

## LEGAL NOTICES

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

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### ESTATE NOTICES

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

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### PUBLIC NOTICE ESTATE NOTICE

Estate of CAROL D.  
MILLER, a/k/a CAROL D.  
KIRCHNER, a/k/a CAROL D.  
STRYS, late of the Township of  
Blooming Grove, County of Pike  
Commonwealth of Pennsylvania,  
Deceased

Letters Testamentary in the above named estate having been granted to the undersigned; all persons indebted to the Estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his attorney within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Sixtieth Judicial District, Pike County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where

notice may be given to claimant.

Jerome Rosalia, Executor  
2442 Hemlock Farms  
Hawley, PA 18428

OR TO:  
CRAMER, SWETZ,  
McMANUS &  
JORDAN, P.C.

Attorneys at Law  
By: Jeffrey L. Wright,  
Esquire

711 Sarah Street  
Stroudsburg, PA 18360

01/16/15 · 01/23/15 · **01/30/15**

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### ESTATE NOTICE

Estate of Richard L. Snyder  
a/k/a Richard Lee Snyder,  
Deceased. Late of Milford  
Twp., Pike County, PA. D.O.D.  
11/14/14. Letters Testamentary  
on the above Estate have been  
granted to the undersigned, who  
request all persons having claims  
or demands against the estate of  
the decedent to make known the  
same and all persons indebted  
to the decedent to make  
payment without delay to John  
J. Schneider, Executor, c/o Duke  
Schneider, Esq., 17 W. Miner  
St., West Chester, PA 19382. Or  
to his Atty.: Duke Schneider,  
MacElree Harvey, Ltd., 17 W.  
Miner St., West Chester, PA  
19382.

01/23/15 · **01/30/15** · 02/06/15

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### EXECUTOR'S NOTICE

Estate of Grace Moreo,  
a/k/a Grace Jaccarino, Deceased,  
late of Lehman Township, Pike

County, Pennsylvania.

Letters of Testamentary on the above estate have been granted to the undersigned. All persons indebted to the said estate are requested to make payment, and those having claims should present the same without delay to: Louise Moreo, Executor, of 459 Mallard Lane, Bushkill, PA 18324, or to the Attorneys for the Estate, Levy, Stieh & Gaughan, P.C., P.O. Box D, Milford, PA 18337.

By: John T. Stieh, Esquire  
Attorney for Executor

01/23/15 · **01/30/15** · 02/06/15

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### **ESTATE NOTICE**

Estate of Claude D.

Seeley, Jr., deceased of Palmyra Township, Pike County, Pennsylvania. Letters Testamentary on the above estate having been granted to Susan Seeley-Lee, Executrix, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to her attorney, Anthony J. Magnotta, Esquire, 1307 Purdytown Turnpike, Suite A, Lakeville, PA 18438.

01/23/15 · **01/30/15** · 02/06/15

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### **EXECUTOR'S NOTICE**

**ESTATE OF LUCY**

WOLFF, late of Shohola Township, Pike County, Pennsylvania, deceased.

Letters testamentary on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment and

those having claims to present same, without delay to DANIEL C. WOLFF, 101 Eighth Street, Milford, PA 18337, or to his attorneys, KLEMEYER, FARLEY & BERNATHY, LLC, 406 Broad Street, Milford, PA 18337.

01/23/15 · **01/30/15** · 02/06/15

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### **EXECUTOR'S NOTICE**

**ESTATE OF ROSALIE BLACK**, a/k/a ROSALIE THERESA BLACK, late of Milford Borough, Pike County, Pennsylvania, deceased.

Letters testamentary on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present same, without delay to JOHN CRESPO, of 161 Apple Drive, Milford, PA 18337, or to his attorneys, KLEMEYER, FARLEY & BERNATHY, LLC, 406 Broad Street, Milford, PA 18337.

**01/30/15** · 02/06/15 · 02/13/15

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### **ESTATE NOTICE**

Estate of Walter S. Bialous, late of Shohola, Pike County, Pennsylvania.

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

01/30/15 · 02/06/15 · 02/13/15

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**ESTATE NOTICE**

Estate of Antonio S. Cueva,  
late of Hawley, Pike County,  
Pennsylvania.

Letters Testamentary on  
the above estate having been  
granted to Antonio S. M. Cueva,  
all persons indebted to the said  
estate are requested to make  
payment, and those having  
claims to present the same  
without delay to his attorney,  
Joseph Kosierowski of Ridley,  
Chuff, Kosierowski & Scanlon,  
P.C., 400 Broad St., Milford, PA  
18337.

01/30/15 · 02/06/15 · 02/13/15

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**ESTATE NOTICE**

ESTATE OF LESLEY  
E. GALBREATH, late of  
Dingmans Ferry, Pike County,  
Commonwealth of Pennsylvania,  
deceased.

Letters of Administration in  
the above-named Estate having  
been granted to the undersigned,  
all persons indebted to the Estate  
are requested to make immediate  
payment, and those having  
claims are directed to present  
same, without delay, to the  
undersigned, or to her attorney  
within four (4) months from the  
date hereof, and to file with the  
Clerk of the Court of Common  
Pleas of Pike County, Orphans'  
Court Division, a particular  
statement of claim, duly verified  
by affidavit, setting forth the  
address within the County where  
notice may be given to claimant.

Piper Lawrence  
571 Topping Hill Road

Westfield, New Jersey 07090

Attorney:

PETER J. QUIGLEY, ESQ.

17 N. 6th Street

Stroudsburg, PA 18360

570-421-2350

01/30/15 · 02/06/15 · 02/13/15

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**NOTICE**

THE ESTATE OF  
KATHERINE E. DONTEN,  
deceased, late of Dingman  
Township, Pike County,  
Pennsylvania.

LETTERS

TESTAMENTARY in the  
above named estate having been  
granted on July 16, 2014, all  
persons and/or entities indebted  
to the estate are requested to  
make immediate payment, and  
all those having claims against  
the estate are directed to present  
the same without delay to the  
undersigned or their attorney  
within four months from the  
date of this notice. Direct all  
payments or claims to:

GALASSO, KIMLER &

MUIR, P.C.

308 W. HARFORD

STREET

MILFORD, PA 18337

01/30/15 · 02/06/15 · 02/13/15

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**NOTICE**

THE ESTATE OF  
PATRICIA BROWN a/k/a  
PATRICIA A. BROWN,  
deceased, late of Lackawaxen  
Township, Pike County,  
Pennsylvania.

LETTERS

TESTAMENTARY in the  
above named estate having been  
granted on July 17, 2014, all

persons and/or entities indebted to the estate are requested to make immediate payment, and all those having claims against the estate are directed to present the same without delay to the undersigned or their attorney within four months from the date of this notice. Direct all payments or claims to:

GALASSO, KIMLER &  
MUIR, P.C.  
308 W. HARFORD  
STREET  
MILFORD, PA 18337

01/30/15 · 02/06/15 · 02/13/15

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

**60th JUDICIAL DISTRICT**  
IN RE: NAME CHANGE OF  
COLLIN WAYNE DEANS  
TO COLLIN WAYNE  
DEANS-BRANDT  
NO: 1892-2014

**NOTICE OF FILING OF  
PETITION FOR NAME  
CHANGE AND DATE OF  
HEARING**

NOTICE is hereby given that on December 16, 2014 the Petition of Collin Wayne Deans was filed in the above-named Court requesting an order to change the legal name of Collin Wayne Deans to Collin Wayne Deans-Brandt.

The Court has fixed the 3rd day of March, 2015 at 9:00 a.m. Pike County Courthouse, Milford, Pennsylvania as the time and place for the hearing on said Petition when and where all interested parties may appear and show cause, if any, why the

request of the Petitioner should not be granted.

Stacey Beecher, Esq.  
106 West High Street  
Milford, PA 18337

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

**CIVIL ACTION - LAW  
IONIC PROPERTIES, LLC**  
Plaintiff

v.  
RITA BISNAR  
Defendant

**ACTION TO QUIET TITLE  
NO. 1511-2014-CIVIL  
NOTICE TO DEFEND**

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiffs. You may lose money or property or other rights important to you.

**YOU SHOULD TAKE  
THIS PAPER TO YOUR  
LAWYER AT ONCE. IF  
YOU DO NOT HAVE A  
LAYER OR CANNOT  
AFFORD ONE, GO TO OR  
TELEPHONE THE OFFICE**

SET FORTH BELOW TO  
FIND OUT WHERE YOU  
CAN GET LEGAL HELP.  
LEGAL AID SOCIETY OF  
PIKE COUNTY

Pike County Courthouse  
Milford, PA 18337  
Telephone: (570) 296-7613

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### **SHERIFF SALES**

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

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### **SHERIFF SALE**

**February 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 64-2013r SUR JUDGEMENT NO. 64-2013 AT THE SUIT OF US Bank, NA as Successor Trustee to Bank of America, NA, as S/B/M/T LaSalle Bank, NA as Trustee for the Certificate holders of the MLMI Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-HE1 vs Jason Corrao and Ernest Corrao, Jr. aka Ernest Corrao and Debbie Corrao DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY

February 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

### **SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 64-2013-CV U.S. Bank National Association, as Successor Trustee to Bank of America N.A. as Successor by Merger to LaSalle Bank N.A. as Trustee for The Certificateholders of The MLMI Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-HE1

v.

Jason Corrao  
Ernest Corrao, Jr a/k/a Ernest Corrao

Debbie Corrao

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

213 Lake Drive, Dingmans Ferry, PA 18328-3100

Parcel No. 148-02-03-34

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$272,219.88

Attorneys for Plaintiff

Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jason Corrao and Ernest Corrao, Jr. aka Ernest Corrao and Debbie Corrao DEFENDANTS, OWNER,

OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$272,219.88, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Jason Corrao and Ernest Corrao, Jr. aka Ernest Corrao and Debbie Corrao DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$272,219.88 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

01/23/15 · 01/30/15 · 02/06/15

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**SHERIFF SALE**  
**February 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 156-2014r SUR JUDGEMENT NO. 156-2014 AT THE SUIT OF Wells Fargo Bank, NA vs Thomas R. Kirby aka Thomas Kirby DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY February 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 156-2014 Wells Fargo Bank, N.A.  
v.  
Thomas R. Kirby a/k/a Thomas Kirby  
owner(s) of property situate in the BLOOMING GROVE TOWNSHIP, PIKE County, Pennsylvania, being  
104 Curlew Road, Blooming Grove Township, PA 18428  
Parcel No. 120.02-01-61  
(Acreage or street address)  
Improvements thereon:  
**RESIDENTIAL DWELLING**  
Judgment Amount: \$155,066.19



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 Thomas R. Kirby aka Thomas Kirby DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$155,066.19, 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 Thomas R. Kirby aka Thomas Kirby DEFENDANTS, OWNERS REPUTED OWNERS TO

COLLECT \$155,066.19 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  
01/23/15 · 01/30/15 · 02/06/15

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**SHERIFF SALE**

**February 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 170-2014r SUR JUDGEMENT NO. 170-2014 AT THE SUIT OF Capital One, NA vs Erin L. Sharpe and Keith A. Sharpe DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY February 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

All that certain piece or parcel or Tract of land situate Dingman, Pike County, Pennsylvania, and being known as 197 Hawthorn Drive, Milford, Pennsylvania 18337.

Map Number: 111.04-01-56  
Control Number: 03-0-018828  
THE IMPROVEMENTS  
THEREON ARE: Residential  
Dwelling  
REAL DEBT: \$288,312.81  
SEIZED AND TAKEN IN  
EXECUTION AS THE  
PROPERTY OF: Erin L.  
Sharpe and Keith A Sharpe  
McCabe, Weisberg and Conway,  
P.C.  
123 South Broad Street, Suite  
1400  
Philadelphia, PA 19109

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO Erin  
L. Sharpe and Keith A. Sharpe  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$288,312.81,  
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 Erin L.  
Sharpe and Keith A. Sharpe  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$288,312.81 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad street, Ste.  
1400  
Philadelphia, PA 19109  
01/23/15 · 01/30/15 · 02/06/15

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**SHERIFF SALE**  
**February 18, 2015**

BY VIRTUE OF WRIT OF  
EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
176-2014r SUR JUDGEMENT  
NO. 176-2014 AT THE  
SUIT OF M & T Bank vs Joy  
Logiudice DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
February 18, 2015 at 11:00 AM



PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

All that certain piece or  
parcel or Tract of land situate  
Lackawaxen, Pike County,  
Pennsylvania, and being known  
as 208 Main Avenue, Apartment  
2, f/k/a 555 Fawn Lake Forest,  
Hawley, Pennsylvania 18428.

Map Number: 013.03-03-59

Control Number: 05-0-062640

THE IMPROVEMENTS  
THEREON ARE: Residential  
Dwelling

REAL DEBT: \$74,871.65

SEIZED AND TAKEN IN  
EXECUTION AS THE  
PROPERTY OF: Joy Logiudice  
McCabe, Weisberg and  
Conway, P.C.

123 South Broad St, Suite 1400  
Philadelphia, PA 19109

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

TO Joy Logiudice  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$74,871.65,  
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 Joy Logiudice  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$74,871.65 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad street, Ste.  
1400

Philadelphia, PA 19109  
01/23/15 · 01/30/15 · 02/06/15

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**SHERIFF SALE**

**February 18, 2015**

BY VIRTUE OF WRIT OF  
EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
231-2014r SUR JUDGEMENT  
NO. 231-2014 AT THE SUIT  
OF JPMorgan Chase Bank,  
National Association vs James

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

SHORT DESCRIPTION  
By virtue of a Writ of Execution  
No. 2014-00231  
Jpmorgan Chase Bank, National  
Association  
v.  
James A. Kelleman  
owner(s) of property situate in  
LEHMAN TOWNSHIP, PIKE  
County, Pennsylvania, being  
238 West Pine Ridge Drive,  
a/k/a 238 Pine Ridge Drive  
West, Bushkill, PA 18324  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$89,765.70  
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 A. Kelleman  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A

JUDGMENT ON THE  
AMOUNT OF \$89,765.70,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN IN  
EXECUTION AS THE  
PROPERTY OF James A.  
Kelleman DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$89,765.70 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., st.e 100  
1 Penn Center  
Philadelphia, PA 19103  
01/23/15 · 01/30/15 · 02/06/15

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

EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
249-2014r SUR JUDGEMENT  
NO. 249-2014 AT THE SUIT  
OF Wells Fargo Bank, NA vs  
Brian D. Bush DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
February 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
By virtue of a Writ of Execution  
No. 249-2014  
Wells Fargo Bank, N.A.  
v.  
Brian D. Bush  
owner(s) of property situate in  
DINGMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being  
144 North Forest Drive, Milford,  
PA 18337-5055  
Parcel No. 122.02-06-76  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$144,518.17  
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 Brian D. Bush  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$144,518.17,  
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 Brian D. Bush  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$144,518.17 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  
01/23/15 · 01/30/15 · 02/06/15

**SHERIFF SALE**

**February 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 279-2014r SUR JUDGEMENT NO. 279-2014 AT THE SUIT OF Nationstar Mortgage LLC vs Pablo Morales DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY February 18, 2015 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 No. 421, Section No. 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.

BEING the same premises which Kathleen M. Radiola,

Executrix of the Estate of Jay A. Grau, by Deed dated July 23, 2010 and recorded August 02, 2010 in the Office of the Recorder of Deeds in and for the County of Pike in Deed Book 2342, Page 598, granted and conveyed unto Pablo Morales, married man.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Pablo Morales DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$126,741.72, 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 Pablo Morales DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$126,741.72 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Shapiro & DeNardo  
3600 Horizon Drive, Ste. 150  
King of Prussia, Pa 19406  
01/23/15 · **01/30/15** · 02/06/15

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**SHERIFF SALE**

**February 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 367-2014r SUR JUDGEMENT NO. 367-2014 AT THE SUIT OF by U.S. Bank National Association as Trustee for the Certificateholders of CitiGroup Mortgage Loan Trust Inc. Asset-Backed Pass-Through Certificates Series 2007-AMC1 vs Kenneth Carter, Known Surviving Heir of Kenneth Carter aka Kenneth H., Carter, deceased Mortgagor and Real Owner, unknown Surviving Heirs of Kenneth Carter, aka Kenneth H. Carter, Deceased Mortgagor and Real Owner and Michael Carter, Know Surviving Heir of Kenneth Carter aka Kenneth H. Carter, Deceased Mortgagor and Real owner DEFENDANTS,

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

LEGAL DESCRIPTION ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in Lehman Township, Pike County, Commonwealth of Pennsylvania, being lot or lots No. 1373, Section No. 2, 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 22, Page 47.

Title vested unto Kenneth H. Carter and Eloise Carter, Husband and Wife, by Deed from Michael L. Phillips and Dorothy H. Phillips, Husband and Wife dated August 7, 2997 and recorded August 18, 1997 in Deed Book 1395, Page 152.

On January 24, 2013 Eloise Carter departed this life, leaving title vested solely in Kenneth H. Carter, a/k/a Kenneth H. Carter by Operation of Law.

The said Kenneth H. Carter died on August 23, 2013. No

estate has been opened as a result of the demise of Kenneth Carter a/k/a Kenneth H. Carter. Thereby vesting title in Kenneth Carter, Known Surviving Heir of Kenneth Carter, a/k/a Kenneth H. Carter, Deceased Mortgagor and Real Owner, Unknown Surviving Heirs of Kenneth Carter, a/k/a Kenneth H. Carter, Deceased Mortgagor and Real Owner, and Michael Carter, Known Surviving Heir of Kenneth Carter, a/k/a Kenneth H. Carter, Deceased Mortgagor and Real Owner by operation of law.

UNDER AND SUBJECT to and together with the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in chain of title and Deed Book volume 1278, Page 292. TOGETHER WITH THE BENEFIT OF, AND UNDER AND SUBJECT TO, any easements, covenants, and restrictions that appear in the chain of tile and/or are visible on the ground, provided, however, that the recital of the within mentioned easements, convents and restrictions shall not be construed as a revival thereof in the event that they, or any of them, have expired by limitation or for any other reason whatsoever.

Being known as:  
1373 ST. ANDREW  
DRIVE, BUSHKILL,  
PENNSYLVANIA 18324.  
Parcel Number: 196.02-08-05

Control Number: 06-0-105407

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Kenneth Carter, Known Surviving Heir of Kenneth Carter aka Kenneth H., Carter, deceased Mortgagor and Real Owner, Unknown Surviving Heirs of Kenneth Carter, aka Kenneth H. Carter, Deceased Mortgagor and Real Owner and Michael Carter, Know Surviving Heir of Kenneth Carter aka Kenneth H. Carter, Deceased Mortgagor DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$200,853.34, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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



DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Kenneth Carter, Known Surviving Heir of Kenneth Carter aka Kenneth H., Carter, deceased Mortgagor and Real Owner, Unknown Surviving Heirs of Kenneth Carter, aka Kenneth H. Carter, Deceased Mortgagor and Real Owner and Michael Carter, Know Surviving Heir of Kenneth Carter aka Kenneth H. Carter, Deceased Mortgagor DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$200,853.34 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad street, Ste.  
1400  
Philadelphia, PA 19109  
01/23/15 · 01/30/15 · 02/06/15

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**SHERIFF SALE  
February 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 466-2014r SUR JUDGEMENT NO. 466-2014 AT THE SUIT OF Santander Bank NA vs Elliott V. Artemus and Edward W. Artemus DEFENDANTS, I WILL EXPOSE TO

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

SHORT DESCRIPTION  
By virtue of a Writ of Execution No. 466-2014 Santander Bank, N.A.  
v.  
Elliott V. Artemus  
Edward W. Artemus  
owner(s) of property situate in the LEHMAN TOWNSHIP, PIKE County, Pennsylvania, being  
Lot 11 Sec 6 Pine Ridge, a/k/a 136 Murphy Circle, Bushkill, PA 18324  
Parcel No. 194.01-02-31  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$114,334.65  
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 Elliott V. Artemus and Edward W. Artemus DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR

EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$114,334.65, 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 Elliott V. Artemus and Edward W. Artemus DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$114,334.65 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., ste 100  
1 Penn Center  
Philadelphia, PA 19103  
01/23/15 · 01/30/15 · 02/06/15

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**SHERIFF SALE**  
**February 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 543-2014r SUR JUDGEMENT NO. 543-2014 AT THE SUIT OF U.S. Bank, NA as Trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns Arm Trust, Mortgage Pass-Through Certificates, Series 2004-1-, by its servicer Ocwen Loan Servicing, LLC vs Alan Blumenson and James Rogers DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY February 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN piece, parcel and town lot of land situate, lying and being in the Borough of Milford, County of Pike and State of Pennsylvania, fronting on Ann Street as laid out and defined upon the map or plan of the said Borough and described as follows:

BEGINNING at the southeast corner of Ann Street and Blackberry Alley; THENCE long the line of said Alley one

hundred sixty feet (160 ft.) to the line of Pear Alley, in the rear of said lot; THENCE along the line of said Pear Alley in a southerly direction sixty feet (60 ft.) to a point and corner of lot numbered as two hundred and ninety-six (no. 296) on the said map or plan; THENCE at right angles with said last mentioned line and following the division line between with said last mentioned line and following the division line between land hereby conveyed and said lot numbered 296, said line running parallel with the line of said Blackberry Alley, one hundred and sixty feet (160 ft.) to the line of the said Ann Street; THENCE following the line of said street and running along the same in a northerly direction, on the South Side thereof, sixty feet (60 feet.) to the point and place of beginning. Being and comprising the whole of lot numbered as Lot Number Three Hundred and Twenty (320) as laid down and defined upon the said map or plan of said Borough of Milford.

PARCEL #113.13-03-52  
BEING KNOWN AS 107 East  
Ann Street, Milford, PA 18337

BEING THE SAME  
PREMISES which Augustine  
A. Scotto, by Deed dated  
September 10, 2004 and  
recorded September 10, 2004  
in Book 2068 Page 1099 in  
the Office for the Recording of  
Deeds of Pike County conveyed  
unto Alan Blumenson, as to an  
undivided one-half (1/2) interest

and James Rogers, as to the other  
undivided one-half (1/2) interest;  
the two (2) respective undivided  
one half (1/2) interests being  
held as tenants in common.

ALSO BEING THE SAME  
PREMISES which James  
Rogers and Jennifer Rogers,  
his wife, by Deed dated May  
4, 2007 and recorded May 4,  
2007 in Book 2230 Page 790 in  
the Office for the Recording of  
Deeds of Pike County conveyed  
unto Alan Blumenson, one half  
interest.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Alan Blumenson and James  
Rogers DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$469,992.54,  
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 Alan Blumenson and James Rogers DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$469,992.54 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg  
1581 Main Street, Ste. 200  
Warrington, PA 18976  
01/23/15 · 01/30/15 · 02/06/15

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**SHERIFF SALE**

**February 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 647-2014r SUR JUDGEMENT NO. 647-2014 AT THE SUIT OF Wells Fargo Bank NA vs Amos Webster, JR. and Sheila Webster DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA

18337 ON WEDNESDAY  
February 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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

WELLS FARGO BANK, N.A.  
Plaintiff  
VS.  
AMOS WEBSTER, JR. AND  
SHEILA WEBSTER  
Defendant(s)  
COURT OF COMMON  
PLEAS  
PIKE COUNTY  
NO: 647-2014 CV

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

Lot(s) Number 60, Stage VIII,  
Pine Ridge, as shown on Plat  
of Pine Ridge, Inc., Stage VIII,  
recorded in the Office of the  
Recorder of Deeds of Pike  
County in Plat Book Vol. 10 at  
Page 127 on June 20, 1973.

PARCEL IDENTIFICATION  
NO: 188.02-02-43, CONTROL

#: 06-0-043259  
IMPROVEMENTS:  
Residential dwelling

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Amos Webster, JR. and Sheila Webster DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$160,098.24, 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 Amos Webster, JR. and Sheila Webster DEFENDANTS, OWNERS REPUTED OWNERS TO

COLLECT \$160,098.24 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Martha E. Von Rosenstiel  
649 South Avenue, ste. 7  
Secane, PA 19018  
01/23/15 · 01/30/15 · 02/06/15

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**SHERIFF SALE**  
**February 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 648-2014r SUR JUDGEMENT NO. 648-2014 AT THE SUIT OF Bank of America, NA vs Ralph Demaio aka Ralph A. Demaio Jr. and Marguerite Demkaio aka Marguerite P. Demaio DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY February 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot or parcel of land situate in the Township of Dingman, County of Pike and Commonwealth of Pennsylvania, BEING Lot 395, Section 3, as shown on a map or

plan of Pocono Mountain Water Forest on file in the Recorder of Deeds Office at Milford, Pike County, Pennsylvania, in Plat Book Volume 10, page 50.

BEING THE SAME premises in which Kerry Wymbs by that certain deed dated July 1, 2004 and recorded in the Office of the Recorder of Deeds in and for the County of Pike, State of Pennsylvania in Record Book 2061 page 2601 granted and conveyed unto Judith Sellin.

This conveyance is made subject to Easements, Restrictions, Covenants, and Conditions of record, including matters shown on recorded plats.

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

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantees, their heirs, and assigns forever.

BEING KNOWN AS: 209  
Water Forest Drive, Milford, PA  
18337  
PROPERTY ID NO.:  
03-0-018723

TITLE TO SAID PREMISES IS VESTED IN RALPH A. DEMAIO, JR. AND MARGUERITE P. DEMAIO, HIS WIFE BY DEED FROM

JUDITH SELLIN DATED  
08/30/2004 RECORDED  
08/31/2004 IN DEED BOOK  
2066 PAGE 1304.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Ralph Demaio aka Ralph A. Demaio Jr. and Marguerite Demkaio aka Marguerite P. Demaio DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$304,093.43, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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



PROPERTY OF Ralph  
Demaio aka Ralph A. Demaio  
Jr. and Marguerite Demkaio  
aka Marguerite P. Demaio  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$304,093.43 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices  
111 Woodcrest Road  
Cherry Hill, NJ 08003  
01/23/15 · 01/30/15 · 02/06/15

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**SHERIFF SALE**

**February 18, 2015**

BY VIRTUE OF WRIT OF  
EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
674-2014r SUR JUDGEMENT  
NO. 674-2014 AT THE SUIT  
OF HSBC Bank, USA, NA  
vs Carolyn Boada and Mauro  
R. Boada DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
February 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN lot  
or piece of land situate in the

Township of Lehman, County of  
Pike and State of Pennsylvania,  
bounded and described as  
follows:

BEING shown and designated  
as Lot No. 164 on a certain  
map or plan of lots entitled,  
“Subdivision of Winona Lakes,  
section 18 (revised), Stony  
Hollow Village, American  
Landmark Corporation,  
Owner and Developer, Middle  
Smithfield Township, Monroe  
County and Lehman Township,  
Pike County, Pennsylvania, dated  
February 17, 1975, prepared by  
Edward C. Hess Associates, scale  
being 1” = 100”, recorded March  
7, 1975 in Plat Book volume 25,  
Page 71 in the recorder’s Office,  
Stroudsburg, Monroe County,  
Pennsylvania and recorded  
March 13, 1975 in Plat Book  
Volume 12, Page 111 in the  
Recorder’s Office, Milford, Pike  
County, Pennsylvania

CONTAINING: 24,235 square  
feet, more or less.  
BEING Lot No. 154 on the  
above mentioned plan.  
Prepared by Edward C. Hess  
Associates, Inc.  
UNDER AND SUBJECT  
to covenants, conditions and  
restrictions of record that appear  
in the chain of title.  
BEING PARCEL NO.  
199.02-02-20; CONTROL NO.  
06-0-041314

BEING THE SAME  
PREMISES which Gerald J  
McRory and Eileen McRory,  
husband and wife, by Indenture

dated 08-14-03 and recorded 09-05-03 in the office of the Recorder of Deeds in and for the County of Pike in Record Book 2004, page 1410, granted and conveyed unto Donna M. Kis, single and unmarried, and Linda M. Johnson, single and unmarried, as tenants in common.

BEING KNOWN AS: 164 Circle Court n/k/a 125 Circle Court, Lehman, PA 18301  
PROPERTY ID NO.: 06-0-041314

TITLE TO SAID PREMISES IS VESTED IN MAURO R. BOADA AND CAROLYN BOADA, HUSBAND AND WIFE BY DEED FROM DONNA M. KIS, SINGLE AND UNMARRIED AND LINDA M. JOHNSON, SINGLE AND UNMARRIED, AS TENANTS IN COMMON DATED 05/16/2005 RECORDED 05/24/2005 IN DEED BOOK 2111 PAGE 464.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Carolyn Boada and Mauro R. Boada DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$159,004.19, 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 Carolyn Boada and Mauro R. Boada DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$159,004.19 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices  
111 Woodcrest Road  
Cherry Hill, NJ 08003  
01/23/15 · 01/30/15 · 02/06/15

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**SHERIFF SALE**  
**February 18, 2015**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 765-2014r SUR JUDGEMENT

NO.765-2014 AT THE  
SUIT OF Bank of America,  
NA Successor by Merger to  
BAC Homes Loans Servicing,  
LP fka Countrywide Home  
Loans Servicing, LP vs Martin  
L. Diez DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
February 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 765-2014  
Bank of America, N.A. Successor  
by Merger to BAC Home Loans  
Servicing, L.P fka Countrywide  
Home Loans Servicing LP  
v.  
Martin L. Diez  
owner(s) of property situate in  
the LEHMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being  
1387 Woodbridge Drive,  
Bushkill, PA 18324-0000  
Parcel No. 196.04-02-37-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$213,184.75  
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 Martin L. Diez  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$213,184.75,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN IN  
EXECUTION AS THE  
PROPERTY OF Martin  
L. Diez DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$213,184.75 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  
01/23/15 · 01/30/15 · 02/06/15

**SHERIFF SALE**  
**February 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 811-2014r SUR JUDGEMENT NO. 811-2017 AT THE SUIT OF Wells Fargo Bank, NA vs Diane M. Fernandez and John C. Fernandez DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY February 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION  
ALL THAT CERTAIN piece, parcel and tract of land situate, lying and being in the Township of Dingman, County of Pike and Commonwealth of Pennsylvania, more particularly described as LOT NUMBER 27, SECTION NUMBER 24, of SUNRISE LAKE as shown on the plat or map of Sunrise Lake or Sunnylands, Inc. subdivision, recorded in the office of the Recorder of Deeds

of Pike County in PLAT BOOK VOLUME 39 AT PAGE 202.

BEING the same premises which title vested to Diane M. Fernandez and John C. Fernandez by deed from Sunnylands, Inc. A Corporation dated June 3, 2009 and recorded July 27, 2009 in Deed Book 2314, Page 2520.

SUBJECT TO the following schedule of Property Reservations, Covenants, Restrictions, Easements and Conditions

Being known as: 136 VISTA DRIVE, MILFORD, PENNSYLVANIA 18337.  
Map Number 108.00-04-32  
Control Number: 03-0-120180

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Diane M. Fernandez and John C. Fernandez DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$278,202.74, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Diane M. Fernandez and John C. Fernandez DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$278,202.74 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg, & Conway  
123 South Broad Street, Ste.  
1400  
Philadelphia, PA 19109  
01/23/15 · 01/30/15 · 02/06/15

**SHERIFF SALE**  
**February 18, 2015**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 817-2013r SUR JUDGEMENT NO. 817-2013 AT THE SUIT OF

Joseph F. Schwartz and Arlene Schwartz, His wife vs Thomas V. Castorina and Deborah A. Castorina DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY February 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

TRACT NO. 1  
ALL THAT CERTAIN piece and parcel of land situate in the Township of Palmyra, County of Pike and State of Pennsylvania, bounded and described as follows, to wit:

BEING Lot No. 28 as shown on Map of Lots of Preston Flory and Ida M. Flory, his wife, dated August 28, 1956.

BEGINNING at the northwest corner of lands now or late of Charles and Clair Horvath, said corner being located on the south side of a private road; thence along the line of lands now or late of Charles and Clair Horvath South six (6) degrees forty-five (45) minutes West ninety-eight and eight-tenths (98.8) feet to a corner in the line of lands now or late of Preston Flory and Ida Flory, his wife, and others; thence along the said line North eighty-three (83) degrees fifteen (15) minutes West fifty

(50) feet to a corner of Lot No. 26; thence along the line of Lot No. 26 North six (6) degrees forty-five (45) minutes East ninety-eight and eight-tenths (98.8) feet to the edge of the said private road; thence along the edge of the private road South eighty-three (83) degrees fifteen (15) minutes East fifty (50) feet to the place of beginning.

**EXCEPTING AND RESERVING**, therefrom and thereout, a strip of land four and fifteen one-hundredths (4.15) feet in width along the said private road so that the said private road will be thirty-three (33) feet in width.

ALSO, granting and conveying the right of ingress, egress and regress over the said private road leading from the above-described premises and the public road, said right to be in common, however, with Preston Flory and Ida M. Flory, his wife, their heirs and assigns.

**UNDER AND SUBJECT**, nevertheless, to the following restrictions and reservations as follows:

1. That all buildings built on the above-described tract of land shall have shingle roofs and be sided with commercial siding.
2. That no building of any kind be conducted on the above premises and shall be used for residential purposes only.
3. That no business of any kind be conducted on the above

premises, but shall be used for residential purposes only.

**TRACT NO. 2**

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Palmyra, County of Pike and State of Pennsylvania, being Lot No. 16 in Block A on plat of lots in Promised Land section of Palmyra Township, Pike County, Pennsylvania, being known as Forest Homes, which map is recorded in Plat Book Volume 2, Page 136, in the office of the Recorder of Deeds in and for Pike County at Milford, Pennsylvania.

The size of the lot is fifty (50) feet by one hundred (100) feet, more or less.

**IT BEING THE SAME PREMISES** which Joseph F. Schwartz and Arlene Schwartz, his wife, by their Indenture bearing date the eighteenth day of January, A.D. 2012, for the consideration therein mentioned, granted and conveyed unto the said Thomas V. Castorina and Deborah A. Castorina, his wife, and to their heirs and assigns, forever; as in and by the said in part recited Indenture recorded in the Office of the Recorder of Deeds in and for Pike County, at Milford, Pennsylvania, in Record Book Volume 2385, Page 1468, etc., Instrument No. 201200003082, relation being thereunto had, more fully and at large appears.



Being known as 16 East Balsam Road and 28 Cherry Red Road, Greenville, Pennsylvania, and having Pike County Tax Identifier Nos: 10-0-011861 and 10-9-011860, Map Nos. 103.04-01-43 and 103.04-01-63, respectively.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Thomas V. Castorina and Deborah A. Castorina DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$25,793.15, 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 Thomas V. Castorina and Deborah A. Castorina DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$25,793.15 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Pierce & Steirer, LLC  
124 Belvidere Street  
Nazareth, PA 18064-2114  
01/23/15 · 01/30/15 · 02/06/15

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**SHERIFF SALE**  
**February 18, 2015**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 843-2014r SUR JUDGEMENT NO. 843-2014 AT THE SUIT OF One West Bank, NA vs Susan G. Breitner DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY February 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate, lying and being in the Township of Dingman, County of Pike and Commonwealth of Pennsylvania, more particularly described as LOT NUMBER 11, SECTION NUMBER 19, of SUNRISE LAKE as shown on the plat or map of Sunrise Lake or Sunnylands, Inc. subdivision, recorded in the office of the Recorder of Deeds of Pike County in PLAT BOOK VOLUME 35 AT PAGE 134.

Title to said premises vested in Susan G. Breitner, by deed from Sunnylands, Inc dated March 19, 2002 and recorded April 1, 2002 in Deed Book 1921, Page 688.

Being known as: 3734  
SUNRISE LAKE, MILFORD,  
PENNSYLVANIA 18337.  
Map Number: 108.00-03-11  
Control Number: 03-0-111180

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Susan G. Breitner DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$262,759.54, 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 Susan G. Breitner DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$262,759.54 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad street, Ste.  
1400  
Philadelphia, PA 19109  
01/23/15 · 01/30/15 · 02/06/15

---

**SHERIFF SALE**  
**February 18, 2015**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 910-2014r

SUR JUDGEMENT NO.  
910-2014 AT THE SUIT OF  
Green Tree Servicing, LLC vs  
Danuta Kusz DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
February 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN  
lot, parcel or piece of land  
situate in the Township of  
Lehman, County of Pike, and  
Commonwealth of Pennsylvania,  
Being Lot 623, Section 1E,  
Pocono Mountain Lake Estates,  
as shown on a plan of lots  
recorded in the Office of the  
Recorder of Deeds in and for  
the County of Pike, in Plot book  
Volume 9, Page 33.  
TAX PARCEL # 189.04-06-12  
BEING KNOWN AS: 623  
Mink Court, Bushkill, PA 18324

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

AMOUNT OF \$66,375.78,  
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 Danuta Kusz  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$66,375.78 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 market Street  
Philadelphia, PA 19106-1532  
01/23/15 · 01/30/15 · 02/06/15

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

PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 965-2014r  
SUR JUDGEMENT NO.  
965-2014 AT THE SUIT OF  
Santander Bank, NA vs Stephen  
Nelson DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
February 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution  
No. 965-2014-CV  
Santander Bank, N.A.  
v.

Stephen Nelson  
owner(s) of property situate in  
DINGMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being  
103 Kingfisher Court, aka 103  
King Fisher Court, Milford, PA  
18337-4327  
Parcel No. 122.02-01-47-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$114,387.07  
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 Stephen Nelson  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$114,387.07,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN IN  
EXECUTION AS THE  
PROPERTY OF Stephen  
Nelson DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$114,387.07 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  
01/23/15 · 01/30/15 · 02/06/15

**SHERIFF SALE**

**February 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1032-2013r SUR JUDGEMENT NO. 1032-2013 AT THE SUIT OF ESSA Bank & Trust fka East Stroudsburg Savings Association vs Patricia A. Valle aka Patricia A. Putnam DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY February 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

BEGINNING at a point on the Southwesterly line of Whipporwill Drive, a common corner of Lot No. 932 and Lot No. 933 as shown on a plan titled "Subdivision of Lands of Benjamin Foster, Lehman

Township, Pike County, Section One" prepared by Edward C. Hess Associates, October 17, 1969, and recorded in Plat Book Vol. 7, Page 155, October 17, 1969, on file in the Office of Recorder of Deeds, Milford, Pennsylvania.

BEING Lot No. 932, Section 1 on the above mentioned plan.

BEING the same premises which First Union National Bank by its Deed dated March 28, 1999 and recorded April 16, 1999 in the Office of the Recorder of Deeds in and for the County of Pike in Record Book 1739, Page 042, granted and conveyed unto Patricia A. Valle.

Tax ID/Assessment No.:  
06-0-182.04-10-08  
Pin/Control No.: 06-0-105345  
Property is improved.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Patricia A. Valle aka Patricia A. Putnam DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$24,049.86, 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 A.  
Valle aka Patricia A. Putnam  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$24,049.86 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Newman, Williams, Mishkin  
Corveleyn Wolfe & Fareri  
712 Monroe St.  
PO Box 511  
Stroudsburg, PA 18360-0511  
01/23/15 · 01/30/15 · 02/06/15

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**SHERIFF SALE**  
**February 18, 2015**

BY VIRTUE OF WRIT OF  
EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1096-2013r SUR

JUDGEMENT NO. 1096-2013  
AT THE SUIT OF Federal  
National Mortgage Association  
vs Marc Dinardo and Kelly  
Warshofsky DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
February 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN  
LOT OR LOTS,  
PARCEL OR PIECE OF  
GROUND SITUATE IN  
LEHMAN TOWNSHIP,  
PIKE COUNTRY,  
PENNSYLVANIA, BEING  
LOT OR LOTS NO. 442,  
SECTION NO. 21 AS IS  
MORE PARTICULARLY  
SET FORTH ON THE PLOT  
MAP OF LEHMAN-PIKE  
DEVELOPMENT  
CORPORATION, SAW  
CREEK ESTATES, AS SAME  
IS DULY RECORDED IN  
THE OFFICE OF THE  
RECORDING OF DEEDS,  
MILFORD, PIKE COUNTY,  
PENNSYLVANIA IN PLOT  
BOOK VOLUME 14 AT  
PAGE 34.

BEING THE SAME  
PREMISES WHICH  
EDWARD T. FLOWERS, JR.  
AND CARI A. FLOWERS,  
HUSBAND AND WIFE, BY



DEED DATED 5/15/2001  
AND RECORDED 5/4/2001,  
IN THE OFFICE FOR THE  
RECORDER OF DEEDS IN  
AND FOR PIKE COUNTY,  
IN DEED BOOK VOLUME  
1882, PAGE 551, CONVEYED  
UNTO MARC DINARDO  
AND KELLY WARSHOFSKY,  
HUSBAND AND WIFE.

BEING KNOWN AS: 442  
SAUNDERS DRIVE, LOT 442  
SEC 21, BUSHKILL, PA 18324  
TAX PARCEL #192-02-01-75  
IMPROVEMENTS:  
RESIDENTIAL PROPERTY

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Marc Dinardo  
and Kelly Warshofsky  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$58,732.04,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN IN  
EXECUTION AS THE  
PROPERTY OF Marc  
Dinardo and Kelly Warshofsky  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$58,732.04 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Powers Kirm & Associates  
1310 Industrial Blvd., Ste. 101  
Southampton, PA 18966  
01/23/15 · 01/30/15 · 02/06/15

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**SHERIFF SALE**  
**February 18, 2015**  
BY VIRTUE OF WRIT OF  
EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1303-2013r SUR  
JUDGEMENT NO. 1303-2013  
AT THE SUIT OF Wells  
Fargo Bank, NA s/b/m to  
Wachovia Bank, NA fka  
First Union National Bank vs  
Jeffrey M. Schrull and Dale  
M. Schrull DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY

IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
February 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution  
No. 1303-2013  
Wells Fargo Bank, N.A. s/b/m to  
Wachovia Bank, N.A. f/k/a First  
Union National Bank  
v.  
Jeffrey M. Schrull  
Dale M. Schrull  
owner(s) of property situate in  
DINGMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being  
3022 Sunrise Lake, a/k/a 129  
Spruce Lake Drive, Milford, PA  
18337  
Parcel No. 109.04-01-41-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$106,074.99  
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  
Jeffrey M. Schrull and Dale  
M. Schrull DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR

EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$106,074.99,  
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 Jeffrey M.  
Schrull and Dale M. Schrull  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$106,074.99 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  
01/23/15 · 01/30/15 · 02/06/15

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**SHERIFF SALE**

**February 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1505-2013r SUR JUDGEMENT NO. 1505-2013 AT THE SUIT OF Wells Fargo Bank, NA vs Alexandre Getsovich DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY February 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

LOT NO. 7, BLOCK NO. 1510, SECTION NO. 15, WILD ACRES, AS SHOWN ON MAP ENTITLED SUBDIVISION OF SECTION 15, WILD ACRES, AS SHOWN IN PLAT BOOK NO. 12 AT PAGE 105, FILED IN THE PIKE COUNTY

CLERK'S OFFICE.

BEING THE SAME PREMISES WHICH VERONIKA MASLYUKOVA, BY DEED DATED 7/21/2006 AND RECORDED 7/24/2006, IN THE OFFICE FOR THE RECORDER OF DEEDS IN AND FOR PIKE COUNTY, IN DEED BOOK VOLUME 2186, PAGE 256, CONVEYED UNTO ALEXANDRE GETSOVICH.

BEING KNOWN AS:  
101 SKYVIEW COURT,  
DINGMANS FERRY, PA  
18328  
TAX PARCEL #02-0-072733  
IMPROVEMENTS:  
RESIDENTIAL PROPERTY

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Alexandre Getsovich DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$183,660.70, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES

AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN IN  
EXECUTION AS THE  
PROPERTY OF Alexandre  
Getsovich DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$183,660.70 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Powers Kirn & Assoc.  
1310 Industrial Blvd., 2nd floor,  
ste. 202  
Southampton, PA 18966  
01/23/15 · 01/30/15 · 02/06/15

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**SHERIFF SALE**  
**February 18, 2015**

BY VIRTUE OF WRIT OF  
EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1546-2013r SUR  
JUDGEMENT NO. 1546-2013  
AT THE SUIT OF Lakeland  
Bank vs Charles Gray and  
Ladis Gray DEFENDANTS,  
I WILL EXPOSE TO

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

LEGAL DESCRIPTION  
ALL THAT TRACT OR  
PARCEL OF LAND  
PREMISES, SITUATE,  
LYING AND BEING IN THE  
TOWNSHIP OF DINGMAN,  
COUNTY OF PIKE, STATE  
OF PENNSYLVANIA. A  
LEGAL DESCRIPTION  
OF THE PROPERTY IS  
CONTAINED IN THE  
OWNERS' DEED WHICH  
IS RECORDED IN THE  
PIKE COUNTY CLERK  
OR REGISTER'S OFFICE  
IN DEED BOOK 1303 ON  
PAGE 118 AND IS ALSO  
KNOWN AS PARCEL  
#03-0-060862 ON THE MAPS  
OF THE TAX ASSESSOR OF  
DINGMAN TOWNSHIP.

BEING the same premises  
which Miriam L. McDonald by  
deed dated December 20, 1996  
and recorded in the Pike County  
Recorder of Deeds Office on  
January 2, 1997 in deed book  
1303, page 118, granted and  
conveyed to Charles Gray and  
Ladis Gray, his wife, in fee.

BEING Parcel Number  
108.00-01-01

The Real Property or its address is commonly known as 102 CRANBERRY RIDGE DRIVE, MILFORD, DINGMAN TOWNSHIP, PA 18337.

Property is an improved residential dwelling.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Charles Gray and Ladis Gray DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$135,608.55, 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 Charles Gray and Ladis Gray DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$135,608.55 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Berger Law Group  
11 Elliott Avenue, Ste. 100  
Bryn Mawr, PA 19010  
01/23/15 · 01/30/15 · 02/06/15

**SHERIFF SALE**  
**February 18, 2015**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1551-2011r SUR JUDGEMENT NO. 1551-2011 AT THE SUIT OF U.S. Bank National Association as Trustee Ramp 2005efc6 vs Christine Hoopman and Rufus C. Hoopman DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY February 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution  
No. 1551-2011  
U.S. Bank National Association  
as Trustee Ramp 2005efc6  
v.  
Christine Hoopman  
Rufus C. Hoopman  
owner(s) of property situate in  
the DINGMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being  
129 Laurel Drive, Milford, PA  
18337-7738  
Parcel No. 136.02-02-19  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$263,783.28  
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 Christine Hoopman  
and Rufus C. Hoopman  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$263,783.28,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS

HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN IN  
EXECUTION AS THE  
PROPERTY OF Christine  
Hoopman and Rufus C.  
Hoopman DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$263,783.28 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  
01/23/15 · 01/30/15 · 02/06/15

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**SHERIFF SALE**  
**February 18, 2015**  
BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1610-2010r  
SUR JUDGEMENT NO.  
1610-2010 AT THE SUIT  
OF Bank of America, NA  
successor by Merger to BAC  
Home Loans Servicing,



LP vs Igor Lukyanovskiy  
and Asya Lukyanovskaya  
DEFENDANTS, I WILL  
EXPOSE TO SALE  
OF PUBLIC VENDUE  
OR OUTCRY IN  
THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
February 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution  
No. 1610-2010-CIVIL  
Bank of America, N.A. successor  
by Merger to BAC Home Loans  
Servicing, LP  
v.

Igor Lukyanovskiy  
Asya Lukyanovskaya  
owner(s) of property situate  
in the TOWNSHIP OF  
DINGMAN, PIKE County,  
Pennsylvania, being  
Lot 1373 Section H. Wooland  
LA, a/k/a 103 West Mulberry  
Drive, Milford, PA 18337-7224  
Parcel No. 110.02-03-68  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$403,349.13  
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 Igor Lukyanovskiy  
and Asya Lukyanovskaya  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$403,349.13,  
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  
Igor Lukyanovskiy and  
Asya Lukyanovskaya  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$403,349.13 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  
01/23/15 · 01/30/15 · 02/06/15

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**SHERIFF SALE**  
**February 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1613-2013r SUR JUDGEMENT NO. 1613-2013 AT THE SUIT OF JPMorgan Chase Bank, National Association vs Jason Raymond Sams DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY February 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**  
By virtue of a Writ of Execution No. 1613-2013  
Jpmorgan Chase Bank, National Association  
v.  
Jason Raymond Sams  
owner(s) of property situate in DELAWARE TOWNSHIP, PIKE County, Pennsylvania, being  
143 Racoon Road, Dingmans Ferry, PA 18328-3143  
Parcel No. 161.01-05-21-

(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$232,978.18  
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 Jason Raymond Sams DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$232,978.18, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

Jason Raymond Sams  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$232,978.18 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  
01/23/15 · 01/30/15 · 02/06/15

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**SHERIFF SALE**  
**February 18, 2015**

BY VIRTUE OF WRIT OF  
EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1639-2013r SUR  
JUDGEMENT NO. 1639-2013  
AT THE SUIT OF Wells  
Fargo Bank, NA vs Edward  
Matt DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
February 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
By virtue of a Writ of Execution  
No. 1639-2013-CV  
Wells Fargo Bank, NA

v.  
Edward Matt  
owner(s) of property situate in  
the LEHMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being  
232 Sedburgh Court, Bushkill,  
PA 18324-8607  
Parcel No. 196.02-07-31  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$97,516.27  
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 Edward Matt  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$97,516.27,  
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 Edward Matt DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$97,516.27 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  
01/23/15 · 01/30/15 · 02/06/15

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**SHERIFF SALE**

**February 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1873-2011r SUR JUDGEMENT NO. 1873-2011 AT THE SUIT OF Wayne Bank vs Charles Corral and Patricia D. Corral DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY

February 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**DESCRIPTION**

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

LOT NUMBER 49, SECTION NUMBER 12, of SUNRISE LAKE as shown on the plat or map of Sunrise Lake or Sunnylands, Inc. subdivision, recorded in the Office of the Recorder of Deeds of Pike County in Plat Book Volume 25 Page 173.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Charles Corral and Patricia D. Corral DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$86,754.31, 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 Charles Corral and Patricia D. Corral DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$86,754.31 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Jeffrey S. Treat  
926 Court Street  
Honesdale, PA 18491  
01/23/15 · 01/30/15 · 02/06/15

**SHERIFF SALE**  
**February 18, 2015**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1906-2012r SUR JUDGEMENT NO. 1906-2012 AT THE SUIT OF U.S. Bank, National Association, as trustee for prof-2013-S3 Remic

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

ALL THAT CERTAIN lot or parcel of land situate in the Township of Lehman, County of Pike and State of Pennsylvania, being Lot No. 249, Stage No. 17, Pine Ridge as shown on a map of Pine Ridge, Inc., on file in the Recorder's Office at Milford, Pennsylvania, Plat Book No. 10, page 74.

UNDER AND SUBJECT to all covenants, conditions and restrictions as of record. BEING the same premises which LTS Development, Inc. by deed dated October 18, 2004 and recorded April 20, 2005 in the Office of the Recorder of Deeds in and for Pike County, Pennsylvania, in Deed Book 2105, Page 31, granted and conveyed unto Romec, Inc. AND BEING the same premises which became vested in Edwin Blas and Angelina Blas, husband and wife, by deed of Romec, Inc., dated February 14th, 2008 and recorded contemporaneously herewith in the Office of the Recorder of

Deeds in and for Pike County.

Parcel #06-0-041966

BEING THE SAME PREMISES WHICH ROMEC, INC., BY DEED DATED 2/14/2008 AND RECORDED 2/26/2008, IN THE OFFICE FOR THE RECORDER OF DEEDS IN AND FOR PIKE COUNTY, IN DEED BOOK VOLUME 2267, PAGE 2036, CONVEYED UNTO EDWEN BLAS AND ANGELINA BLAS, HUSBAND AND WIFE.

BEING KNOWN AS: 1585 PINE RIDGE A/K/A 249 SECTION 6, PINE RIDGE, BUSHKILL, PA 18324 TAX PARCEL #06-0-041966 IMPROVEMENTS: RESIDENTIAL PROPERTY.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Edwen Blas and Angelina Blas DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$309,485.86, 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 Edwen Blas and Angelina Blas DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$309,485.86 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Power Kirn & Assoc.  
1310 Industrial Blvd., Ste. 101  
Southampton, PA 18966  
01/23/15 · 01/30/15 · 02/06/15

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**SHERIFF SALE**  
**February 18, 2015**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2001-2011r SUR JUDGEMENT NO. 2001-2011 AT THE SUIT



OF Bank of America, NA  
Successor by Merger to BAC  
Home Loans Servicing, LP  
vs Evelyn Grady and John J.  
Hare, Jr. DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
February 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 2001-CIVIL-2011  
Bank of America, N.A. Successor  
by Merger to BAC Home Loans  
Servicing, LP  
v.  
Evelyn Grady  
John J. Hare, Jr.  
owner(s) of property situate  
in the TOWNSHIP OF  
SHOHOLA, PIKE County,  
Pennsylvania, being  
147 German Hill Road, Shohola,  
PA 18458  
Parcel No. 027.00-03.21.001,  
027.00-03-12  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$225,762.42  
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  
Evelyn Grady and John J. Hare,  
Jr. DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$225,762.42,  
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 Evelyn  
Grady and John J. Hare, Jr.  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$225,762.42 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan

1617 JFK Blvd., ste. 100  
1 Penn Center  
Philadelphia, PA 19103  
01/23/15 · 01/30/15 · 02/06/15

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**SHERIFF SALE**  
**February 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2098-2011r SUR JUDGEMENT NO. 2098-2011 AT THE SUIT OF U.S. Bank, N.A., as Legal Title Trustee for Truman 2012 SC2 Title Trust vs Keith Modeste and Angela Modeste DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY February 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION  
ALL THAT CERTAIN lot or parcel of land situate in the Township of Lehman, County of Pike and Commonwealth of Pennsylvania, being LOT 3213 SEC 34 as shown on a map or plan of SAW CREEK ESTATES on file in the Recorder of Deeds Office at Milford, Pike County, Pennsylvania in Plat Book Volume 26 Page 111 & 166.

Pike County Control #  
06-0-108734  
Pike County Tax ID #  
197.03-03-25

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Keith Modeste and Angela Modeste DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$295,615.33, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$295,615.33 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Romano, Garubo & Argentieri  
52 Newton Avenue  
Woodbury, NJ 08096  
01/23/15 · 01/30/15 · 02/06/15

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**SHERIFF SALE**

**February 18, 2015**

BY VIRTUE OF WRIT OF  
EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 2286-2012r SUR  
JUDGEMENT NO. 2286-2012  
AT THE SUIT OF Nationstar  
Mortgage LLC vs Alberto  
Torres DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
February 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
no. 2286-2012  
Nationstar Mortgage, LLC  
v.  
Alberto Torres

owner(s) of property situate in  
the DINGMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being  
123 Juniper Dr, Milford, PA  
18337-7255  
Parcel No. 110.02-02-24  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$278,309.40  
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 Alberto Torres  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$278,309.40,  
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 Alberto Torres  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$278,309.40 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
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