

## LEGAL NOTICES

---

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

---

### ESTATE NOTICES

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

---

### NOTICE OF ADMINISTRATION

Notice is hereby given that Letters Testamentary have been granted in the ESTATE of MABEL A. TUSSELL, late of Lackawaxen Township, Pike County, Pennsylvania (died August 5, 2013). All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to the Executor, RONALD M. TUSSEL, JR. of 118 Navajo Court, Hawley, PA 18428 or John F. Spall, Esquire, Attorney for the Estate, 2573 Rt. 6, Hawley, Pennsylvania 18428.

JOHN F. SPALL, ESQUIRE  
12/13/13 • 12/20/13 • 12/27/13

---

### EXECUTOR'S NOTICE

ESTATE OF Margaret M. Golden, Late of Dingman

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

Gary P. Golden  
125 North Forrest Drive  
Milford, PA 18337  
Executor

12/20/13 • 12/27/13 • 01/03/14

---

### ESTATE NOTICE

Estate of Wayne C. Norton., late of Lehman Township, Pike County, Pennsylvania.

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

12/20/13 • 12/27/13 • 01/03/14

---

### EXECUTRIX'S NOTICE

Estate of John James Ward, Jr., Deceased, late of Hawley, 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: Rose Brown of 2759 Owego Turnpike, Hawley, PA 18428, or to Levy, Stieh & Gaughan, P. C., Attorneys for the Estate, P. O. Box D, Milford, PA 18337.

Rose Brown, Executrix  
By: Kelly A. Gaughan,  
Esquire

Attorney for the Executrix  
12/20/13 • 12/27/13 • 01/03/14

---

### **EXECUTRIX'S NOTICE**

Estate of James Timothy Naughton, Deceased, late of Milford 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: Kim Capone Naughton of 129 Mill Ridge Drive, Milford, PA 18337, or to Levy, Stieh & Gaughan, P. C., Attorneys for the Estate, P. O. Box D, Milford, PA 18337.

Kim Capone Naughton,  
Executrix  
By: Kelly A. Gaughan,  
Esquire

Attorney for the Executrix  
12/20/13 • 12/27/13 • 01/03/14

---

### **ESTATE NOTIFICATION**

Estate of Donald P. Jervis, file number 52-13-00315, late of Palmyra, Pike County, PA (Date of death: 11/07/2013). Michael J. Grady was appointed Executor

on November 18, 2013. Jeffrey A. Levine, Esq., Herlands & Levine, 27 North Main Street, Suite 301, Carbondale, PA 18407.

12/27/13 • 01/03/14 • 01/10/13

---

### **NOTICE OF DECEDENT'S ESTATE**

#### **NOTICE IS HEREBY**

**GIVEN** that Letters of Administration have been granted in the Estate of Nancy Litchfield Bragg, a/k/a Nancy L. Bragg, Deceased, late of 502 Mountain View Road, Paupack, PA 18451, who died on March 23, 2013. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present same, without delay, to the Administratrix, Cheryl Kenyon, of 2716 Ledge Drive, Clarks Summit, PA 18411 or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

**Michael N. Krisa, Esquire  
KRISA & KRISA, P.C.**

12/27/13 • 01/03/14 • 01/10/13

---

### **ESTATE NOTICE**

Estate of Frank J. Ilardi

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

12/27/13 • 01/03/14 • 01/10/13

**SHERIFF SALES**

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

**SHERIFF SALE**

**January 15, 2014**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 56-2013r SUR JUDGEMENT NO. 56-2013 AT THE SUIT OF Deutsche Bank National Trust Company, as Trustee for Fremont home Loan Trust 2004-4, Asset-Backed Certificates, Series 2004-4 vs John Herrmann and Michelle M. Herrmann 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 January 15, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

UDREN LAW OFFICES, P.C.  
WOODCREST  
CORPORATE CENTER  
111 WOODCREST ROAD,  
SUITE 200

CHERRY HILL, NJ  
08003-3620  
856-6699-5400  
pleadings@udren.com  
ATTORNEY FOR  
PLAINTIFF  
Deutsche Bank National  
Trust Company, as Trustee  
for Fremont Home Loan  
Trust 2004-4, Asset-Backed  
Certificates, Series 2004-4  
Plaintiff

v.  
JOHN HERRMANN  
MICHELLE M.  
HERRMANN  
Defendant(s)  
COURT OF COMMON  
PLEAS  
CIVIL DIVISION  
Pike County  
MORTGAGE  
FORECLOSURE  
NO. 56-2013

SHORT DESCRIPTION FOR  
ADVERTISING  
ALL THAT CERTAIN  
LOT OF LAND SITUATE  
IN TOWNSHIP OF  
BLOOMING GROVE, PIKE  
COUNTY, PENNSYLVANIA:  
BEING KNOWN AS HC 8  
Box 8780 Route 6, n/k/a 1736  
Route 6, Hawley, PA 18428  
PARCEL NUMBER:  
046.00-02-03-01  
IMPROVEMENTS:  
Residential Property  
UDREN LAW OFFICES,  
P.C.

Attorney for Plaintiff  
Nicole LaBletta, Esquire  
PA ID 202194

THE SALE IS MADE BY

VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO John Herrmann and Michelle M. Herrmann DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$135,178.38, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF John Herrmann and Michelle M. Herrmann DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$135,178.38 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices  
111 Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003-3620  
12/20/13 · 12/27/13 · 01/03/14

---

**SHERIFF SALE**

**January 15, 2014**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 243-2012r SUR JUDGEMENT NO. 243-2012 AT THE SUIT OF Federal National Mortgage Association vs David A. Schwartz 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 January 15, 2014 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 or particularly described as follows, to wit:  
BEING Lot No, 1, Section No, 10, Sunrise Lake, as shown on the map of said Section,

Recorded in the Office of the Recorder of Deeds of Pike County, Pennsylvania in Plat Book 21, page 11.  
TOGETHER with all rights and privileges, and under and subject to the covenants, exceptions, condition, reservations and Restrictions as of Record.

Being the same property acquired by David A Schwartz, by Deed recorded 04/27/2007, of record in Deed Book 2229, Page 336, in the Office of the Recorder of Pike County, Pennsylvania.

Being known as: 112 WILD MEADOW DRIVE, MILFORD, PENNSYLVANIA 18337.

Title to said premises is vested in David Schwartz by deed from Stan Tashlik and Jesse Tashlik, Husband and Wife dated April 27, 2007 and recorded April 27, 2007 in Deed Book 2229, Page 336.

TAX LD. #: 108.00-01-43

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO David A. Schwartz DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$192,604.44, PLUS COSTS & INTEREST. THE SALE MADE

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

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF David A. Schwartz DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$192,604.44 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad St., Ste. 2080  
Philadelphia, PA 19109  
12/20/13 · 12/27/13 · 01/03/14

---

**SHERIFF SALE**  
**January 15, 2014**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION

NO308-2013r SUR  
JUDGEMENT NO. 308-2013  
AT THE SUIT OF The Bank of  
New York Mellon fka The Bank  
of New York, as Trustee for the  
Certificateholders of CWABS,  
Inc., Asset-Backed Certificates,  
Series 2006-26 vs Quentin  
Branch 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  
January 15, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN lot,  
parcel or piece of land situate  
in Lehman Township, County  
of Pike and Commonwealth  
of Pennsylvania, being Lot  
136, Stage VIII, Pine Ridge, as  
shown on a plan of lots recorded  
in the Office of the Recorder of  
Deeds in and for the County of  
Pike, in Plot Book Volume 10,  
page 127.  
BEING KNOWN AS Lot 136  
Stage VIII, Bushkill PA 18234  
TAX PARCEL # 06-0-039048  
BEING KNOWN AS: 1360  
Pine Ridge Boulevard, Bushkill,  
PA 18324

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

TO Quentin Branch  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$336,618.33,  
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 Quentin  
Branch DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$336,618.33 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market St.  
Philadelphia, PA 19106-1532

12/20/13 · 12/27/13 · 01/03/14

**SHERIFF SALE**

**January 15, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
315-2013r SUR JUDGEMENT  
NO. 315-2013 AT THE  
SUIT OF Bank of America,  
NA as successor by Merger to  
BAC Home Loans Servicing,  
LP fka Countrywide Home  
Loans Servicing, LP vs Reed  
A. Horonick and Elaine B.  
Horonick 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  
January 15, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 315-2013

BANK OF AMERICA,  
N.A., AS SUCCESSOR BY  
MERGER TO BAC HOME  
LOANS SERVICING, LP  
F/K/A COUNTRYWIDE  
HOME LOANS SERVICING,  
LP

v.

REED A. HORONICK  
ELAINE B. HORONICK

owner(s) of property situate in

MILFORD TOWNSHIP,  
PIKE County, Pennsylvania,  
being  
120 SANTOS DRIVE,  
MILFORD, PA 18337-6528  
Parcel No. 096.00-01-89.011-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$218,516.28  
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 Reed A. Horonick  
and Elaine B. Horonick  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$215,516.28,  
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 Reed A. Horonick and Elaine B. Horonick DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$215,516.28 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  
12/20/13 · 12/27/13 · 01/03/14

---

**SHERIFF SALE**

**January 15, 2014**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 319-2012r SUR JUDGEMENT NO. 319-2012 AT THE SUIT OF The Bank of New York Mellon formerly known as The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc. Asset-Backed Certificates Series 2006-23 c/o Bank of America, NA vs Debora A. Diodato aka Debora A. Doidato and Joseph V. Diodato 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 January 15, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**LEGAL DESCRIPTION**

All that certain parcel of land situate in the Township of Delaware, County of Pike, and Commonwealth of Pennsylvania being known and designated as follows:

Lot 536, Section 5 as shown on map entitled subdivision of Section 5, Pocono Mountain Lake Forest Corporation on file in the Recorder's Office at Milford, Pennsylvania in Plot Book 9 Page 228.

Being known as: 143 WEASEL ROAD, DINGMANS FERRY, PENNSYLVANIA 18328.

Title to said premises is vested in Joseph V. Diodato and Debora A. Diodato a.k.a. Debora A. Doidato by deed from Harold S. Arnold Jr. dated October 21, 1998 and recorded October 22, 1998 in Deed Book 1628, Page 348.

TAX LD. #: 161.03-01-38

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Debora A. Diodato aka Debora A. Doidato



and Joseph V. Diodato  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$192,997.78,  
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 Debora  
A. Diodato aka Debora A.  
Doidato and Joseph V. Diodato  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$192,997.78 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

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

Philadelphia, PA 19109  
12/20/13 · 12/27/13 · 01/03/14

---

**SHERIFF SALE**

**January 15, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
355-2013r SUR JUDGEMENT  
NO. 355-2013 AT THE  
SUIT OF Bank of America,  
NA vs Judith Sandberg, as  
Administatrix of the Estate  
of James B. Sandberg,  
deceased DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
January 15, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

LAND REFERRED TO  
IN THIS COMMITMENT  
IS DESCRIBED AS  
ALL THAT CERTAIN  
PROPERTY SITUATED  
IN CITY OF DINGMANS  
FERRY IN THE COUNTY  
OF PIKE, AND STATE OF  
PENNSYLVANIA AND  
BEING DESCRIBED IN A  
DEED DATED 02/24/2004  
AND RECORDED  
02/24/2004 IN BOOK 2033  
PAGE 843 AMONG THE  
LAND RECORDS OF THE

COUNTY AND STATE  
SET FORTH ABOVE  
AND REFERENCED AS  
FOLLOWS:

LOT 1, BLK B32, SECTION 5  
TOWNSHIP OF  
DELAWARE

PARCEL NO. 149.04-04-61  
ALSO DESCRIBED AS:

ALL THAT CERTAIN piece,  
parcel and tract of land situated,  
lying and being in the Township  
of Delaware, County of Pike  
and State of Pennsylvania, more  
particularly described as follows,  
to wit: Lot 1ABC, Block B-32,  
as set forth on a plan of Lots  
- Birchwood Lakes, Section  
5. Delaware Township, Pike  
County, Pennsylvania, dated  
November 1963 by John B.  
Aicher, Monroe Engineering,  
Inc., Stroudsburg, Pennsylvania  
and filed in the Office for the  
Recording of Deeds in and for  
Pike County, Pennsylvania in  
Plat Book 5, Page 247 on May  
11, 1967.

TAX PARCEL # 02-0-029123  
BEING KNOWN AS: 118  
Maple Street, Dingmans Ferry,  
PA, 18328

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Judith Sandberg, as  
Administratrix of the Estate of  
James B. Sandberg, deceased  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID

REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$192,797.98,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Judith  
Sandberg, as Administratrix of  
the Estate of James B. Sandberg,  
deceased DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$192,797.98 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
12/20/13 · 12/27/13 · 01/03/14

---

**SHERIFF SALE**

**January 15, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
364-2013r SUR JUDGEMENT  
NO. 364-2012 AT THE  
SUIT OF JPMC Specialty  
Mortgage, LLC vs Gerald J.  
Hawley and Janet T. Hawley  
aka Janet Hawley and Lori  
Hawley 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  
January 15, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 364-2013  
JPMC SPECIALTY  
MORTGAGE, LLC  
v.  
GERALD J. HAWLEY  
JANET T. HAWLEY A/K/A  
JANET HAWLEY  
LORI HAWLEY  
owner(s) of property situate  
in the TOWNSHIP OF  
LEHMAN, PIKE County,  
Pennsylvania, being  
31 FOX COURT, BUSHKILL,  
PA 18324  
Parcel No. 189.02-09-12  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$201,324.41  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Gerald J. Hawley and  
Janet T. Hawley aka Janet  
Hawley and Lori Hawley  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$201,324.41,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

PROPERTY OF Gerald J.  
Hawley and Janet T. Hawley aka  
Janet Hawley and Lori Hawley  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$201,324.41 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  
12/20/13 · 12/27/13 · 01/03/14

---

**SHERIFF SALE**

**January 15, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
371-2008r SUR JUDGEMENT  
NO. 371-2008 AT THE  
SUIT OF MorEquity, Inc.  
vs Lev Litman and Elena  
Litman 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  
January 15, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

LEGAL DESCRIPTION  
ALL THAT CERTAIN lot,

piece of parcel of land situate,  
lying and being in the Township  
of Delaware, County of Pike and  
Commonwealth of Pennsylvania,  
more particularly described as  
follows: Lot No. 14, Block No.  
1803, Section No. 18, Wild  
Acres, as shown on plan or  
map recorded in the office of  
the Recorder of deeds of Pike  
County in Plat Book 14, Page  
72.

BEING the same premises  
which Sun Lake Homes, Inc.,  
by deed dated 10/12/2000,  
recorded 10/17/2000 in the  
Office of the Recorder of Deeds  
in and for Pike County in  
Record Book Volume 1866 at  
Page 80, granted and conveyed  
unto Lev Litman and Elena  
Litman. Subsequently, the  
same premises which Sun Lake  
Homes, Inc., by corrective deed  
dated 02/10/2003, recorded  
02/18/2003 in the Office of the  
Recorder of Deeds in and for  
Pike County in Record Book  
Volume 1967 at Page 1258,  
granted and conveyed unto Lev  
Litman and Elena Litman.  
Also Known As 105 High Ridge  
Road, Dingmans Ferry, PA  
18328  
Parcel No. 168.02-01-83  
Control No. 02-0-066130  
TITLE TO SAID PREMISES  
IS VESTED IN Lev Litman  
and Elena Litman, by deed  
from Sun Lake Homes, Inc.,  
dated 10/12/2000, recorded  
10/17/2000, in Deed Book 1866,  
page 80.  
EXHIBIT "A"

THE SALE IS MADE BY

VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Lev Litman and Elena Litman DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$493,715.83, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Lev Litman and Elena Litman DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$493,715.83 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,  
PENNSYLVANIA  
Parker McCay  
9000 Midlantic Drive, Ste. 300  
PO Box 5054  
Mount Laurel, NJ 08054-1539  
12/20/13 · 12/27/13 · 01/03/14

---

**SHERIFF SALE**

**January 15, 2014**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY; CIVIL DIVISION, TO EXECUTION NO 371-2013r SUR JUDGEMENT NO.371-2013 AT THE SUIT OF U.S. Bank National Association, as trustee for Mastr Asset Backed Securities Trust 2006-WMC4, Mortgage Pass-Through Certificates Series 2006- WMC4 vs Stanley Kodgis and Salena Marsh 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 January 15, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 371-2013-CV U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ASSET BACKED

SECURITIES TRUST  
2006-WMC4, MORTGAGE  
PASS· THROUGH  
CERTIFICATES SERIES  
2006· WMC4

v.

STANLEY KODGIS  
SALENA MARSH

owner(s) of property situate  
in the TOWNSHIP OF  
LACKAWAXEN, PIKE  
County, Pennsylvania, being  
122 HOEHNE COURT  
A/K/A, 122-124 HOEHNE  
COURT, GREELEY, PA  
18425

Parcel No. 05-0-106684  
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$293,478.99

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  
Stanley Kodgis and Salena  
Marsh DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$293,478.99,  
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 Stanley  
Kodgis and Salena Marsh  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$293,478.99 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Ctr Plaza  
Philadelphia, PA 19103  
12/20/13 · 12/27/13 · 01/03/14

---

**SHERIFF SALE**

**January 15, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
409-2012r SUR JUDGEMENT  
NO.409-2012 AT THE SUIT  
OF Bank of America, NA  
successor by merger to BAC

Home Loans Servicing, LP  
fka Countrywide Home Loans  
Servicing, LP vs Deborah  
L. Reynolds and Eric L.  
Penson 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  
January 15, 2014 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 499  
Section 3E, as shown on plan of  
Pocono Mountain Lake Estates,  
on file in the Recorder of Deeds  
Office at Milford, Pike County,  
Pennsylvania, in Plat Book  
Volume 9, Page 123.  
BEING the same premises  
which Pike County Tax Claim  
Bureau, of Milford, PA, as  
Trustee, by indenture bearing  
date the 2nd day of June, 2004,  
and recorded the 12th day of  
July, 2004, in the Office for the  
Recording of Deeds in and for  
the County of Pike at Milford,  
Pennsylvania, in Record Book  
Volume 2057, Page R288,  
granted and conveyed unto  
Myownco, Inc, in fee.  
Being known as: 499  
SPARROW ROAD, Lehman  
Township, PENNSYLVANIA

18328.  
Title to said premises is vested  
in Deborah L. Reynolds and  
Eric L. Penson by deed from  
QuitClaim Deed dated October  
25, 2010 in Deed Book 2354,  
Page 191.  
TAX LD. #: 182.04-01-16  
THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Deborah L. Reynolds  
and Eric L. Penson  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$278,716.21,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

IN EXECUTION AS THE PROPERTY OF Deborah L. Reynolds and Eric L. Penson DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$278,716.21 PLUS COSTS AND INTEREST AS AFORESAID.  
PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Coway  
123 South Broad Street  
Philadelphia, PA 19109  
12/20/13 · 12/27/13 · 01/03/14

**SHERIFF SALE**  
**January 15, 2014**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 412-2009r SUR JUDGEMENT NO. 412-2009 AT THE SUIT OF The Bank of New York as Trustee for the Certificateholders CWALT, Inc. Alternative Loan Trust 2006-0C1 Mortgage Pass-Through Certificates Series 2006-0C1 vs Sergey Bobro 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 January 15, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION  
By virtue of a Writ of Execution No. 412-2009-CIVIL THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2006-0C1 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-0C1  
v.  
SERGEY BOBRO  
owner(s) of property situate in the TOWNSHIP OF LEHMAN, PIKE County, Pennsylvania, being 1592 WOODBRIDGE DRIVE EAST, BUSHKILL, PA 18324-0000  
Parcel No. 196.02-05-57  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$188,753.76  
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 Sergey Bobro DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$188,753.76, PLUS COSTS & INTEREST. THE SALE MADE



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

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Sergey Bobro  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$188,753.76 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  
12/20/13 · 12/27/13 · 01/03/14

---

**SHERIFF SALE**

**January 15, 2014**

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

422-2012r SUR JUDGEMENT  
NO. 422-2012 AT THE  
SUIT OF Wells Fargo Bank,  
National Association as Trustee  
Forsecutitized Asset Backed  
Receivables LLC vs Theodore  
J. Schaefer 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  
January 15, 2014 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 Delaware, County of Pike and  
Commonwealth of Pennsylvania,  
more particularly described as  
follows, to wit:  
BEING Lot 7, Block M-I07,  
as shown on a map entitled  
"Section 1, Marcel Lake Estates,  
Delaware Township, Pike  
County, Pennsylvania, which  
map was duly recorded on June  
7, 1971 with the Office of the  
Recorder of Deeds of Pike  
County, Pennsylvania, in Plat  
Book 8, page 170.  
BEING KNOWN AS: Lot 7,  
Block M-107, N/K/A 12368  
Marcel Lake Estates, 113  
Beecher Road, A/K/A, 113  
Beecher Street Dingmans Ferry,  
(Delaware TWP.) PA 18328  
BEING THE SAME premises  
in which Philip Bueki, Sheriff

of the County of Pike, in the Commonwealth of Pennsylvania, by its deed dated January 19, 2005 and recorded in the Office of the Recorder of Deeds in and for the County of Pike, State of Pennsylvania granted and conveyed unto JP Morgan Chase Bank FKA The Chase Manhattan Bank Successor by merger to Chase Bank of Texas National Association, FKA Texas Commerce Bank, N.A as Trustee and Custodian by: Saxon Mortgage Services, Inc., FKA Meritech Mortgage Services Inc, as its attorney-in-fact.

Being known as: 113 BEECHER ROAD, DINGMANS FERRY, PENNSYLVANIA 18328.

Title to said premises is vested in Theodore J. Schaefer by deed from JP Morgan Chase Bank, fka The Chase Manhattan Bank Successor by merger to Chase Bank of Texas, NA fka Texas Commerce Bank, NA as Trustee and Custodian by: Saxon Mortgage Services Inc., its attorney-in-fact dated March 25, 2005 and recorded March 31, 2005 in Deed Book 2101, Page 243.

TAX LD. #:09-00-00659-01

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

REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$188,097.52, 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 Theodore J. Schaefer DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$188,097.52 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad St., Ste. 2080  
Philadelphia, PA 19109  
12/20/13 · 12/27/13 · 01/03/14

---

**SHERIFF SALE**

**January 15, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO426-2013r SUR  
JUDGEMENT NO. 426-2013  
AT THE SUIT OF Bank of  
America, NA as successor by  
merger to BAC Home Loans  
Servicing, LP fka Countrywide  
Home Loans Servicing, LP vs  
Luigi A. Bovo and Nunziata  
Bovo 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  
January 15, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 426-2013  
BANK OF AMERICA,  
N.A., AS SUCCESSOR BY  
MERGER TO BAC HOME  
LOANS SERVICING, LP  
F/K/A COUNTRYWIDE  
HOME LOANS SERVICING,  
LP  
v.  
LUIGI A. BOVO  
NUNZIATA BOVO  
owner(s) of property situate in  
DINGMAN TOWNSHIP,  
PIKE County, Pennsylvania,

being 116 LENAPE DRIVE,  
A/K/A 1803 CONASHAUGH  
LAKES, MILFORD, PA 18337  
Parcel No. 121.04-04-04 -  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$274,459.82  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Luigi A. Bovo and Nunziata  
Bovo DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$274,459.82,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Luigi A. Bovo and Nunziata Bovo DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$274,459.82 PLUS COSTS AND INTEREST AS AFORESAID.  
PHILIP BUEKI, SHERIFF PIKE COUNTY, PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
12/20/13 · 12/27/13 · 01/03/14

---

**SHERIFF SALE**

**January 15, 2014**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 450-2013r SUR JUDGEMENT NO. 450-2013 AT THE SUIT OF Bank of America, NA vs Yima Perez and Francisco Perez aka Francisco A. Perez 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 January 15, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

UDREN LAW OFFICES, P.C.  
WOODCREST  
CORPORATE CENTER  
111 CHERRY HILL, NJ  
08003-3620  
856-669-5400  
pleadings@udren.com  
ATTORNEY FOR  
PLAINTIFF  
Bank of America, N.A.  
Plaintiff  
v.  
FRANCISCO PEREZ A/K/A  
FRANCISCO A. PEREZ  
YIMA PEREZ  
Defendant(s)  
COURT OF COMMON  
PLEAS CIVIL DIVISION  
Pike County  
MORTGAGE  
FORECLOSURE  
NO. 450-2013

SHORT DESCRIPTION FOR  
ADVERTISING  
ALL THAT CERTAIN LOT  
OF LAND SITUATE IN  
LEHMAN TOWNSHIP,  
PIKE COUNTY,  
PENNSYLVANIA:  
BEING KNOWN AS 3558  
Dorset Drive, Bushkill, PA  
18324  
PARCEL NUMBER:  
197.01-03-24  
IMPROVEMENTS:  
Residential Property  
Jordan David, Esquire  
PA ID #: 311968

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

OF PENNSYLVANIA TO Yima Perez and Francisco Perez aka Francisco A. Perez DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$246,621.90, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Yima Perez and Francisco Perez aka Francisco A. Perez DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$246,621.90 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

Udren Law Office  
111 Woodcrest Rd., Ste. 200  
Cherry Hill, NJ 08003-3620  
12/20/13 · 12/27/13 · 01/03/14

---

**SHERIFF SALE**  
**January 15, 2014**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 540-2013r SUR JUDGEMENT NO. 540-2013 AT THE SUIT OF Wells Fargo Bank, NA s/b/m Wells Fargo Home Mortgage, Inc. vs Evans O. Olang 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 January 15, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION  
By virtue of a Writ of Execution No. 540-2013-CIVIL WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE, INC. v. EVANS O. OLANG owner(s) of property situate in LEHMAN TOWNSHIP, PIKE County, Pennsylvania, being 83 OAKENSHIELD WAY, A/K/A 217 OAKENSHIELD

DRIVE TAMIMENT, PA  
18371-9456  
Parcel No. 188.01-02-08 -  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$163,373.04  
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 Evans O. Olang  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$163,373.04,  
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 Evans O.  
Olang DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$163,373.04 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  
12/20/13 · 12/27/13 · 01/03/14

---

**SHERIFF SALE**

**January 15, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 541-2013r SUR  
JUDGEMENT NO. 541-2013  
AT THE SUIT OF Nationstar  
Mortgage, LLC vs Solaiman  
Abbasi 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  
January 15, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution  
No. 541-2013-CIVIL  
NATIONSTAR  
MORTGAGE, LLC

v.

SOLAIMAN ABBASI

owner(s) of property situate  
in LEHMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being 38 AMOS CIRCLE,  
A/K/A 170 AMOS CIRCLE,  
BUSHKILL, PA 18324

Parcel No. 188.04-01-47 -  
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$97,103.55

Attorneys for Plaintiff

Phelan Hallinan, LLP

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

TO Solaiman Abbasi

DEFENDANTS, OWNER,

OR REPUTED OWNERS

OF THE AFORESAID

REAL PROPERTY FOR

EXECUTION UPON A

JUDGMENT ON THE

AMOUNT OF \$97,103.55,

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 Solaiman  
Abbasi DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$97,103.55 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

Phelan & Hallinan

1617 JFK Blvd., Ste. 1400

1 Penn Center Plaza

Philadelphia, PA 19103

12/20/13 · 12/27/13 · 01/03/14

---

**SHERIFF SALE**

**January 15, 2014**

BY VIRTUE OF WRIT

OF EXECUTION ISSUED

OUT OF THE COURT OF

COMMON PLEAS, PIKE

COUNTY, CIVIL DIVISION,

TO EXECUTION NO

542-2013r SUR JUDGEMENT

NO. 542-2013 AT THE

SUIT OF Bank of America,

NA as successor by merger to

BAC Home Loans Servicing,

LP fka Countrywide Home

Loans Servicing, LP vs Alfred

P. Evangelista aka Alfred

Evangelista aka Alfred Paul

Evangelista 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  
January 15, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
By virtue of a Writ of Execution  
No. 542-2013-CIVIL  
BANK OF AMERICA,  
N.A., AS SUCCESSOR BY  
MERGER TO BAC HOME  
LOANS SERVICING, LP  
F/K/A COUNTRYWIDE  
HOME LOANS SERVICING,  
LP

v.  
ALFRED P. EVANGELISTA  
A/K/A ALFRED  
EVANGELISTA  
A/K/A ALFRED PAUL  
EVANGELISTA owner(s) of  
property situate in LEHMAN  
TOWNSHIP, PIKE County,  
Pennsylvania, being 70  
WINONA LAKES, A/K/A  
LOT 70 SECT 17, EAST  
STROUDSBURG, PA  
18302-9783  
Parcel No. 199.02-03~03~  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$181,954.09  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY

VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Alfred P. Evangelista  
aka Alfred Evangelista aka  
Alfred Paul Evangelista  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$181,954.09,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Alfred  
P. Evangelista aka Alfred  
Evangelista aka Alfred Paul  
Evangelista DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$181,954.09 PLUS COSTS



AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
12/20/13 · 12/27/13 · 01/03/14

**SHERIFF SALE**

**January 15, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 576-2013r SUR  
JUDGEMENT NO. 576-2013  
AT THE SUIT OF Nationstar  
Mortgage, LLC vs Mauro A.  
Techera 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  
January 15, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
DOCKET NO: 576-2013-CV  
ALL THAT CERTAIN lot  
or piece of ground situate in  
Township of Delaware, County  
of Pike, and Commonwealth of  
Pennsylvania  
TAX PARCEL NO: 031991

PROPERTY ADDRESS 1203  
Westwood Drive  
Dingmans Ferry, PA 18328  
IMPROVEMENTS: a  
Residential Dwelling  
SOLD AS THE PROPERTY  
OF: Mauro A. Techera  
ATTORNEY'S NAME: Patrick  
J. Wesner, Esquire  
SHERIFF'S NAME: Phil Bueki

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Mauro A. Techera  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$211,007.65,  
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 Mauro A.  
Techera DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$211,007.65 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Milstead & Assoc.  
220 Lake Drive East, Ste. 301  
Cherry Hill, NJ 08002  
12/20/13 · 12/27/13 · 01/03/14

---

**SHERIFF SALE**

**January 15, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
625-2013r SUR JUDGEMENT  
NO. 625-2013 AT THE SUIT  
OF Bank of America, NA vs  
Ivana Morgan 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  
January 15, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

UDREN LAW OFFICES,  
P.C.

WOODCREST  
CORPORATE CENTER  
111 WOODCREST ROAD,  
SUITE 200  
CHERRY HILL, NJ,  
08003-3620  
856-669-5400  
pleadings@udren.com  
ATTORNEY FOR  
PLAINTIFF  
Bank of America, N.A  
Plaintiff

v.  
IVANA MORGAN  
Defendant(s)  
COURT OF COMMON  
PLEAS CIVIL DIVISION  
Pike County  
MORTGAGE  
FORECLOSURE  
NO. 625-2013

SHORT DESCRIPTION FOR  
ADVERTISING  
AT THAT CERTAIN  
LOT OF LAND SITUATE  
IN TOWNSHIP OF  
LEHMAN, PIKE COUNTY,  
PENNSYLVANIA:  
BEING KNOWN AS Lot 61  
Section 5 Pine Ridge AKA 4152  
Pine Ridge Drive, (Lehman  
Township), Bushkill, PA 18324  
PARCEL NUMBER:  
194-01-01-53  
IMPROVEMENTS:  
Residential Property  
UDREN LAW OFFICES, P.C.  
Attorney for Plaintiff  
SALVATORE CAROLLO,  
ESQUIRE  
PA ID 311050

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

THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA

TO Ivana Morgan  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$179,230.94,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Ivana Morgan  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$179,230.94 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Office

111 Woodcrest Rd., Ste. 200  
Cherry Hill, NJ 08003-3620  
12/20/13 · 12/27/13 · 01/03/14

---

**SHERIFF SALE**

**January 15, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
647-2013r SUR JUDGEMENT  
NO. 647-2013 AT THE  
SUIT OF Wells Fargo Bank,  
NA, as Trustee for Option  
One Mortgage Loan Trust  
2007-FXD1 Asset-Backed  
Certificates, Series 2007-FXD1  
vs Samuel Degroat and Stacey  
M. Degroat 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  
January 15, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**LEGAL DESCRIPTION**

ALL THAT CERTAIN tract  
or parcel of land and premises,  
situate, lying and being in  
the Township of Shohola  
In the County of Pike and  
Commonwealth of Pennsylvania,  
more particularly described as  
follows;  
BEING LOT 8, BLOCK 4,  
SECTION 2, as shown on a  
map of Sagamore Estates, Inc.

dated December 12, 1957, and recorded with tile Recorder of Deeds of Pike County, Pennsylvania, in Plat Book 3, page 14; and reference may be had to said map or the record thereof for a more full and complete description of the lot or lots herein conveyed.

PARCEL NO. 078.04-06-490 - BEING THE SAME

PREMISES which Samuel DeGroat and Stacey M, Kopec, now by marriage, Stacey M. DeGroat, by indenture dated 11-21-05 and recorded 11-30-05 in the Office of the Recorder of Deeds in and for the County of Pike in Record Book 2147, Page 457, granted and conveyed unto Samuel DeGroat and Stacey M. DeGroat, His Wife.

Tax Id No: 078.04-06-49  
PROPERTY IS IMPROVED by single family dwelling and shed

For information purposes only - Property also known as:  
116 Samantha Road  
Shohola, PA 18458

TITLE TO SAID PREMISES IS VESTED IN Samuel DeGroat and Stacey M. DeGroat, his wife, heirs successors and assigns, by deed from Samuel DeGroat and Stacey M. Kopec, now by marriage Stacey M. DeGroat., dated 11/21/2005 and recorded 11/30/2005, in Book 2147, Page 457  
EXHIBIT "A"

THE SALE IS MADE BY VIRTUE OF A WRIT OF

EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Samuel Degroat and Stacey M. Degroat DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$313,278.02, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Samuel Degroat and Stacey M. Degroat DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$313,278.02 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,  
PENNSYLVANIA  
Parker McCay  
9000 Midlantic Drive, Ste. 300  
PO Box 5054  
Mount Laurel, NJ 08054-1539  
12/20/13 · 12/27/13 · 01/03/14

**SHERIFF SALE**

**January 15, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
650-2013r SUR JUDGEMENT  
NO. 650-2013 AT THE  
SUIT OF PNC Bank, National  
Association, successor by  
merger to National City  
Mortgage, a division of National  
City Bank vs Christopher  
Tepedino and Bonnie N.  
Tepedino 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  
January 15, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN lot,  
piece or parcel of land situate,  
lying and being in the Township  
of Dingman, County of Pike,  
Commonwealth of Pennsylvania,  
being Tract No. 5506, Section  
No. XVIII, Conashaugh  
Lakes, as shown on plat or

map recorded in the office of  
the Recorder of Deeds of Pike  
County in Plat Book 18 page  
141.

TAX PARCEL #121.04-01-84  
BEING KNOWN AS: 4350  
Conashaugh Lakes, Milford, PA  
18337

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Christopher Tepedino  
and Bonnie N. Tepedino  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$302,532.73,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Christopher  
Tepedino and Bonnie N.  
Tepedino DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$302,532.73 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
12/20/13 · 12/27/13 · 01/03/14

**SHERIFF SALE**

**January 15, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
685-2013r SUR JUDGEMENT  
NO. 685-2013 AT THE  
SUIT OF First Horizon Home  
Loans a Division of First  
Tennessee Bank, National  
Association vs Kathryn  
Smith 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  
January 15, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN parcel,  
piece or tract of land situate,

lying and being in the Township  
of Westfall, County of Pike and  
State of Pennsylvania, more  
particularly described as follows,  
to wit:

LOTS 1,2 & 3, as shown on  
map entitled "Plan of Lots  
divided for Donald E. LaBar,  
being part of land known as  
Glass House Property, Premises  
located in Westfall Township,  
Pike County, Pa., Scale 1"- 50  
feet, as surveyed May 11, 1950  
by Ernest Appert, Civil Engineer  
and Surveyor, Drawing No.  
1-1166 which said map was filed  
in the Pike County, Pennsylvania  
Recorder's Office on August 7,  
1950 in Plat Book 2, Page 190,  
and to which said map reference  
is hereby made for a metes and  
bounds description of lots.

Being known as: 1225  
DELAWARE DRIVE,  
MATAMORAS,  
PENNSYLVANIA 18336.

Title to said premises is vested  
in Kathryn Smith and James  
Smith by deed from Patrick  
A. McAlamey and Janice A.  
McAlarney, Husband and Wife  
recorded February 2, 1999 in  
Deed Book 1693, Page 179.  
And Thereafter James Smith  
departed this life on January 20,  
2012. Whereupon, title to said  
premises is solely vested unto  
Kathryn Smith, by rights of  
survivorship.

TAX I.D. #: 13-0-002615  
SEIZED IN EXECUTION AS  
THE PROPERTY OF Kathryn  
Smith on Judgment Number  
CI-685 2013

THE SALE IS MADE BY

VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Kathryn Smith DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$77,332.17, 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 Kathryn Smith DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$77,332.17 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,

PENNSYLVANIA  
McCabe Weisberg & Conway  
23 S. Broad Street  
Philadelphia, PA 19109  
12/20/13 · 12/27/13 · 01/03/14

---

**SHERIFF SALE**  
**January 15, 2014**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 725-2013r SUR JUDGEMENT NO. 725-2013 AT THE SUIT OF Nationstar Mortgage LLC vs Jose R. Ortiz and Nancy Ortiz 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 January 15, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**LEGAL DESCRIPTION**

All that certain lot or lots, parcel or piece of ground situate in Lehman Township, Pike County, Pennsylvania, being Lot of Lots No. 1066, Section No. 16, as it more particular set forth on the Plot Map of Lehman-Pike Development Corp., Saw Creek Estates, as same is duly recorded in the Office for the Recording of Deeds, Milford, Pike County, Pennsylvania in Plot Book

Volume 17, Page 3.

Being the same premises that Alexander Schefer and Raissa Schefer, by their deed dated April 7th 2008 and recorded in the Office for the Recording of Deeds in and for Pike County in Record Book Volume 2272, Page 2568 granted and conveyed unto Jose R. Ortiz and Nancy Ortiz; Mortgagors hereof in fee. Being known as: LOT 1066 SECTION 16 SAW CREEK, BUSHKILL, PENNSYLVANIA 18324. Title to said premises is vested in Jose R. Ortiz and Nancy Ortiz by deed from Alexander Schefer and Raissa Schefer, Husband and Wife dated April 4, 2008 and recorded April 10, 2008 in Deed Book 2272, Page 2568. TAX I.D. #: 06-0-065226

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jose R. Ortiz and Nancy Ortiz DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$249,584.16, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Jose R. Ortiz and Nancy Ortiz DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$249,584.16 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad St., Ste. 2080  
Philadelphia, PA 19109  
12/20/13 · 12/27/13 · 01/03/14

**SHERIFF SALE**  
**January 15, 2014**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 766-2013r SUR JUDGEMENT NO. 766-20 13 AT THE SUIT OF US Bank National Association, as Trustee, successor in interest to Bank of



America, National Association as Trustee as successor by merger to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset Backed Securities I LLC, Asset-Backed Certificates, Series 2007-HE1 vs Christine J. Brady 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 January 15, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THA T CERTAIN piece, parcel and tract of land situate, lying and being in the Township of Blooming Grove, County Pike and Commonwealth of Pennsylvania described as follows to wit:  
BEING Lot 16, Block XII, Hemlock Farms Community, Stage LVI, as shown on Plat of Hemlock Farms Community, Stage LVI recorded in the office of the Recorder of Deeds of Pike County in Plat Book 7, page 98 on the 13th day of June, 1969.  
TAX PARCEL # 120.04-03-36  
TAX ID 01-0-035140  
BEING KNOWN AS: 311 Canoebrook Drive, Hawley, PA, 18428

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

THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Christine J. Brady DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$141,493.90, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Christine J. Brady DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$141,493.90 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

KML Law Group  
Ste. 5000 BNY Mellon Ind Ctr  
701 Market Street  
Philadelphia, PA 19106  
12/20/13 · 12/27/13 · 01/03/14

---

**SHERIFF SALE**

**January 15, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
770-2013r SUR JUDGEMENT  
NO. 770-2013 AT THE  
SUIT OF Federal National  
Mortgage Association vs Jose A.  
Maldonado 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  
January 15, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**LEGAL DESCRIPTION**

ALL THAT CERTAIN  
village lot of land, situate in  
the Borough of Matamoras,  
County of Pike and State  
of Pennsylvania, know and  
designated on Charles St.  
John's map of an addition to  
said Village as lot number four  
hundred and ten (410); lying  
on the northerly corner of  
Washington (now Avenue K)  
and Biddis Street and being one  
hundred feet in depth and fifty

feet wide on Washington Street  
(now Avenue K).

Being known as: 11 AVENUE  
K, MATAMORAS,  
PENNSYLVANIA 18336.

Title to said premises is vested  
in Jose Maldonado by deed from  
Robert M. Killmer and Jonell  
D. Killmer, Husband and Wife  
recorded December 10, 2007 in  
Deed Book 2260, Page 150.

TAX I.D. #: 07-0-007666

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Jose A. Maldonado  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$255,239.34,  
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 Jose A. Maldonado DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$255,239.34 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad St., Ste. 2080  
Philadelphia, PA 19109  
12/20/13 · 12/27/13 · 01/03/14

**SHERIFF SALE**

**January 15, 2014**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 819-2013r SUR JUDGEMENT NO. 819-2013 AT THE SUIT OF U.S. Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corp., SCFB Mortgage-Backed Pass-Through Certificates, Series 2005-12 vs Lisa Reiher and Clifford Reiher aka Clifford C. Reiher 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  
January 15, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 819-2013

U.S. BANK NATIONAL  
ASSOCIATION, AS  
TRUSTEE FOR CREDIT  
SUISSE FIRST BOSTON  
MORTGAGE SECURITIES  
CORP., CSFB MORTGAGE-  
BACKED PASS-THROUGH  
CERTIFICATES, SERIES  
2005-12

v.

LISA REIHER

CLIFFORD REIHER A/K/A

CLIFFORD C. REIHER

owner(s) of property situate  
in the TOWNSHIP OF  
DINGMAN, PIKE County,  
Pennsylvania, being  
180 ROUTE 2001, MILFORD,  
PA 18337-6560

Parcel No. 112.00-03-31 -  
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$232,846.79

Attorneys for Plaintiff

Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Lisa Reiher and Clifford  
Reiher aka Clifford C. Reiher  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS

OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$232,846.79,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.  
NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Lisa Reiher  
and Clifford Reiher aka Clifford  
C. Reiher DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$232,846.79 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  
12/20/13 · 12/27/13 · 01/03/14

---

**SHERIFF SALE**

**January 15, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
866-2013r SUR JUDGEMENT  
NO. 866-2013 AT THE  
SUIT OF Ocwen Loan  
Servicing, LLC vs Deborah  
Bilello 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  
January 15, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 866-2013  
OCWEN LOAN  
SERVICING, LLC  
v.  
DEBORAH BILELLO  
owner(s) of property situate  
in LEHMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being  
387 SAW CREEK ESTATES,  
BUSHKILL, PA 18324-9420  
Parcel No. 192.04-06-19 -  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$147,880.92  
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 Deborah Bilello DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$147,880.92, 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 Deborah Bilello DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$147,880.92 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  
12/20/13 · 12/27/13 · 01/03/14

---

**SHERIFF SALE**

**January 15, 2014**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO. 876-2012r SUR JUDGEMENT NO. 876-2012 AT THE SUIT OF Wells Fargo Bank, NA, as trustee for Securitized Asset Backed Receivables LLC Trust 2006-OP1, Mortgage Pass-Through Certificates, Series 2006- OP1 vs Fernando Beltran and Rosemarie Beltran 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 January 15, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

UDREN LAW OFFICE, P.C.  
WOODCREST  
CORPORATE CENTER  
111 WOODCREST ROAD,  
SUITE 200

CHERRY HILL, NJ  
08003-3620  
856-669-5400  
pleadings@udren.com  
ATTORNEY FOR  
PLAINTIFF  
Wells Fargo Bank, N.A., as  
Trustee for Securitized Asset  
Backed Receivables LLC  
Trust 2006-OP1, Mortgage  
Pass-Through Certificates, Series  
2006-OP1  
Plaintiff

v.  
FERNANDO BELTRAN  
ROSEMARIE BELTRAN  
COURT OF COMMON  
PLEAS CIVIL DIVISION  
Pike County  
MORTGAGE  
FORECLOSURE  
NO. 876-2012  
SHORT DESCRIPTION FOR  
ADVERTISING  
ALL THAT CERTAIN LOT  
OF LAND SITUATE IN  
LEHMAN TOWNSHIP,  
PIKE COUNTY,  
PENNSYLVANIA:  
BEING KNOWN AS 171 Saw  
Creek Est, Bushkill, PA 18324  
PARCEL NUMBER:  
06-0-104352  
IMPROVEMENTS:  
Residential Property  
UDREN LAW OFFICES, P.C.  
Attorney for Plaintiff  
SALVATORE CAROLLO,  
ESQUIRE  
PA ID 311050

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

OF PENNSYLVANIA  
TO Fernando Beltran  
and Rosemarie Beltran  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$170,971.84,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Fernando  
Beltran and Rosemarie Beltran  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$170,971.84 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Office

111 Woodcrest Rd., Ste. 200  
Cherry Hill, NJ 08003-3620  
12/20/13 · 12/27/13 · 01/03/14

**SHERIFF SALE**

**January 15, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
892-2013r SUR JUDGEMENT  
NO.892-2013 AT THE SUIT  
OF Wells Fargo Bank, NA vs  
Patrick J. Kelly, Jr. and Elizabeth  
Kelly 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  
January 15, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 892-2013  
WELLS FARGO BANK, N.A.  
v.  
PATRICK J. KELLY JR  
ELIZABETH KELLY  
owner(s) of property situate in  
the LEHMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being  
179 POCONO MOUNTAIN  
LAKE ESTATE, A/K/A 1109  
MINK COURT, BUSHKILL,  
PA 18324-9007  
Parcel No. 189.04-06-09 -

(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$141,548.59  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE  
BY VIRTUE OF A  
WRIT OF EXECUTION  
ISSUED BY THE  
PROTHONOTARY OF THE  
COMMONWEALTH OF  
PENNSYLVANIA TO Patrick  
J. Kelly, Jr. and Elizabeth Kelly  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$41,548.50,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

PROPERTY OF Patrick J. Kelly, Jr. and Elizabeth Kelly DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$141,548.50 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Ctr Plaza  
Philadelphia, PA 19103  
12/20/13 · 12/27/13 · 01/03/14

**SHERIFF SALE**

**January 15, 2014**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 968-2013r SUR JUDGEMENT NO. 968-2013 AT THE SUIT OF Wells Fargo Bank, NA vs Jenny C Thiessen. 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 January 15, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 968-2013

WELLS FARGO BANK, N.A. v.

JENNY C. THIESSEN  
owner(s) of property situate in GREENE TOWNSHIP, PIKE County, Pennsylvania, being 1812 HORIZON DRIVE, A/K/A 121 HORIZON DRIVE, GREENTOWN, PA 18426

Parcel No. 129.01-01-24-  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$162,607.65  
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 Jenny C. Theissen DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$162,607.65, 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 Jenny C. Theissen DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$162,607.65, PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Ctr Plaza  
Philadelphia, PA 19103  
12/20/13 · 12/27/13 · 01/03/14

**SHERIFF SALE**  
**January 15, 2014**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO972-2012r SUR JUDGEMENT NO. 972-2012 AT THE SUIT OF Citimortgage, Inc. vs Shawnelle Prestidge 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 January 15, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION  
DOCKET NO: 972-2012  
ALL THAT CERTAIN lot or piece of ground situate in Blooming Grove Township, County of Pike, and Commonwealth of Pennsylvania  
TAX PARCEL NO:  
107-04-05-74  
PROPERTY ADDRESS 111 Lone Pine Bay Lords Valley, PA 18428  
IMPROVEMENTS: a Residential Dwelling  
SOLD AS THE PROPERTY OF: Shawnelle Prestidge  
ATTORNEY'S NAME: Patrick J. Wesner, Esquire  
SHERIFF'S NAME: Phil Bueki

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Shawnelle Prestidge DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$234,239.43, 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 Shawnelle  
Prestidge DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$234,239.43 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Milstead & Assoc.  
220 Lake Drive East. Ste 301  
Cherry Hill, NJ 08002  
12/20/13 · 12/27/13 · 01/03/14

---

**SHERIFF SALE**

**January 15, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1015-2013r SUR  
JUDGEMENT NO.1015-20  
13 A T THE SUIT OF

Deutsche Bank National Trust  
Company, as trustee for Morgan  
Stanley ABS Capital I Inc  
Trust 2007-HE3, Mortgage  
Pass-through Certificates, Series  
2007-HE2, by its Servicer  
Ocwen Loan Servicing, LLC  
vs Stacey E. Najuch and Diana  
S. Young DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
January 15, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN piece,  
parcel or tract of land, situate,  
lying and being in the Township  
of Matamoras, County of Pike  
and State of Pennsylvania  
known and designated as and  
by Lots 960 and 962 upon a  
map showing 1924 subdivision  
of Frederick Wehinger Estate  
Lands, in the Borough of  
Matamoras, Pike County,  
Pennsylvania, Irving Righter.  
E.R, which said map was duly  
filed on July 18, 1924, in the  
Office of the Recorder of Deeds  
of Pike County, Pennsylvania,  
and recorded in Plat Book  
No. 1, page 51 on said date,  
said Lots 960 and 962 being  
situated on the Northwesterly  
side of Avenue P, SUBJECT,  
however, to the restrictions that  
no buildings shall be erected.  
On said premises within twenty

(20) feet of the front line of said lot; and the said Grantees for themselves, their heirs and assigns, do, by the acceptance; hereof, covenant, promise and agree that no buildings shall be at any time hereafter erected on said premises within twenty (20) feet of the front line of said lot. PARCEL 083.11-01-14 BEING the same premises which Stacy E. Najuch, not married, by Deed dated August 20, 2008 and recorded January 30, 2009 in the Office of the Recorder of Deeds in and for Pike County in Deed Book 2298 Page 2628, granted and conveyed unto Diana S. Young, not married

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Stacey E. Najuch and Diana S. Young DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$216,883.75, 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 Stacey E. Najuch and Diana S. Young DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$216,883.75 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg  
261 Old York Road, Ste. 410  
Jenkintown, PA 19046  
12/20/13 · 12/27/13 · 01/03/14

---

**SHERIFF SALE**  
**January 15, 2014**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1078-2009r SUR JUDGEMENT NO. 1078-2009 AT THE SUIT OF BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP vs William O. Grogan 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  
January 15, 2014 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 NO.  
39, SECTION NUMBER  
15, OF SUNRISE LAKE AS  
SHOWN ON THE PLAT OR  
MAP OF SUNRISE LAKE,  
SECTION 15, RECORDED  
IN THE OFFICE OF THE  
RECORDER OF DEEDS OF  
PIKE COUNTY, IN PLAT  
BOOK VOLUME 26, AT  
PAGE 37.  
PARCEL NO. 106393  
BEING THE SAME  
PREMISES WHICH  
WILLIAM O. GROGAN  
AND KIMBERLY S.  
GROGAN, BY DEED  
DATED 06-10-05 AND  
RECORDED 06-27-05 IN  
THE OFFICE OF THE  
RECORDER OF DEEDS IN  
AND FOR THE COUNTY  
OF PIKE IN RECORD BOOK

2117 PAGE 2023, GRANTED  
AND CONVEYED UNTO  
WILLIAM O. GROGAN.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO William O. Grogan  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$260,119.01,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

\$260,119.01 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad St., Ste. 2080  
Philadelphia, PA 19109  
12/20/13 · 12/27/13 · 01/03/14

**SHERIFF SALE**

**January 15, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1086-2013r  
SUR JUDGEMENT NO.  
1086-2013 AT THE SUIT  
OF Beneficial Consumer  
Discount Company vs Judith  
Baksovich 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  
January 15, 2014 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:  
CONTAINING 23,113 square

feet, more or less. BEING Lot  
No. 569 on the above mentioned  
plan. Prepared by Edward C.  
Hess Associates, Inc.

TOGETHER with unto the  
Grantee herein, his heirs and  
assigns, all rights, rights of  
way, and privileges and under  
and subject to all conditions,  
restrictions, reservations,  
covenants, easements and  
exceptions as set forth in the  
aforegoing deed.

BEING the same premises  
which Michael John Baksovich  
by Deed dated May 24, 2000  
and recorded June 7, 2000 in  
the Office of the Recorder  
of Deeds for the County of  
Pike in Deed Book 1855 Page  
857 as Instrument Number  
200000006025, granted and  
conveyed unto Judith Baksovich,  
a single woman, in fee.  
PARCEL NO. 189.02-09-42  
Residential Real Estate

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Judith Baksovich  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$95,263.77,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES

UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Judith  
Baksovich DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$95,263.77 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stem & Eisenberg  
1581 Main Street, Ste. 200  
Warrington, PA 18976  
12/20/13 · 12/27/13 · 01/03/14

---

**SHERIFF SALE**

**January 15, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1094-2012r  
SUR JUDGEMENT NO.  
1094-2012 AT THE SUIT

OF JPMorgan Chase Bank,  
National Association vs Donna  
Merz 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  
January 15, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 2012-01094  
JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION  
v.  
DONNA MERZ  
owner(s) of property situate in  
WESTFALL TOWNSHIP,  
PIKE County, Pennsylvania,  
being  
3010 GREY CLIFF WAY,  
MILFORD, PA 18337-9493  
Parcel No. 098.07-02-51 -  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$271,362.44  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

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

OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$271,362.44,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DA YS AFTER  
THE SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Donna Merz  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$271,362.44 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  
12/20/13 · 12/27/13 · 01/03/14

---

**SHERIFF SALE**

**January 15, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1107-2013r  
SUR JUDGEMENT NO.  
1107-2013 AT THE SUIT  
OF Bank of America, NA  
vs Bryan Speck and Joanna  
Speck 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  
January 15, 2014 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 Delaware, County  
of Pike, and Commonwealth of  
Pennsylvania, more particularly  
described as follows, to wit:  
BEING Lot 23, Block M-302,  
Section 3, as shown on a map  
or Plan of Marcel Lake Estates,  
on file in the Recorder of Deeds  
Office at Milford, Pike County,  
Pennsylvania in Plat Book 8,  
page 173.  
BEING KNOWN as 140 Maria  
Lane, Dingmans Ferry, PA.  
PARCEL NO. 148-04-04-38  
BEING the same premises  
which Thomas C. Speck and  
Elaine Speck, husband and wife,

by Deed dated March 25, 2009 and recorded in the Pike County Recorder of Deeds Office on April 16, 2009 in Deed Book 2305, Page 1108, granted and conveyed unto Bryan Speck and Joanna Speck.

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

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Bryan Speck and Joanna Speck DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$148,628.55, 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 Bryan Speck and Joanna Speck DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$148,628.55 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Shapiro & DeNardo  
3600 Horizon Drive, Ste. 150  
King of Prussia, PA 19406  
12/20/13 · 12/27/13 · 01/03/14

---

**SHERIFF SALE**

**January 15, 2014**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1108-2013r SUR JUDGEMENT NO. 1108-2013 AT THE SUIT OF JPMorgan Chase Bank, National Association vs. William R. Brown 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 January 15, 2014 at 11:00 AM PREVAILING TIME IN THE



AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 1108-2013  
JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION  
v.  
WILLIAM R. BROWN  
owner(s) of property situate in  
the DINGMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being  
147 MIDLAKE DRIVE,  
A/K/A 3320 SUNRISE LAKE,  
MILFORD, PA 18337-4368  
Parcel No. 122.02-01-23  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$213,349.74  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO William R. Brown  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$213,349.74,  
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 William  
R. Brown DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$213,349.74 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
12/20/13 · 12/27/13 · 01/03/14

---

**SHERIFF SALE**

**January 15, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1189-2013r SUR  
JUDGEMENT NO. 1189-2013  
AT THE SUIT OF Ocwen  
Loan Servicing, LLC vs Sean  
Babcock and Carrieanne

Babcock DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
January 15, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
By virtue of a Writ of Execution  
No. 1189-2013  
OCWEN LOAN  
SERVICING, LLC  
v.  
SEAN BABCOCK  
CARRIEANNE BABCOCK  
owner(s) of property situate in  
SHOHOLA TOWNSHIP,  
PIKE County, Pennsylvania,  
being  
102 KYRA LANE,  
SHOHOLA, PA 18458-4505  
Parcel No. 078.04-05-33 -  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$124,339.89  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Sean Babcock and  
Carrieanne Babcock  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS

OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$124,339.89  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS  
THE PROPERTY OF  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$124,339.89 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Ctr Plaza  
Philadelphia, PA 19103  
12/20/13 · 12/27/13 · 01/03/14

---

**SHERIFF SALE**

**January 15, 2014**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1207-2012r SUR JUDGEMENT NO.1207-2012 AT THE SUIT OF Bank of America. NA as successor by merger to BAC Home Loans Servicing. LP fka Countrywide Home Loans Servicing vs Jaime S. Pinzone and Joseph A. Pinzone 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 January 15, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 1207-2012 BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP v. JAIME S. PINZONE JOSEPH A. PINZONE owner(s) of property situate in the TOWNSHIP OF DINGMAN, PIKE County,

Pennsylvania, being 120 COBBLESTONE DRIVE, MILFORD, PA 18337-4432 Parcel No. 122.01-02-40- (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$179,557.31 Attorneys for Plaintiff Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jaime S. Pinzone and Joseph A. Pinzone DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$179,557.31, 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 Jaime S. Pinzone and Joseph A. Pinzone DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$179,557.31 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  
12/20/13 · 12/27/13 · 01/03/14

---

**SHERIFF SALE**  
**January 15, 2014**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1301-2012r SUR JUDGEMENT NO. 1301-2012 AT THE SUIT OF U.S. Bank National Association, as Trustee for The Holders of the Structured Asset Investment Loan Trust 2006-3 vs Timothy M. Attison and Gloria Attison 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

January 15, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION  
By virtue of a Writ of Execution No. 1301-2012-CIVIL U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE STRUCTURED ASSET INVESTMENT LOAN TRUST 2006-3

v.  
TIMOTHY M. ATTISON  
GLORIA ATTISON  
owner(s) of property situate in DELAWARE TOWNSHIP, PIKE County, Pennsylvania, being  
134 KEYSTONE DRIVE,  
DINGMANS FERRY, PA  
18328  
Parcel No. 175.02-05-52  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$99,011.39  
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 Timothy M Attison and Gloria Attison DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A

JUDGMENT ON THE AMOUNT OF \$99,011.39, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Timothy M. Attison and Gloria Attison DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$99,011.39 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  
12/20/13 · 12/27/13 · 01/03/14

---

**SHERIFF SALE**  
**January 15, 2014**  
BY VIRTUE OF WRIT

OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1453-2008r SUR JUDGEMENT NO.1453-2008 AT THE SUIT OF The Bank of New York Mellon fka The Bank of New York as Trustee for the Benefit of the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2004-5 vs Ishaurna James and Cheryl Morris DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 15, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being the Township of Lehman, County of Pike and Commonwealth of Pennsylvania, more particularly described as follows:  
Being Lot Number 107, Stage VIII, Pine Ridge, as shown on Plot of Pine Ridge, Inc., Stage VIII, recorded in the Office of the Recorder of Deeds, of Pike County in Plot Book Volume 10, Page 27, on June 20, 1973. BEING KNOWN AS 1332 PINE RIDGE, BUSHKILL PA 18324

TAX PARCEL NO:  
188.04-04-22  
PARCEL ID#06-0-043273

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Ishaurna James and Cheryl Morris DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$143,095.94, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

REPUTED OWNERS TO COLLECT \$143,095.94 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
12/20/13 · 12/27/13 · 01/03/14

---

**SHERIFF SALE**

**January 15, 2014**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1593-2010r SUR JUDGEMENT NO. 1593-2010 AT THE SUIT OF PNC Mortgage, a division of PNC Bank, National Association vs Linda E. Wall and John C. Durham 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 January 15, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

IN THE COURT OF COMMON PLEAS OF PIKE COUNTY, PENNSYLVANIA CIVIL DIVISION  
PNC MORTGAGE, a division

of PNC BANK, NATIONAL ASSOCIATION,  
Plaintiff,  
Vs

LINDA E. WALL and JOHN C. DURHAM,  
Defendants.

LEGAL DESCRIPTION

No: 1593-2010

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

BEING Lot/Lots No. 1543, Section I, as shown on map entitled subdivision of Section 1, Pocono Mountain Woodland Lakes Corp., on file in the Recorder's Office at Milford, Pennsylvania in Plot Book No. 12, Page 94.

HAVING erected thereon a dwelling known as 114 Chinkapin Drive, Milford, PA 18337.

PARCEL NO.

110.02-02-50-03-0.

BEING the same premises which David W. Iversen, a married man, by Deed dated 9/25/2006 and recorded on 9/28/2006 in the Recorder's Office of Pike County, Pennsylvania, Deed Book Volume 2196, Page 2503, Instrument No. 200600017251, granted and conveyed unto Linda E. Wall and John C. Durham, as joint tenants with rights of survivorship and not as tenants in common, their heirs and assigns.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Linda E. Wall and John C. Durham DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$320,393.32, 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 Linda E. Wall and John C. Durham DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$320,393.32 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Louis P. Vitti & Assoc.  
215 4th Avenue  
Pittsburgh, PA 15222  
12/20/13 · 12/27/13 · 01/03/14

---

**SHERIFF SALE**

**January 15, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1655-2012r SUR  
JUDGEMENT NO. 1655-2012  
AT THE SUIT OF Bayview  
Loan Servicing LLC vs Michael  
Dellasantro 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  
January 15, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
DOCKET NO: 1655 Civil 2012  
ALL THAT CERTAIN lot  
or piece of ground situate in  
Township of Palmyra, County  
of Pike, and Commonwealth of  
Pennsylvania  
TAX PARCEL NO: 010405  
PROPERTY ADDRESS 1116  
Route 507 Greentown, PA  
18426

IMPROVEMENTS: a  
Residential Dwelling  
SOLD AS THE PROPERTY  
OF: Michael Dellasantro  
ATTORNEY'S NAME: Patrick  
J. Wesner, Esquire  
SHERIFF'S NAME: Phil Bueki

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Michael Dellasantro  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$139,964.98,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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



PROPERTY OF Michael  
Dellasandro DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$139,964.98 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Milstead & Assoc.  
220 Lake Drive East, Ste. 301  
Cherry Hill, NJ 08002  
12/20/13 · 12/27/13 · 01/03/14

---

**SHERIFF SALE**

**January 15, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1731-2012r SUR  
JUDGEMENT NO. 1731-2012  
AT THE SUIT OF JPMorgan  
Chase Bank, NA vs Angel  
A. Rivera 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  
January 15, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 1731-2012  
JPMORGAN CHASE BANK,

NATIONAL ASSOCIATION  
v.

ANGEL A. RIVERA  
owner(s) of property situate  
in the TOWNSHIP OF  
LEHMAN, PIKE County,  
Pennsylvania, being  
1148 DOVER DRIVE,  
BUSHKILL, PA 18324  
Parcel No. 192.02-04-82  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$167,227.23  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Angel A. Rivera  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$167,227.23,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.  
NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
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 Angel A. Rivera DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$167,227.23 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  
12/20/13 · 12/27/13 · 01/03/14

---

**SHERIFF SALE**

**January 15, 2014**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1745-2011r SUR JUDGEMENT NO. 1745-2011AT THE SUIT OF PNC Bank, NA sbm to National City Bank sbm to National City Mortgage Co dba Eastern Mortgage Services vs Damian Joseph aka Damien Joseph and Jason Degroot aka Jason Charles Vanrick Degroot 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 January 15, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 1745-2011 PNC BANK, N.A. SBM TO NATIONAL CITY BANK SBM TO NATIONAL CITY MORTGAGE CO DBA EASTERN MORTGAGE SERVICES

v.

DAMIAN JOSEPH A/K/A DAMIEN JOSEPH JASON DEGROOT A/K/A JASON CHARLES VANRYCK DEGROOT

owner(s) of property situate in the TOWNSHIP OF LEHMAN, PIKE County, Pennsylvania, being 1154 CRANBERRY DRIVE AIKIA LOT 162 PINE RIDGE A/K/A, STAGE 6 LOT 162 CRANBERRY DRIVE, BUSHKILL, PA 18324-9608

Parcel No. 188.04-02-20 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount: \$201,242.01  
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 Damian Joseph aka Damien Joseph and Jason Degroot aka Jason Charles Vanrick Degroot DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$201,242.01, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Damian Joseph aka Damien Joseph and Jason Degroot aka Jason Charles Vanrick Degroot DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$201,242.01 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  
12/20/13 · 12/27/13 · 01/03/14

---

**SHERIFF SALE**  
**January 15, 2014**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1836-2009r SUR JUDGEMENT NO. 1836-2009 AT THE SUIT OF First Horizon Home Loan Corporation, a Division for First Tennessee Bank National Association vs Felix Valentin and Milka Gutierrez 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 January 15, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION  
By virtue of a Writ of Execution No. 1836-2009-CIVIL FIRST HORIZON HOME LOAN CORPORATION,

A DIVISION OF FIRST  
TENNESSEE BANK  
NATIONAL ASSOCIATION  
v.

FELIX VALENTIN  
MILKA GUTIERREZ  
owner(s) of property situate  
in the TOWNSHIP OF  
DELAWARE, PIKE County,  
Pennsylvania, being  
121 SOUTH NICHE CRONK  
ROAD, DINGMANS FERRY,  
PA 18328-3166  
Parcel No. 148.04-08-77  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$290,555.55  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Felix Valentin and Milka  
Gutierrez DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE AF  
SAID REAL PROPERTY  
FOR EXECUTION UPON  
A JUDGMENT ON THE  
AMOUNT \$290,555.55,  
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 Felix  
Valentin and Milka Gutierrez  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$290,555.55 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
12/20/13 · 12/27/13 · 01/03/14

**SHERIFF SALE**

**January 15, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 2065-2011r SUR  
JUDGEMENT NO.2065-2011  
AT THE SUIT OF JPMorgan  
Chase Bank, National  
Association vs Thomas A.  
Haynes-Palozzi and Sophy  
T. Haynes 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  
 January 15, 2014 at 11:00 AM  
 PREVAILING TIME IN THE  
 AFORENOON OF SAID  
 DATE:

LEGAL DESCRIPTION  
 ALL THAT CERTAIN

right-of-way, situate and being  
 in the Township of Delaware,  
 Pike County, Pennsylvania  
 more particularly described  
 on a map by P.R. Addio, Inc.,  
 entitled Stone Ridge Road  
 Right-Of-Way, surveyed July  
 2006 and marked drawing  
 number 06-126A, to wit:  
 BEGINNING at a

point-of-curve situated on the  
 North side of the Silver Lake  
 Road (S.R. 2004) Right-of-way,  
 and being most common with  
 the Southeast side of Lot 1, in  
 the Trinity Ridge Subdivision,  
 Delaware Township, Pike  
 County, Pennsylvania, the  
 following to wit:

Thence, on a curve to the left,  
 on a radius of 30.00 feet, an  
 arc distance of 45.05 feet to a  
 point-of-tangent, situated on the  
 West side of the Stone Ridge  
 Road Right-of-Way.

Thence, along the Stone Ridge  
 Road Right-of-Way, and Lot  
 1, North 22 degrees 43 minutes  
 East, a distance of 257.01 feet, to  
 a corner.

Thence, along the Stone Ridge  
 Road Right-of-Way, and  
 Lot 2A, North 22 degrees 43

minutes East, a distance of 13.10  
 feet, to a point.

Thence, continuing along  
 the Stone Ridge Road  
 Right-of-Way, and along Lots  
 2A and 3B, North 24 degrees  
 50 minutes 53 seconds East,  
 a distance of 422.95 feet to a  
 corner.

Thence, continuing along  
 the Stone Ridge Road  
 Right-of-Way, along Lots  
 4C and 5, North 22 degrees  
 43 minutes East, a distance of  
 332.61 feet, to a point-of-curve,  
 common with Lots 5 & 6.

Thence, along Lots 6 & 7, on  
 a curve to the right, on a 70.00  
 foot cul-de-sac radius, an arc  
 distance of 389.02 feet to a  
 point-of-curve, at the East side  
 of Stone Ridge Road, common  
 with Lots 7 & 8.

Thence, along said East side  
 of the Stone Ridge Road  
 Right-of-Way, along Lots 8 &  
 9, South 22 degrees, 43 minutes  
 West, a distance of 352.35 feet,  
 to a corner.

Thence, continuing along  
 the Stone Ridge Road  
 Right-of-Way, along Lots 10 &  
 11, South 24 degrees 50 minutes  
 53 seconds West, a distance of  
 403.73 feet to a corner.

Thence, along Lot 12, South  
 22 degrees 43 minutes West,  
 a distance of 262.49 feet, to a  
 point of- curve for a corner.

Thence, on a curve to the left,  
 on a radius of 30.00 feet, an  
 arc distance of 49.20 feet, to a  
 point-of-curve on the North side  
 of Silver Lake Road.

Thence, along Silver Lake Road,  
 North 71 degrees 14 minutes

42 seconds, a distance of 110.27 feet, to the Point of Beginning. CONTAINING 1.567 acres of road right-of-way, more or less. Said right-or-way is being conveyed for purposes of Delaware Township accepting Stone Ridge Road as a public roadway by dedication.

Being known as: 107 STONERIDGE ROAD, DINGMANS FERRY, PENNSYLVANIA 18328.

Title to said premises is vested in Thomas A. Haynes-Palozzi and Sophy T. Haynes by deed from Delaware Township dated September 30, 2006 in Deed Book 2219, Page 2130.

TAX I.D. #: 02-0-111455

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Thomas A. Haynes-Palozzi and Sophy T. Haynes DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$328,415.09, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS

HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Thomas A. Haynes-Palozzi and Sophy T. Haynes DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$328,415.09 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad St., Ste. 2080  
Philadelphia, PA 1910  
12/20/13 · 12/27/13 · 01/03/14

---

**SHERIFF SALE**

**January 15, 2014**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2194-2012r SUR JUDGEMENT NO. 2194-2012 AT THE SUIT OF Bank of America, NA as successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP vs

Clinton Stone 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  
January 15, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution  
No. 2194-2012

BANK OF AMERICA,  
N.A., AS SUCCESSOR BY  
MERGER TO BAC HOME  
LOANS SERVICING, LP  
F/K/A COUNTRYWIDE  
HOME LOANS SERVICING,  
LP

v.

CLINTON STONE

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

1912 PINE RIDGE,  
BUSHKILL, PA 18324-9612

Parcel No. 193.02-04-37.001-  
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$203,776.48

Attorneys for Plaintiff

Phelan Hallinan, LLP

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

TO Clinton Stone  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$203,776.48  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Clinton Stone  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$203,776.48 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103

12/20/13 · 12/27/13 · 01/03/14

**SHERIFF SALE**

**January 15, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 2285-2012r  
SUR JUDGEMENT NO.  
2285-2012 AT THE SUIT  
OF JPMorgan Chase Bank,  
NA vs Nora Viola and Livio  
Viola 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  
January 15, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

Advertising Description  
ALL THAT CERTAIN piece,  
parcel and lot of land, situate,  
lying and being in the Township  
of Lackawaxen, County of  
Pike in the Commonwealth of  
Pennsylvania.  
Being known as: 256 RR 1,  
HAWLEY, PENNSYLVANIA  
18428.  
Parcel No.: 012.01-01-58  
Improvements Consists of:  
Residential Dwelling  
Sold as the Property of Nora  
Viola and Livio Viola  
Hand Money \$38,06.54  
Title to said premises is vested

in Nora Viola and Livio Viola  
by deed from Russell Gittle and  
Abbe Gittle, Husband and Wife,  
Scott Heller and Toni Heller,  
Husband and Wife and Guy  
Maranga and Joan Maranga,  
Husband and Wife recorded  
May 31, 2002 in Deed Book  
1929, Page 928.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Nora Viola and Livio Viola  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$380,635.44,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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



SEIZED AND TAKEN  
IN EXECUTION AS  
THE PROPERTY OF  
Nora Viola and Livio Viola  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$380,635.44 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Coway  
123 South Broad Street  
Philadelphia, PA 19109  
12/20/13 · 12/27/13 · 01/03/14

---

**SHERIFF SALE**

**January 15, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 2305-2012r SUR  
JUDGEMENT NO. 2305-2012  
AT THE SUIT OF JPMorgan  
Chase Bank, National  
Association vs of Catherine  
M. Hynes, in her capacity as  
Administratrix and heir to the  
estates of Christopher Hynes,  
unknown heirs, successors,  
assigns, and all persons, firms,  
or associations claiming  
right, title or interest from  
or under Christopher Hynes,  
deceased DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD

STREET, MILFORD, PA  
18337 ON WEDNESDAY  
January 15, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 2305-2012  
JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION  
v.

CATHERINE M. HYNES,  
IN HER CAPACITY AS  
ADMINISTRATRIX AND  
HEIR OF THE ESTATE OF  
CHRISTOPHER HYNES  
UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS,  
AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR  
UNDER CHRISTOPHER  
HYNES, DECEASED

owner(s) of property situate  
in the TOWNSHIP OF  
DINGMAN, PIKE County,  
Pennsylvania, being  
198 WILD MEADOW  
DRIVE, MILFORD, PA  
18337-6404

Parcel No. 108.00-02-12 -  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$173,136.20  
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  
of Catherine M. Hynes, in  
her capacity as Administratrix  
and heir to the estates of  
Christopher Hynes, unknown  
heirs, successors, assigns,  
and all persons, firms, or  
associations claiming right,  
title or interest from or under  
Christopher Hynes, deceased  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$173,136.20,  
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 of Catherine  
M. Hynes, in her capacity as  
Administratrix and heir to the  
estates of Christopher Hynes,  
unknown heirs, successors,

assigns, and all persons, firms,  
or associations claiming right,  
title or interest from or under  
Christopher Hynes, deceased  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$173,136.20 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  
12/20/13 · 12/27/13 · 01/03/14

---

**SHERIFF SALE**

**January 15, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 45598-2013r SUR  
JUDGEMENT NO.  
45598-2013 AT THE SUIT  
OF Walker Lakeshores  
Landowners Association vs  
Michael J. Vingo and Irene A.  
Letscher 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  
January 15, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

Description for Michael J. Vingo and Irene A. Letscher  
ALL THOSE FOLLOWING described lots or parcels of land, situate, lying and being in the development of Walker Lake Shores, Shohola Township, County of Pike and State of Pennsylvania, to wit:

Lot Nos. 11, 13 and 15, in Block No. 11, of Unit No. 2, as shown on the survey and original plat of Walker Lake Shores, Shohola Township, Pike County, Pennsylvania, made by a Certified Land Surveyor and of record in recorder of Deeds Office of Pike County, Pennsylvania, in Plat Book No. 3 at page 65, etc., reference being made thereto for a more particular description of the lot herein conveyed.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Michael J. Vingo and Irene A. Letscher DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$112,908.53, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE

ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Michael J. Vingo and Irene A. Letscher DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$112,908.53 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Eric L. Hamill, Esq.  
501 Broad Street  
Milford, PA 18337  
12/20/13 · 12/27/13 · 01/03/14

---