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

119 HAY ROAD, MILFORD,
PA 18337-9020

Parcel No. 122.03-03-10 -
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$183,702.30

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 Arthur McCaw
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID

REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$183,702.30,
PLUS COSTS & INTEREST.

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

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

DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Arthur
McCaw DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$183,702.30 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

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

07/25/14 · 08/01/14 · 08/08/14

SHERIFF SALE

August 20, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1552-2013r SUR
JUDGEMENT NO.1552-2013
AT THE SUIT OF Wells
Fargo Bank, NA s/b/m Wells
Fargo Home Mortgage, Inc.
vs Mark D. Krauss and Karin
L. Krauss 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
August 20, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1552-2013-CIVIL
WELLS FARGO BANK,
N.A., S/B/M WELLS FARGO
HOME MORTGAGE, INC.

v.

MARK D. KRAUSS
KARIN L. KRAUSS

owner(s) of property situate
in the LACKAWAXEN
TOWNSHIP, PIKE County,
Pennsylvania, being
165 TURKEY HILL ROAD,
GREELEY, PA 18425-9667
Parcel No. 046.00-01-34 -
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$152,882.69
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
Mark D. Krauss and Karin
L. Krauss DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR

EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$152,882.69,
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 Mark D.
Krauss and Karin L. Krauss
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$152,882.69 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., Ste. 1400
1 Penn CTR Plaza
Philadelphia, PA 19103
07/25/14 · 08/01/14 · 08/08/14

SHERIFF SALE

August 20, 2014

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1569-2013r
SUR JUDGEMENT NO.
1569-2013 AT THE SUIT
OF JPMorgan Chase Bank,
National Association vs Jason
R. Dowd 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
August 20, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION

TRACT I:

ALL that certain parcel and
piece of land situate in the
Township of Lehman, Township
of Pike, Commonwealth
of Pennsylvania, more fully
described as follows:

BEING shown and designated
as Lot 33 on a certain map
entitled "Plan of Lots; Rustic
Acre Estates, Section 5, Lehman
Township, Pike County, Penn
Scale 1" = 100; June 1971*
as prepared by Lawrence R.
Bailey, Registered Surveyor,
Stroudsburg, Penn., said map

being recorded in the Office
of the Recorder of Deeds in
Milford, Penn., in and for the
County of Pike in Plat Book
Volume 8 on Page 248 and being
more particularly described as
follows:

BEGINNING at an iron pipe
on the easterly side of Kangaroo
Court as shown on the above
captioned map, said point being
a corner common to Lots 32 and
33;

RUNNING THENCE (1)
along the easterly side of said
road in a northwesterly direction
on a curve to the left having
a radius of 188.51 feet an arc
distance of 76.79 feet to an iron
pipe, a corner common to Lots
33 and 34;

THENCE (2) leaving said road
and along said Lot 34 North 37
degrees 49 minutes, 19 seconds
east 120.00 feet to an iron pipe,
a corner common of Lots 33, 34
and 35;

THENCE (3) along said Lot
35 North 64 degrees 27 minutes
09 seconds East 90.56 feet to an
iron pipe on line of lands of J.H.
Buckman, Jr., a corner common
to lots 33 and 35;

THENCE (4) along lands of
said Buckman South 16 degrees
03 minutes 14 seconds East
120.00 feet to an iron pipe, a
corner common to Lots 32 and
33;

THENCE (5) along said lot 32

South 61 degrees 09 minutes 39 seconds West 158.61 feet to the point of BEGINNING.

CONTAINING 19,334 square feet, more or less.

UNDER AND SUBJECT to the covenants, restrictions as set forth more fully in Deed Book Volume 500 at Page 296.

TRACT 2:

ALL that certain parcel and piece of land situate in the Township of Lehman, County of Pike, Commonwealth of Pennsylvania, more fully described as follows:

BEING shown and designated as Lot 34 on a certain map entitled "Plan of Lots; Rustic Acre Estate; Section Five; Lehman Township, Pike County, PA, Scale 1" = 100', June 1971* as prepared by Lawrence R. Bailey, Registered Surveyor, Stroudsburg, Penn., and more particularly described as follows:

BEGINNING at an iron pipe on the northeasterly side of Kangaroo Court, a corner common to Lots 33 and 34;

RUNNING THENCE (1) along the northeasterly side of said road. North 52 degrees 10 minutes 41 seconds West 125.00 feet to an iron pipe;

THENCE (2) along the same in a northerly direction on a curve to the right having a radius of

25.00 feet, an arc distance of 39.27 feet to an iron pipe on the southeasterly side of Evergreen Drive;

THENCE (3) along the southeasterly side of said Evergreen Drive, North 37 degrees 49 minutes 19 seconds West 95.00 feet to an iron pipe, a corner common to Lots 34 and 35;

THENCE (4) leaving said road and along said Lot 35, South 52 degrees 10 minutes 41 seconds East 150.00 feet to an iron pipe, a corner common to Lots 33, 34 and 35;

THENCE (5) along said Lot 33, South 37 degrees 49 minutes 19 seconds West 120.00 feet to the point of BEGINNING.

CONTAINING 17,865 square feet, more or less.

UNDER AND SUBJECT to the covenants, conditions and restrictions as set forth in Deed Book Volume 306, Page 143.

Being known as:
62 KANGAROO
COURT, BUSHKILL,
PENNSYLVANIA 18324.

Title to said premises is vested in Jason R. Dowd by Deed from Raymond F. Dowd and Marilyn, Husband and Wife dated August 11, 2008 and recorded November 10, 2008 in Deed Book 2293, Page 1608.

TAX I.D. #: 06-041822

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jason R. Dowd DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$176,162.87, 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. Jason R. Dowd DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$176,162.87 PLUS COSTS AND INTEREST AS

AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street, Ste.
1400
Philadelphia, PA 19109
07/25/14 · 08/01/14 · 08/08/14

SHERIFF SALE

August 20, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1587-2013r SUR JUDGEMENT NO. 1587-2013 AT THE SUIT OF JPMorgan Chase Bank, National Association vs Patrick R. Garland and Eileen M. Garland 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 August 20, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 1587-2013-CV JPMORGAN CHASE BANK, NATIONAL ASSOCIATION v. PATRICK R. GARLAND

EILEEN M. GARLAND
owner(s) of property situate
in the TOWNSHIP OF
DINGMAN, PIKE County,
Pennsylvania, being
133 GOLD KEY ROAD,
MILFORD, PA 18337-5037
Parcel No. 123.03-01-29 -
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$208,905.74
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 Patrick R. Garland
and Eileen M. Garland
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$208,905.74,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Patrick R.
Garland and Eileen M. Garland
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$208,905.74 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Fедerman & Phelan
1617 JFK Blvd., ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
07/25/14 · 08/01/14 · 08/08/14

SHERIFF SALE
August 20, 2014
BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1596-2013r
SUR JUDGEMENT NO.
1596-2013 AT THE SUIT
OF Green Tree Servicing,
LLC vs Joseph Dipietro and
Rebecca Dipietro fka Rebecca
Pavelchak 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
August 20, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1596-2013
GREEN TREE SERVICING
LLC
v.
JOSEPH DIPIETRO
REBECCA DIPIETRO F/K/A
REBECCA PA VELCHAK
owner(s) of property situate
in the DELAWARE
TOWNSHIP, PIKE County,
Pennsylvania, being
103 MAGNOLIA LANE,
DINGMANS FERRY, PA
18328-9820
Parcel No. 162.02-08-59
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$218,469.13
Attorneys for Plaintiff
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Joseph Dipietro and Rebecca
Dipietro fka Rebecca Pavelchak
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$218,469.13,

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Joseph
Dipietro and Rebecca Dipietro
fka Rebecca Pavelchak
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$218,469.13 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
07/25/14 · 08/01/14 · 08/08/14

SHERIFF SALE
August 20, 2014
BY VIRTUE OF WRIT
OF EXECUTION ISSUED

OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1636-2013r SUR
JUDGEMENT NO. 1636-2013
AT THE SUIT OF The Bank
of New York Mellon fka The
Bank of New York as Trustee
for the Certificateholders of
CWABS, Inc. Asset Backed
Certificates, Series 2004-BC4
vs Mark D'Errico aka Mark J.
D'Errico 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
August 20, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. 1636-2013
THE BANK OF NEW
YORK MELLON FKA THE
BANK OF NEW YORK
AS TRUSTEE FOR THE
CERTIFICATEHOLDERS
OF CWABS, INC., ASSET
BACKED CERTIFICATES,
SERIES 2004-BC4
v.
MARK D'ERRICO A/K/A
MARK J. D'ERRICO
owner(s) of property situate
in LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being
239 ACORN CIRCLE,

BUSHKILL, PA 18324
Parcel No. 199.02-01-45
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$177,688.81
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
Mark D'Errico aka Mark J.
D'Errico DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$177,688.81,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Mark
D'Errico aka Mark J. D'Errico
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$177,688.81 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd, Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
07/25/14 · 08/01/14 · 08/08/14

SHERIFF SALE

August 20, 2014

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
August 20, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1638-2013
WELLS FARGO BANK, N.A.
v.
CHRISTINA A.
OSZMANSKI
owner(s) of property situate in
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: \$172,321.89
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 \$172,321.89,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Christina A. Oszmanski DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$172,321.89 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., Ste. 1400
1 Penn CTR Plaza
Philadelphia, PA 19103
07/25/14 · 08/01/14 · 08/08/14

SHERIFF SALE

August 20, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO1652-2013r SUR JUDGEMENT NO. 1652-2013 AT THE SUIT OF Wells Fargo Bank, NA vs Coleen Denis Sterling, in her capacity as Executrix and Devisee of the Estate of John J. Sterling, John S. Sterling, in his capacity as Devisee of the Estate of John

J. Sterling 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 August 20, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 1652-2013-CIVIL WELLS FARGO BANK, N.A. v.

COLEEN DENISE

STERLING, in her capacity as Executrix and Devisee of the Estate of

JOHN J. STERLING

JOHN S. STERLING, in his capacity as Devisee of the Estate of JOHN J. STERLING

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

637 SUN VALLEY DRIVE, A/K/A 113 SUN VALLEY DRIVE, TAFTON, PA 18464-9646

Parcel No. 043.04-03-19- (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$92,468.19

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 Coleen Denis Sterling, in her capacity as Executrix and Devisee of the Estate of John J. Sterling, John S. Sterling, in his capacity as Devisee of the Estate of John J. Sterling DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$92,468.19, 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 Coleen Denis Sterling, in her capacity as Executrix and Devisee of the Estate of John J. Sterling, John S. Sterling, in his capacity as Devisee of the Estate of John

J. Sterling DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$92,468.19 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd, Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
07/25/14 · 08/01/14 · 08/08/14

SHERIFF SALE

August 20, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1693-2013r SUR JUDGEMENT NO. 1693-2013 AT THE SUIT OF ESSA Bank & Trust vs Joseph Hernandez and Dina Hernandez 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 August 20, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION
ALL THAT CERTAIN
lot or lots of land in Palmyra

Township, Pike County, Pennsylvania, known and designed as:
Lot Number 214, on Map 4 of Plan of Lots prepared for Tanglewood Lakes, Inc. by Harry F. Schoenagel, Registered Surveyor, dated May 28, 1969 and recorded in the Office of the Recorder of Deeds for Pike County, in Plat Book Number 7, Page 185.

TOGETHER with all rights of way and UNDER AND SUBJECT to all covenants, reservations, restrictions and conditions of record, as found in the Chain of Title.

BEING the same premises which John Homyak and Jayne Homyak, Husband and Wife, by certain Deed dated March 10, 2000 and recorded March 20, 2000 in the Office of the Recorder of Deeds in and for the County of Pike in Record Book 1845, Page 576, granted and conveyed unto Joseph Hernandez and Dina Hernandez, Husband and Wife.

Tax Assessment No.:
10-0-687.01-02-17
Pin/Control No.: 10-0-010441
Property is improved.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Joseph Hernandez and Dina Hernandez DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID

REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$203,563.29, 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 Joseph Hernandez and Dina Hernandez DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$203,563.29 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Newman Williams Mishkin et al
712 Monroe St. POB 511
Stroudsburg, PA 18360-0511
07/25/14 · 08/01/14 · 08/08/14

SHERIFF SALE

August 20, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1771-2013r SUR
JUDGEMENT NO. 1771-2013
AT THE SUIT OF JPMorgan
Chase Bank, National
Association vs Noelle Sherer aka
Noelle Ross Sherer and Daniel
R. Sherer 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
August 20, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1771-2013
JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION
v.
NOELLE SHERER A/K/A
NOELLE ROSS SHERER
DANIEL R. SHERER
owner(s) of property situate in
the DINGMAN TOWNSHIP,
PIKE County, Pennsylvania,
being
4111 CONASHAUGH
LAKES, A/K/A 113 SANDY
PINE TRAIL, MILFORD, PA
18337-9046
Parcel No. 122.03-01-34 -

(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$151,411.56
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
Noelle Sherer aka Noelle Ross
Sherer and Daniel R. Sherer
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$151,411.56,
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 Noelle
Sherer aka Noelle Ross
Sherer and Daniel R. Sherer
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$151,411.56 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
07/25/14 · 08/01/14 · 08/08/14

SHERIFF SALE

August 20, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1788-2011r SUR
JUDGEMENT NO. 1788-2011
AT THE SUIT OF Bank of
America, National Association,
successor by merger to BAC
Home Loans Servicing, LP
fka Countrywide Home Loans
Servicing vs James M. Weiss and
Robyn Pugh 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
August 20, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID

DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1788-2011-CV
BANK OF AMERICA,
NATIONAL ASSOCIATION,
SUCCESSOR BY MERGER
TO BAC HOME LOANS
SERVICING, LP, F/K/A
COUNTRYWIDE HOME
LOANS SERVICING LP
v.

JAMES M. WEISS

ROBYN PUGH

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

606 & 607 MINK TRAIL,

BUSHKILL, PA 18324

Parcel No. 06-0-043158,

06-0-043956

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$103,244.55

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
James M. Weiss and Robyn
Pugh DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$103,244.55,
PLUS COSTS & INTEREST.

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF James
M. Weiss and Robyn Pugh
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$103,244.55 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd, Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
07/25/14 · 08/01/14 · 08/08/14

SHERIFF SALE
August 20, 2014

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

COU1811-2013 AT THE
SUIT OF JPMorgan Chase
Bank, National Association vs
Richard McDonnell and Frances
McDonnell aka Frances M.
McDonnell 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
August 20, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. 1811-2013
JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION
v.
RICHARD MCDONNELL
FRANCES MCDONNELL
A/K/A FRANCES M.
MCDONNELL
owner(s) of property situate in
PORTER TOWNSHIP, PIKE
County, Pennsylvania, being
3153 HEMLOCK FARMS,
HAWLEY, PA 18428-9109
Parcel No. 133.03-02-54-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$169,571.37
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 Richard McDonnell
and Frances McDonnell
aka Frances M. McDonnell
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$169,571.37,
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
McDonnell and Frances
McDonnell aka Frances M.
McDonnell DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$169,571.37 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Federman & Phelan
1617 JFK Blvd., ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
07/25/14 · 08/01/14 · 08/08/14

SHERIFF SALE

August 20, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1828-2013r SUR
JUDGEMENT NO. 1828-2013
AT THE SUIT OF Wells
Fargo Bank NA, s/b/m Wells
Fargo Home Mortgage,
Inc. vs Barbara Dalessio aka
Barbara A. Dalessio and John J.
Dalessio, Jr. DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
August 20, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1828-2013
WELLS FARGO BANK,
N.A., S/B/M WELLS FARGO
HOME MORTGAGE, INC.
v.
BARBARA DALESSIO

A/K/A BARBARA A.
DALESSIO
JOHN J. DALESSIO, JR
owner(s) of property situate in
DELAWARE TOWNSHIP,
PIKE County, Pennsylvania,
being
410 PARK ROAD, A/K/A 338
PARK ROAD, DINGMANS
FERRY, PA 18328-9178
Parcel No. 169.03-01-47-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$44,419.54
Attorneys for Plaintiff
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Barbara Dalessio aka Barbara A.
Dalessio and John J. Dalessio,
Jr. DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$44,419.54,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Barbara
Dalessio aka Barbara A.
Dalessio and John J. Dalessio, Jr.
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$44,419.54 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
07/25/14 · 08/01/14 · 08/08/14

SHERIFF SALE

August 20, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1880-2012r SUR
JUDGEMENT NO. 1880-2012
AT THE SUIT OF The
Bank of New York Mellon
fka The Bank of New York,
as successor-in-interest to
JPMorgan Chase Bank NA as
Trustee for Bear Stearns Asset
Backed Securities, Bear Stearns

ALT-A Trust, Mortgage
Pass-Through Certificates,
Series 2006-2 vs William R.
Reynolds and Mildred A.
Reynolds 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
August 20, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 2012-01880

THE BANK OF NEW
YORK MELLON, F/K/A
THE BANK OF NEW
YORK, AS SUCCESSOR-
IN-INTEREST TO
JPMORGAN CHASE BANK,
N.A., AS TRUSTEE FOR
BEAR STEARNS ASSET
BACKED SECURITIES,
BEAR STEARNS ALT-A
TRUST, MORTGAGE
PASS-THROUGH
CERTIFICATES, SERIES
2006-2

v.

WILLIAM R. REYNOLDS
MILDRED A. REYNOLDS
owner(s) of property situate
in the TOWNSHIP OF
LEHMAN, PIKE County,
Pennsylvania, being
8 BRANDYSHIRE DRIVE,
TAMIMENT, PA 18371-0000
Parcel No. 188.03-03-42 -
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$271,943.51
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 William R. Reynolds
and Mildred A. Reynolds
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$271,943.51,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$271,943.51 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Federman & Phelan
1617 JFK Blvd., ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
07/25/14 · 08/01/14 · 08/08/14

SHERIFF SALE

August 20, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1958-2013r SUR
JUDGEMENT NO. 1958-2013
AT THE SUIT OF Specialized
Loan Servicing, LLC vs James
Devoe 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
August 20, 2014 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,
BEING Lot No. 35, Block No.
3, Section No. 3, as shown on
a map entitled "Sunnylands,
Inc., Sunrise Lake" on file in the
Recorder's Office at Milford,
Pike County Pennsylvania in
Plat Book 7, page 59.

Title to said premises is vested
in James Devoe by deed from
Vannatta Realty and Builders
Inc. dated August 16, 2007 and
recorded September 5, 2007 in
Deed Book 2248, page 850.
TOGETHER with all and
singular the building, its
improvements, ways, streets,
alleys, driveways, passages,
waters, water-courses,
rights, liberties, privileges,
hereditaments and
appurtenances, whatsoever unto
the hereby granted premises
belonging, or in any wise
appertaining, and the reversions
and remainders, rents, issues and
profits thereof; and all the estate,
right, title, interest, property,
claim and demand whatsoever
of the said grantor(s), as well at
law as in equity, of, in and to the
same.

TO HAVE AND TO HOLD
the said lot or piece of ground
described, its hereditaments
and premises hereby granted, or
mentioned and intended so to
be, with the appurtenances, unto
the said Grantee(s), their heirs
and assign, to and for the only
proper use and behalf of the said
Grantees, their heirs and assigns
forever.

AND the said Grantor, its
successors, executors and
administrators does covenant,

promise and agree, to and with the said Grantees, their heirs and assigns, by these presents, that the said Grantor and its successors, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantees their heirs and assigns, against them, the said Grantor and its successors and assigns, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it, shall and will SPECIALLY WARRANT and forever DEFEND.

Being known as: 115 SUNSET DRIVE, MILFORD, PENNSYLVANIA 18337.
TAX I.D. #: 122.01-07-42
Control Number 03-0-021665

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO James Devoe DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$213,242.56, 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 James Devoe DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$213,242.56 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street, Ste.
1400
Philadelphia, PA 19109
07/25/14 · 08/01/14 · 08/08/14

SHERIFF SALE
August 20, 2014
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1989-2013r SUR JUDGEMENT NO. 1989-2013 AT THE SUIT OF Nationstar Mortgage, LLC vs Jill Schenkel 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
August 20, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1989-2013
NATIONSTAR
MORTGAGE, LLC
v.

JILL SCHENKEL
owner(s) of property situate
in the TOWNSHIP OF
BLOOMING GROVE, PIKE
County, Pennsylvania, being
109 RIDGE ROAD, LORDS
VALLEY, PA 18428
Parcel No. 120.02-05-32
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$312,494.30
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 Jill Schenkel
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE

AMOUNT OF \$312,494.30,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Jill Schenkel
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$312,494.30 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
07/25/14 · 08/01/14 · 08/08/14

SHERIFF SALE
August 20, 2014
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT

OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1994-2013r SUR
JUDGEMENT NO. 1994-2013
AT THE SUIT OF Everbank vs
John Sylvester DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
August 20, 2014 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 Delaware, County of Pike
and State of Pennsylvania, more
particularly described as follows,
to wit:
BEING Lot No. 708, Section
9, as shown on map entitled
subdivision of Section 9,
Pocono Mountain Lake Forest
Corporation, on file in the
Recorder's Office at Milford,
Pennsylvania in Plot book No. 9,
Page 249.
Title to said premises is vested
in John Sylvester and Joyce
Sylvester a/k/a Joyce A. Sylvester
by deed from Mauricio Medina
and Vilma Medina, Husband
and Wife AND Jose R. Grau
dated December 5, 2002 and
recorded December 9, 2002 in
Deed Book 1957, Page 600.
And Thereafter Joyce Sylvester

a/k/a Joyce A. Sylvester departed
this life leaving title vested solely
in the name of John Sylvester,
Operation of Law.
TOGETHER with all rights
of way and UNDER AND
SUBJECT to all covenants,
reservations, restrictions and
conditions of record and as
recorded in Deed Book Volume
319, at Page 679.
Being known as: 224
LAKE FOREST DRIVE,
DINGMANS FERRY,
PENNSYLVANIA 18328.
Map #: 161.02-01-11

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO John Sylvester
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$124,377.72,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF John Sylvester DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$124,377.72 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street, Ste.
1400
Philadelphia, PA 19109
07/25/14 · 08/01/14 · 08/08/14

SHERIFF SALE

August 20, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2015-2013r SUR JUDGEMENT NO. 2015-2013 AT THE SUIT OF JPMorgan Chase Bank, National Association vs Keith Wanzer and Monique Wanzer 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 August 20, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2015-2013
JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION
v.

KEITH WANZER
MONIQUE WANZER
owner(s) of property situate in
DINGMAN TOWNSHIP,
PIKE County, Pennsylvania,
being

117 COTTONWOOD
COURT, MILFORD, PA
18337

Parcel No. 122.04-05-92 -
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$256,409.68
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 Keith Wanzer and Monique Wanzer DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$256,409.68, PLUS COSTS & INTEREST.

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Keith
Wanzer and Monique Wanzer
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$256,409.68 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., Ste. 1400
1 Penn CTR Plaza
Philadelphia, PA 19103
07/25/14 · 08/01/14 · 08/08/14

SHERIFF SALE
August 20, 2014
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,

PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 2035-2013r SUR
JUDGEMENT NO. 2035-2013
AT THE SUIT OF Wells
Fargo Bank. NA vs Michael
S. Bugge 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
August 20, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. 2013-02035
WELLS FARGO BANK, N.A.
v.
MICHAEL S. BUGGE
owner(s) of property situate
in LEHAMN TOWNSHIP,
PIKE County, Pennsylvania,
being
229 SEDBURGH COURT,
BUSHKILL, PA 18324-8608
Parcel No. 196.02-07-34 -
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$41,475.61
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 Michael S. Bugge
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$41,475.61,
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 Michael
S. Bugge DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$41,475.61 PLUS COSTS
AND INTEREST AS
AFORESAID.

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

Philadelphia, PA 19103
07/25/14 · 08/01/14 · 08/08/14

SHERIFF SALE

August 20, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 2135-2011r SUR
JUDGEMENT NO. 2135-2011
AT THE SUIT OF Bank of
America, NA as successor by
merger to BAC Home Loans
Servicing, LP aka Countrywide
Home Loans Servicing, LP vs
Despina Papapantos and David
M. Henry 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
August 20, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 2011-02135
BANK OF AMERICA,
N.A., AS SUCCESSOR BY
MERGER TO BAC HOME
LOANS SERVICING, LP
F/K/A COUNTRYWIDE
HOME LOANS SERVICING,
LP
v.
DESPINA PAPAPANTOS
DAVID M. HENRY

owner(s) of property situate
in the TOWNSHIP OF
LEHMAN, PIKE County,
Pennsylvania, being
114 AMOS CIRCLE A/K/A 8
AMOS CIRCLE, BUSHKILL,
PA 18324
Parcel No. 188.04-01-63
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$164,387.77
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 Despina Papapantos
and David M. Henry
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$164,387.77,
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 Despina
Papapantos and David M. Henry
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$164,387.77 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., Ste. 1400
1 Penn CTR Plaza
Philadelphia, PA 19103
07/25/14 · 08/01/14 · 08/08/14

SHERIFF SALE
August 20, 2014
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 2422-2009r SUR
JUDGEMENT NO.2422-2009
AT THE SUIT OF HSBC
Bank USA, National Association
for the Benefit of ACE Securities
Corporation Home Equity
Loan Trust, Series 2006-NC3,
Asset Backed Pass-Through
Certificates vs Richard M.
Benavides DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY

IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA 18337
ON WEDNESDAY August 20,
2014 at 11:00 AM PREVAILING
TIME IN THE AFORENOON
OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 2422-2009
HSBC BANK USA,
NATIONAL ASSOCIATION
FOR THE BENEFIT
OF ACE SECURITIES
CORPORATION HOME
EQUITY LOAN TRUST,
SERIES 2006-NC3, ASSET
BACKED PASS-THROUGH
CERTIFICATES

v.

RICHARD M. BENAVIDES
owner(s) of property situate
in the TOWNSHIP OF
LEHMAN, PIKE County,
Pennsylvania, being
6025 DECKER ROAD
A/K/A 203 DECKER ROAD,
BUSHKILL, PA 18324
Parcel No. 192.01-03-02
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$211,665.83
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 Richard M. Benavides
DEFENDANTS, OWNER,

OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$211,665.83,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Richard M.
Benavides DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$211,665.86 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
07/25/14 · 08/01/14 · 08/08/14