

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 of Administration have been granted in the ESTATE of GARRY L. SHOOK, late of Palmyra Township, Pike County, Pennsylvania. All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to the Administrator, Harold Shook of 102 High Blue Avenue, Hawley, Pennsylvania 18428 or John F. Spall, Esquire, Attorney for the Estate, 2573 Rt. 6, Hawley, Pennsylvania 18428.
JOHN F. SPALL, ESQUIRE
12/09/16 • 12/16/16 • **12/23/16**

EXECUTOR'S NOTICE
ESTATE OF LUCREZIA TOVANI late of Bushkill, Pike County, Pennsylvania, deceased. Letters Testamentary have been

granted to Anthony Amelio, Executor of the Estate of Lucrezia Tovani, deceased, who died on November 8, 2016. Maria T. Candelaria, Attorney, 17 North Sixth St., Stroudsburg, PA. 18360 is counsel. All persons having claims against the estate are requested to present them in writing within four month (4) months from the date hereof and all persons indebted to the estate are requested to make payment to it in care of the Attorney noted above.

Anthony Amelio, Executor c/o Maria T. Candelaria, Esquire
17 North Sixth St.
Stroudsburg, PA 18360
12/09/16 • 12/16/16 • **12/23/16**

ESTATE NOTICE
ESTATE OF ROBERT DIDONATO, late of Greentown, Pike County, Pennsylvania.

Letters Testamentary on the above estate having been granted to Robert Didonato and Victoria Strebel. You are hereby notified that all persons indebted to the said Estate are requested to make payment and those having claims against the Estate to present same, without delay, to JOHN W. JONES, ESQUIRE, Attorney for the Estate at 1401 Route 507, Greentown, PA 18426.
12/09/16 • 12/16/16 • **12/23/16**

ESTATE NOTICE

ESTATE OF Virginia Gonzalez late of Milford Township, Pike County, Pennsylvania, deceased. Letters Testamentary on the above estate having been granted to the undersigned, all persons indebted to said estate are requested to make payment and those having claims to present same, without delay to:

Donald B. Kopp
9 Morningdale Court
Ballston Lake, NY 12019
Executor.

12/09/16 • 12/16/16 • **12/23/16**

ESTATE NOTICE

ESTATE NOTICE IS HEREBY GIVEN that Letters Testamentary have been issued to The Honesdale National Bank of the Borough of Honesdale, Wayne County, Pennsylvania, Executor of the Estate of Joseph E. Lindner, Deceased, who died on February 4, 2016, late of Hawley, Wayne County, Pennsylvania. All creditors are requested to present their claims and all persons indebted to the Decedent will make payment to the aforementioned Executor. Estate of Joseph E. Lindner, Deceased

The Honesdale National Bank,
Executor
Trust Department
724 Main Street
P.O. Box 350

Honesdale, Pennsylvania 18431
12/16/16 • **12/23/16** • 12/30/16

ESTATE NOTICE

Estate of Vinicia Teahan: Letters Testamentary on the above estate

having been granted to Paul Giampaoli, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to his attorney, Joseph Kosierowski, Ridley, Chuff, Kosierowski & Scanlon, P.C., 400 Broad Street, Milford, PA 18337.

12/16/16 • **12/23/16** • 12/30/16

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted on the Estate of John E. Clerici by the Register of Wills of Pike County, PA to Frank Rauch. All persons having claims against the estate are requested to present them in writing and all persons indebted to the estate, to make payment to the Executor. Frances Gruber, Esq., 214 Ninth Street, Honesdale, PA 18431, Attorney for the Estate.

12/16/16 • **12/23/16** • 12/30/16

ESTATE NOTICE

Notice is hereby given that Letters of Testamentary have been granted in the ESTATE OF ROBERT F. HANDLER late of 120 Cardinal Circle, Greentown, Pike County, Pennsylvania (died September 23, 2016), to Patricia Hempel and David Handler, as Co-Executors. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Executor named above in c/o Tammy Lee Clause, Esquire,

P.O. Box 241, Newfoundland,
PA 18445.
12/23/16 • 12/30/16 • 01/06/16

**IN THE COURT OF
COMMON PLEAS OF
PIKE COUNTY
CIVIL ACTION - LAW
1024 CV 2015**

NELVA ALVARADO
PLAINTIFF

VS.

FRANCISCO GARCIA
DEFENDANT

To: FRANCISCO GARCIA
Defendant

Date of Notice: December 13,
2016

**IMPORTANT NOTICE
YOU ARE IN DEFAULT
BECAUSE YOU HAVE
FAILED TO ENTER A
WRITTEN APPEARANCE
PERSONALLY OR BY
ATTORNEY AND FILE
IN WRITING WITH THE
COURT YOUR DEFENSES
OR OBJECTIONS TO THE
CLAIMS SET FORTH
AGAINST YOU. UNLESS
YOU ACT WITHIN TEN
DAYS FROM THE DATE
OF THIS NOTICE, A
JUDGMENT MAY BE
ENTERED AGAINST YOU
WITHOUT A HEARING
AND YOU MAY LOSE YUR
PROPERTY OR OTHER
IMPORTANT RIGHTS.
YOU SHOULD TAKE THIS
PAPER TO YOUR LAWYER
AT ONCE. IF YOU DO
NOT HAVE A LAWYER,
GO TO OR TELEPHONE
THE OFFICE SET FORTH
BELOW. THIS OFFICE**

CAN PROVIDE YOU WITH
INFORMATION ABOUT
HIRING A LAWYER. IF
YOU CANNOT AFFORD
TO HIRE A LAWYER, THIS
OFFICE MAY BE ABLE
TO PROVIDE YOU WITH
INFORMATION ABOUT
AGENCIES THAT MAY
OFFER LEGAL SERVICES
TO ELIGIBLE PERSONS AT
A REDUCED FEE OR NO
FEE.

North Penn Legal Services
10 North Tenth Street
Stroudsburg, PA 18360

(570) 424-5338

Dominic J. Matri, Esquire
Matri Law, LLC

Counsel for the Plaintiff
538 Spruce Street suite 402

Scranton, PA 18503

(570) 343-1111

NOTICE

Notice is hereby given that
Articles of Incorporation were
filed in the Department of
State of The Commonwealth
of Pennsylvania for Paul's
Floorcovering Inc under the
provisions of the Pennsylvania
Business Corporation Law of
1988, as amended.

**IN THE PIKE
COUNTY COURT OF
COMMON PLEAS
COMMONWEALTH
OF PENNSYLVANIA
ORPHANS' COURT
DIVISION**

IN RE:
KALEIGH-JAYNE JOLENE
SWISHER
NO. 83 OC 2016

Petition for Appointment of
Guardian

ORDER

AND NOW, this ____
day of _____, 2016, upon
consideration of the Petition of
Daria D. Wilson and Howard G.
Wilson, Jr. for the appointment
of guardian for Kaleigh-Jayne
Jolene Swisher, a Minor, and
following hearing thereon,
this Court has concluded that
it is in the best interest of
KAYLEIGH-JAYNE JOLENE
SWISHER, that the prayer
of the relief in the Petition
be granted and that Daria D.
Wilson and Howard G. Wilson,
Jr., are appointed as Plenary
Co-Guardians of the person
and estate of the minor child,
KAYLEIGH-JAYNE JOLENE
SWISHER.

BY THE COURT

IN THE PIKE
COUNTY COURT OF
COMMON PLEAS
COMMONWEALTH
OF PENNSYLVANIA
ORPHANS' COURT
DIVISION

IN RE:
CHRISTYN DELANIE
SWISHER
NO. 84 OC 2016
Petition for Appointment of
Guardian

ORDER

AND NOW, this ____
day of _____, 2016, upon
consideration of the Petition of
Daria D. Wilson and Howard G.
Wilson, Jr. for the appointment
of guardian for Christyn Delanie
Swisher, a Minor, and following

hearing thereon, this Court
has concluded that it is in the
best interest of CHRISTYN
DELANIE SWISHER, that
the prayer of the relief in the
Petition be granted and that
Daria D. Wilson and Howard
G. Wilson, Jr., are appointed as
Plenary Co-Guardians of the
person and estate of the minor
child, CHRISTYN DELANIE
SWISHER.

BY THE COURT

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 18, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
92-2016r SUR JUDGEMENT
NO. 92-2016 AT THE
SUIT OF Wells Fargo
Bank, NA vs. Jadwiga W.
Szkriblak 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 18, 2017 at 11:00 AM
PREVAILING TIME IN THE

AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 92-2016

Wells Fargo Bank, N.A.

v.

Jadwiga W. Szkriblak
owner(s) of property situate in
the MILFORD TOWNSHIP,
PIKE County, Pennsylvania,
being 205 Third Street, A/K/A
205 East Third Street, Milford,
PA 18337-1303

Parcel No. 113.17-01-24

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$90,951.90

Attorneys for Plaintiff

Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Jadwiga W. Szkriblak
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$90,951.90,
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 Jadwiga W.
Szkriblak DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$90,951.90 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1617 JFK Blvd, Ste 1400
Philadelphia, PA 19103
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
235-2015r SUR JUDGEMENT
NO. 235-2015 AT THE
SUIT OF PHH Mortgage
Corporation, fka Coldwell
Banker Mortgage vs Kristine

M. Muren and Marc P. Muren 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 18, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution No. 235-2015
PHH Mortgage Corporation, f/k/a Coldwell Banker Mortgage v.
Kristine M. Muren
Marc P. Muren
owner(s) of property situate in DINGMAN TOWNSHIP, PIKE County, Pennsylvania, being 52-12 Spruce Lake, a/k/a 107 Spruce Lake Drive, Milford, PA 18337
Parcel No. 109.04-01-35- (Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$106,285.59
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Kristine M. Muren and Marc P. Muren

DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$106,285.59, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Kristine M. Muren and Marc P. Muren DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$106,285.59 PLUS COSTS AND INTEREST AS AFORESAID.

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

Philadelphia, PA 19103
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 244-2016r SUR
JUDGEMENT NO. 244-2016
AT THE SUIT OF U.S.
Bank National Association, as
Trustee for BNC Mortgage
Loan Trust 2007-2 Mortgage
Pass-Through Certificates,
Series 207-2 vs Devine R.
Everett 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 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

All that certain lot, parcel
or piece of ground situate
in Lehman Township, Pike
County, Pennsylvania, being
Lot No 500, Section No 20 as
is more particularly set forth on
the Plot Map of Lehman-Pike
Development Corporation, Saw
Creek Estates, as same is duly
recorded in the Office for the
Recording of Deeds, Milford,
Pike County, Pennsylvania, in
Plot Book Volume 13, page 85

BEING KNOWN AS
PARCEL NUMBER
192.01-01-65
BEING KNOWN AS: 500
Saunders Dr, Bushkill, PA
18324
PROPERTY ID NO.:
192.01-01-65
TITLE TO SAID PREMISES
IS VESTED IN Devine R.
Everett, as a Tenant by the
Severalty BY DEED FROM
John J. Scully DATED
04/11/2002 RECORDED
06/04/2002 IN DEED BOOK
1929 PAGE 1557.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Devine R. Everett
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$123,509.20,
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 Devine R. Everett DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$123,509.20 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Offices
111 Woodcrest Road, St.e 200
Cherry Hill, NJ 08003-3620
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 245-2016r SUR JUDGEMENT NO. 245-2016 AT THE SUIT OF Nationstar Mortgage LLC vs William F. Barnes and Nicole Ann Barnes 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 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION

All the surface or right of soil of that certain lot of land situate in the Township of Lackawaxen, Pike County, Pennsylvania, bounded and described as follows:

Beginning at a point being the Northwesterly corner of the Hickory Lane and Butternut Lane in the prior Grantor's subdivision known as Hickory Acres; thence along a thirty-three (33) foot wide private drive known as Hickory Lane, North sixty-five (65) degrees forty (40) minutes West one hundred twenty-five (125) feet to a corner, being the Southeasterly corner of Lot No. 4; thence along the boundary line between Lots No. 4 and Lot No. 6, North twenty-five (25) degrees forty-six (46) minutes East one hundred fifty (150) feet to a point on the Southerly boundary of Lot No. 8; thence along the boundary line between Lot No. 6 and Lot No. 8, South sixty-five (65) degrees forty (40) minutes East one hundred twenty-five (125) feet to a pint on the Westerly side of a thirty-three (33) foot wide private drive known as Butternut Lane; thence along the Westerly side of Butternut Lane, South twenty-five (25) degrees forty-six (46) minutes West one hundred fifty (150) feet to the place of beginning.

Containing eighteen thousand seven hundred fifty (18,750) square feet of land, be the same more or less, and being Lot No. 6 of the subdivision of the prior Grantor's land in Lackawaxen Township, near Hawley, Pennsylvania. This description is taken from a survey made by George E. Ferris, R.S., September 26, 1963 and March 24, 1964.

Also granting and conveying to the Grantees, herein named, their heirs and assigns, forever, free and uninterrupted right, uses, liberty and privilege of ingress, egress and regress to and from the above premises described and State Highway Route 590 along, over and upon a thirty-three (33) foot wide drive known as Hickory Lane and Butternut Lane as shown on a map of survey made by George E. Ferris, R.S., dated September 26, 1963, in common, however, with the prior Grantors, their heirs and assigns, and other persons lawfully using said driveway.

Under and subject to restrictions, covenants and conditions as set forth in Deed Book 510 page 273; Plot Book 4, page 75 and Plot Book 27, page 112.

Parcel No.: 015.00-01-62
BEING known and numbered as Hickory Lane RR2 Box 614 a/k/a Rear 2 Box 614, Hawley, PA 18428

Being the same property conveyed to William F. Barnes who acquired title by virtue of a deed from Alan J. Wolf and Ellen M. Wolf,

his wife, dated December 19, 2000, recorded December 20, 2000, at Instrument Number 200000015080, and recorded in Book 1871, Page 1456, Pike County, Pennsylvania records. Exhibit "A"

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO William F. Barnes and Nicole Ann Barnes DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$91,668.56, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

IN EXECUTION AS THE PROPERTY OF William F. Barnes and Nicole Ann Barnes DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$91,668.56 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Manley Deas Kochalski LLC
PO Box 165028
Columbus, OH 43216-5028
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 269-2016r SUR JUDGEMENT NO. 269-2016 AT THE SUIT OF Federal National Mortgage Association (“Fannie Mae”) vs Frances Marie Freytag, in her capacity as Executrix of the Estate of Richard R. Zerilli, 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 18, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT PROPERTY DESCRIPTION BY VIRTUE OF A WRIT OF EXECUTION TO CASE NO. 2016-00269 ISSUED TO PLAINTIFF: FEDERAL NATIONAL MORTGAGE ASSOCIATION (“FANNIE MAE”) PROPERTY BEING KNOWN AS: ALL THAT CERTAIN lot, tract and piece of land situate in Shohola Township, Pike County, Pennsylvania, Being Lot 15, Section D-1, as set forth on a draft of survey marked ‘Map - part of Section D-1 of Walker Lake, Inc. Shohola Township, Pike County, Pennsylvania, March 5, 1969, Scale 1 inch = 100 feet, Harry F. Schoenagel, R.S.’, and said map is recorded with the Recorder of Deeds of Pike County, Pennsylvania, in Plat Book 7, page 28. PARCEL IDENTIFICATION NO: 049.03-02-03, CONTROL #: 12-0-004173 BEING KNOWN AS: 132 Parkers Glen Road Shohola, Pa 18458 IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Frances Marie Freytag, in her capacity as Executrix of the Estate of Richard R. Zerilli, Deceased PIN NUMBER, WHICH IS THE ASSESSMENT OR PARCEL NO., MAP, BLOCK AND LOT): 049.03-02-03,

CONTROL #: 12-0-004173
ATTORNEY ON WRIT:
MARTHA E. VON
ROSENSTIEL, P.C.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Frances Marie Freytag,
in her capacity as Executrix
of the Estate of Richard
R. Zerilli, deceased
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$187,002.73,
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 Frances
Marie Freytag, in her capacity
as Executrix of the Estate of
Richard R. Zerilli, deceased
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$187,002.73 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Martha E. Von Rosenstiel, Esq.
649 South Avenue Ste. 7
Secane, PA 19018
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
282-2015r SUR JUDGEMENT
NO. 282-2015 AT THE
SUIT OF Bayview Loan
Servicing, LLC vs Stephen
J. Guillman and Sara A.
Guillman 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 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN

lot or lots, parcel or piece of ground situate in Lehman Township, Pike County, Pennsylvania, being Lot or Lots No. 997, Section 15, as is more particularly set forth on the Plot Map of Lehman-Pike Development Corporation, Saw Creek Estates, as same is duly recorded in the Office for the Recording of Deeds, Milford, Pike County, Pennsylvania, Plot Book Volume 15, page 14. TOGETHER WITH all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, restrictions and reservations as of record. BEING THE SAME PREMISES which William Raymond Smith and Arlene Smith, Husband and Wife, by Deed dated 3/28/2008 and recorded 4/3/2008 in the Office of the Recorder of Deeds in and for the County of Pike, in Deed Book 2272, Page 140, granted and conveyed unto Stephen J. Guillman and Sara A. Guillman, Husband and Wife.

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

AMOUNT OF \$167,207.29, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Stephen J. Guillman and Sara A. Guillman DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$167,207.29 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE
January 18, 2017
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF

COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 313-2016r SUR JUDGEMENT NO. 313-2016 AT THE SUIT OF Louis Degiorgis, Trustee of the Gino's Home Repair Co. Retirement Plan & Trust, dated July 17, 2002 vs Jane E. Phraner 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 18, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

Exhibit A
ALL THAT CERTAIN piece, parcel and tract of land situate, lying and being in the Township of Blooming Grove, County of Pike and Commonwealth of Pennsylvania, more particularly described as follows, to wit: Lot 4, Block XI, Hemlock Farms Community, Stage XCVI, as shown on Plat of Hemlock Farms Community, Maple Ridge, Stage XCVI, recorded in the Office of the Recorder of Deeds of Pike County, in Plat Book 9, Page 159, on the 12th day of April 1972.

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

OF PENNSYLVANIA TO Jane E. Phraner DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$111,540.58, 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 Jane E. Phraner DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$111,540.58 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Moulton & Moulton
693 Rte 739, Ste. 1

Lords Valley, PA 18428
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
323-2015r SURJUDGEMENT
NO. 323-2015 AT THE
SUIT OF HSBC Bank,
USA, National Association,
as Trustee, in trust for the
Registered Holders of ACE
Securities Corp., Home Equity
Loan Trust, Series 2006-NC2,
Asset Backed Pass-Through
Certificates vs Tara Ann
M. Kurtz, as Administratrix
of the estate of Thomas J.
Lacey 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 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION
ALL THAT CERTAIN
lot or parcel of land situate
in Lackawaxen Township,
Pike County, Pennsylvania,
being Lot 383, Section 6, on a
subdivision plan of development
(consisting of 17 sections)
entitled FALLING WATERS

AT MASTHOPE, prepared by
Edward C. Hess Associates, Inc.,
and recorded in the Recorder's
Office in and for Pike County,
at Milford, Pennsylvania, in
Plat Book Vol. 16, Page 18-34,
inclusive.

BEING Map No. 013.04-03-20
Control No. 074867

CONTAINING 25,093 square
feet, more or less.

BEING Lot No. 383 on the
above mentioned plan, prepared
by Edward C. Hess Associates,
Inc.

BEING PROPERTY

ADDRESS 151 Pebble Rock
Road, Lackawaxen, PA 18435

BEING the same premises
which Michael McDonnell and
Terryann McDonnell, husband
and wife, by deed dated October
28, 1997 and recorded in the
Recorder of Deeds Office in and
for Pike County, Pennsylvania
on November 5, 1997 in Book
1433, Page 180 and Instrument
Number 0010329 granted
and conveyed unto Thomas J.
Lacey and Arleen F. Lacey,
husband and wife. Arlene F.
Lacey departed this life on May
9, 2009 thereby vesting sole
ownership in Thomas J. Lacey
by operation of Law. Thomas J.
Lacey departed this life on May
20, 2009, vesting ownership in
his heirs, as represented by his
Administratrix, Tara Ann M.
Kurtz.

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

OF PENNSYLVANIA
TO Tara Ann M. Kurtz,
as Administratrix of the
estate of Thomas J. Lacey
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$133,390.81,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Tara Ann
M. Kurtz, as Administratrix of
the estate of Thomas J. Lacey
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$133,390.81 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,

PENNSYLVANIA
Hladik, Onorato & Federman
298 Wissahickon Avenue
North Wales, PA 19454
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
406-2016r SUR JUDGEMENT
NO. 406-2016 AT THE
SUIT OF JPMorgan Chase
Bank, NA vs Brian J. Mady
aka Brian Mady and Cortney
Mady 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 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 406-2016
JPMorgan Chase Bank, N.A.
v.
Brian J. Mady a/k/a Brian Mady
Cortney Mady
owner(s) of property situate
in the DELAWARE
TOWNSHIP, PIKE County,
Pennsylvania, being 191 Marcel
Drive, Dingmans Ferry, PA
18328-3109

Parcel No. 148.04-04-03-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$118,265.34
Attorneys for plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Brian J. Mady aka Brian
Mady and Cortney Mady
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$118,265.34,
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 Brian J. Mady
aka Brian Mady and Cortney
Mady DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$118,265.34 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1 Penn Center Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
410-2015r SUR JUDGEMENT
NO. 410-2015 AT THE
SUIT OF PHH Mortgage
Corporation vs Richard N.
Conklin and Patricia V.
Conklin 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 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID

DATE:

ALL THAT CERTAIN Lot or Lots of land in Palmyra Township, Pike County, Pennsylvania, known and designated as Lot Number 259 on Map 4, of Plan of Lots prepared for Tanglwood Lakes, Inc., by Harry P. Schoenagel, Registered Surveyor, dated May 28, 1969 in Plat Book No. 7 Page 185 under and subject to all restrictions set forth in document entitled "Restrictions pertaining to Lots in Tanglwood Lakes" recorded in the Office of the Recorder of Deeds for Pike County in Deed Book Number 245, page 955 which restrictions are hereby expressly incorporated herein by reference and shall be as binding as if recited in full, and excepting and reserving to Tanglwood Lakes, Inc. an easement for Tanglwood Lakes to construct, repair, replace and operate and maintain gas, sewer, water and other utility lines. TOGETHER with all rights of way and UNDER AND SUBJECT to all covenants, reservations, restrictions and conditions of record as found in the Chain of Title. TOGETHER with all and singular the building, improvements, ways, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest,

property, claim and demand whatsoever of the said party of the first part, in law, equity or otherwise, howsoever, in and to the same and every part thereof. BEING THE SAME PREMISES which Florence E. Gordon, by Deed dated August 27, 1997, and recorded September 8, 1997, in the Office of the Recorder of Deeds in and for the County of Pike in Deed Book 1404 and Page 169, granted and conveyed unto Richard N. Conklin and Patricia V. Conklin.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Richard N. Conklin and Patricia V. Conklin DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$251,166.29, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Richard N. Conklin and Patricia V. Conklin DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$251,166.29 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 451-2011r SUR JUDGEMENT NO. 451-2011 AT THE SUIT OF Ocwen Loan Servicing, LLC vs Bart Kelly and Leah Robertson 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 18, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

BEING Lot Number 10, Section Number 2, of Cranberry Ridge, as shown on the amp of said section recorded in the Office of the Recorder of Deeds of Pike County in Plat Book 18, at page 6.

BEING THE SAME PREMISES which ZVONKO BRAJDIC and IVKA BRAJDIC, husband and wife, by indenture bearing date the 26th day of May, 2004 and being recorded at Milford, Pennsylvania in the Office for the Recording of Deeds, in and for the County of Pike, on the 27th day of May, 2004 in Record Book Volume 2048, page 1310, granted and conveyed unto BART KELLY and LEAH ROBERTSON, in fee. BEING KNOWN AS: 227 Cranberry Ridge Drive a/k/a Lot 10 Cranberry Ridge, (Dingman Township), Dingmans Ferry, PA 18328

PROPERTY ID NO.: 092.00-01-20.002
TITLE TO SAID PREMISES IS VESTED IN Bart Kelly and Leah Robertson BY DEED FROM Zvonko Brajdic and

Ivka Brajdic, husband and wife DATED 05/26/2004 RECORDED 05/27/2004 IN DEED BOOK 2048 PAGE 1310.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Bart Kelly and Leah Robertson DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$162,395.24, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$162,395.24 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Offices
111 Woodcrest Road, St.e 200
Cherry Hill, NJ 08003-3620
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 470-2016r SUR JUDGEMENT NO. 470-2016 AT THE SUIT OF Ellen Lemp Living Trust vs Calvin Speights 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 18, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

EXHIBIT "A"
LEGAL DESCRIPTION OF IMPROVED PROPERTY ALL THAT CERTAIN lot, piece or parcel of land, situate, lying and being in the Township

of Blooming Grove, County of Pike and State of Pennsylvania, more particularly described as Lot 15, Block XIV, Hemlock Farms Community, Laurel Ridge, Stage II, as shown on plat of Hemlock Farms Community, Laurel Ridge, Stage II, recorded in the Office of the Recorder of Pike County in Plat Book 4, page 154, March 19, 1964.

TOGETHER WITH all rights, liberties and privileges and UNDER AND SUBJECT to all conditions, restrictions, reservations, and exceptions as set forth in a certain deed from Western Heritage Properties Limited (Inc.) to Michael Hylas, et ux, dated August 21, 1964 and recorded in Pike County Deed Book 203, page 1033, reference being thereunto had the same will more particularly appear. SUBJECT to all restrictions, reservations, conditions and covenants as set forth in prior deeds forming the chain of title. EXCEPTING AND RESERVING a triangular piece of land as found on survey entitled "Re-Subdivision of Lot 14 & 15 Block XIV Stage II Hemlock Farms Community, Blooming Grove Township, Pike County, PA" dated June 9, 1967, by Edward C. Hess, P.E., Stroudsburg, PA, as recorded in Book Volume 209, Page 300. BEING THE SAME PREMISES which Jeffrey Smith and Arlene Smith, Husband and Wife, by their certain Deed dated March 18, 2008 and recorded March 24, 2008 in the Office of the

Recorder of Deeds in and for Pike County, Pennsylvania in Deed Book Volume 2270, page 1662, granted and conveyed unto Calvin Speights.

TAX MAP NUMBER: 107.02-05-15 and being more commonly known as 805 Hillview Place a/k/a 1874 Hemlock Farms, Hawley, Pennsylvania 18428.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Calvin Speights DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$152,427.61, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Calvin Speights DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$152,427.61 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Ridley Chuff Kosierowski &
Scnalon
400 Broad Street
Milford, PA 18337
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 482-2016r SUR JUDGEMENT NO. 482-2016 AT THE SUIT OF Federal National Mortgage Association (“Fannie Mae”) a Corporation organized and existing under the laws of the United States of America vs Allinton Z. Benjamin 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 18, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

All that certain piece or parcel or Tract of land situate Lehman, Pike County, Pennsylvania, and being known as Lot 145 Phase 3 Glen at Tamiment, Lehman, Pennsylvania 18344.

Control Number: 06-0-110444

Map Number: 187.04-02-26

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$220,539.08

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Allinton Z.

Benjamin

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Allinton Z. Benjamin DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$220,539.08, 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 Allinton Z.
Benjamin DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$220,539.08 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street, Ste.
1400
Philadelphia, PA 19109
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE
January 18, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
489-2013r SUR JUDGEMENT

NO. 489-2013 AT THE SUIT
OF Nationstar Mortgage,
LLC vs The Unknown Heirs
of Frances Wunder, Deceased
Joan Calascibetta, Solely
in Her Capacity as heir of
Frances Wunder, Deceased,
Ronald Wunder, Solely in His
Capacity as Heir of Frances
Wunder, Deceased, Bruce
Wunder, Solely in His Capacity
as Heir of Frances Wunder,
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 18, 2017 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
Lehman, County of Pike and
State of Pennsylvania more
particularly described as follows;
Lot No. 1, Stage 2, Pine Ridge,
as shown on Plat of Pine Ridge,
Inc. Stage 1 recorded in the
Office of the Recorder of Deeds
of Pike County in Plat Book
Volume 6, page 173 on July 3,
1968.

TAX PARCEL #194.03-02-
01/06-0-043044
BEING KNOWN AS: 1698
Pine Ridge AKA Lot 1 Pocono
Boulevard Pine Ridge, Bushkill,
PA 18324

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO The Unknown Heirs of Frances Wunder, Deceased Joan Calascibetta, Solely in Her Capacity as heir of Frances Wunder, Deceased, Ronald Wunder, Solely in His Capacity as Heir of Frances Wunder, Deceased, Bruce Wunder, Solely in His Capacity as Heir of Frances Wunder, Deceased DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$223,588.52, 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 The Unknown Heirs of Frances Wunder, Deceased Joan Calascibetta, Solely in Her Capacity as heir of Frances Wunder, Deceased, Ronald Wunder, Solely in His Capacity as Heir of Frances Wunder, Deceased, Bruce Wunder, Solely in His Capacity as Heir of Frances Wunder, Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$223,588.52 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE
January 18, 2017
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 547-2016r SUR JUDGEMENT NO. 547-2016 AT THE SUIT OF First Guaranty Mortgage Corporation vs Jeanne Kristiansen 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 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 547-2016

First Guaranty Mortgage
Corporation

v.

Jeanne Kristiansen
owner(s) of property situate in
the LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being 110 Hawk Court,
Bushkill, PA 18324-8099
Parcel No. 189.03-03-09-
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$158,659.22
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Jeanne Kristiansen
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$158,659.22,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES

UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Jeanne
Kristiansen DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$158,659.22 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1 Penn Center Plaza
1617 JFK Blvd., Ste. 1400
PhiladelphiamPA 19103
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE
January 18, 2017
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
553-2016r SUR JUDGEMENT

NO. 553-2016 AT THE
SUIT OF U.S. Bank Natinal
Association (Trustee for the
Pennsylvania Housing Finance
Agency) vs Edith V. Petty, in
her capacity as administratrix of
the estate of Michael Vitacco,
deceased, and Unknown Heirs,
successors, Assigns and all
Persons, Firms or Associations
claiming right, title or interest
from or under Michael Vitacco,
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 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT PROPERTY
DESCRIPTION
BY VIRTUE OF A WRIT OF
EXECUTION TO CASE NO.
2016-00553
ISSUED TO PLAINTIFF:
U.S. BANK NATIONAL
ASSOCIATION (TRUSTEE
FOR THE PENNSYLVANIA
HOUSING FINANCE
AGENCY)
PROPERTY BEING
KNOWN AS:
ALL THAT CERTAIN lot
or piece of land situate in the
Township of Lehman, County of
Pike and State of Pennsylvania,
bounded and described as
follows:
BEGINNING at a point

on the Northwesterly line of
Gold Finch Road, a common
corner of Lot No. 532 and Lot
No. 533 as shown on a plan
titled 'Subdivision of Lands
of Benjamin Foster, Lehman
Township, Pike County, Section
One' prepared by Edward C.
Hess Associates, October 17,
1969, and recorded in Plat
Book Volume 7, Page 155,
October 17, 1969, on file in
the Office of the Recorder of
Deeds, Milford, Pennsylvania;
from which an iron pin marking
the Southwesterly corner of
Parcel No. 1 of lands conveyed
by Benjamin Foster to Pocono
Ranch Lands, Lmted., by deed
dated November 27, 1971 and
recorded in the aforementioned
office in Deed Book Volume
258, Page 824, bears South 15
degrees 18 minutes 15 seconds
East distant 5113.52 feet, also
from which a stone corner
marking the Northeasterly
corner of Parcel No. 7, of the
above mentioned lands conveyed
by Benjamin Foster to Pocono
Ranch Lands, Lmted., bears
South 16 degrees 55 minutes 53
seconds West distant 4282.18
feet; thence by Lot No. 533
North 29 degrees 59 minutes 46
seconds West 220.00 feet to a
point; thence by lands of Pocono
Ranch Lands, Lmted., North 57
degrees 24 minutes 50 seconds
East 85.87 feet to a point;
thence by Lot No. 439 North 77
degrees 35 minutes 37 seconds
East 14.34 feet to a point;
thence by Lot No. 531 south 23
degrees 43 minutes 04 seconds
East 225.00 feet to a point on

the Northwesterly line of Gold Finch Road; thence along the Northwesterly line of Gold Finch Road on a curve to left having a radius of 684.45 feet for an arc length of 75.00 feet (chord bearing and distance being South 63 degrees 08 minutes 35 seconds West 74.96 feet) to the place of BEGINNING.

BEING lot No. 532 on the above mentioned Plan.

TAX MAP NO. 182.02-08-06 BEING the same premises which Arthur J. McGovern and Miriam McGovern, husband and wife, by Deed dated 11-02-88 and recorded 11-09-88 in the Office of the Recorder of Deeds in and for the County of Pike in Record Book 1293, Page 332, granted and conveyed unto James A. Sherrard, Jr. and Dianne M. Sherrard, husband and wife AND the said Dianne M. Sherrard is also known as Diane M. Sherrard.

PARCEL IDENTIFICATION NO: 182.02-08-06, CONTROL #: 06-0-041282

BEING KNOWN AS: 392 Gold Finch Road Bushkill, PA 18324

IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Edith V. Petty, in her capacity as Administratrix of the Estate of Michael Vitacco, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under

Michael Vitacco, Deceased PIN NUMBER, WHICH IS THE ASSESSMENT OR PARCEL NO., MAP, BLOCK AND LOT): PARCEL IDENTIFICATION NO: 182.02-08-06, CONTROL #: 06-0-041282 ATTORNEY ON WRIT: MARTHA E. VON ROSENTSTIEL, P.C.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO U.S. Bank Natinal Association (Trustee for the Pennsylvania Housing Finance Agency) vs Edith V. Petty, in her capacity as administratrix of the estate of Michael Vitacco, deceased, and Unknown Heirs, successors, Assigns and all Persons, Firms or Associations claiming right, title or interest from or under Michael Vitacco, deceased DEFENDANT'S, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$54,303.02, 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 U.S. Bank Natinal Assocation (Trustee for the Pennsylvania Housing Finance Agency) vs Edith V. Petty, in her capacity as administratrix of the estate of Michael Vitacco, deceased, and Unknown Heirs, successors, Assigns and all Persons, Firms or Associations claiming right, title or interest from or under Michael Vitacco, deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$54,303.02 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Martha E. Von Rosenstiel, Esq.
649 South Avenue Ste. 7
Secane, PA 19018
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE
January 18, 2017
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,

PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 576-2016r SUR
JUDGEMENT NO. 576-2016
AT THE SUIT OF Nationstar
Mortgage LLC vs Lisa Marie
Bamber 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 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION
All that certain lot, parcel or
piece of land situate in the
Township of Lehman, County
of Pike, and Commonwealth
of Pennsylvania, being Lot
1280, Section 18, Saw Creek
Estates, as shown on a plan of
lots recorded in the Office of the
Recorder of Deeds in and for the
County of Pike, in Plot Book
Volume 16, Page 48.
Parcel No.: 192.02-03-52
BEING known and numbered as
4295 Winchester Way, Bushkill,
PA 18324
Being the same property
conveyed to Lisa Marie Bamber,
no marital status shown who
acquired title by virtue of a deed
from Linden St. Development,
Inc., a Pennsylvania Corporation,
dated January 31, 2003, recorded
February 10, 2003, at Instrument
Number 200300002432, and
recorded in Book 1966, Page

1112, Pike County, Pennsylvania records.
Exhibit "A"

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Lisa Marie Bamber DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$120,570.56, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

\$120,570.56 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Manley Deas Kochalski LLC
PO Box 165028
Columbus, OH 43216
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 581-2016r SUR JUDGEMENT NO. 581-2016 AT THE SUIT OF Midfirst Bank vs Anthony A. Sharifi and The Secretary of Housing and Urban Development 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 18, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT LEGAL FOR ADVERTISING:
ALL THAT CERTAIN piece of land in the Township of Delaware, County of Pike, Pennsylvania, being Lot 1ABC in Block B-25, Plan of

Lots - Birchwood Lakes, Section 5, Delaware Township, Pike County Map Book 4, page 41, and HAVING THEREON ERECTED A DWELLING KNOWN AS 211 ASPEN ROAD, DINGMANS FERRY, PA 18328.

MAP # 149.04-09-13.

CONTROL # 02-0-030714

Monroe County Deed Book 2248, page 1116.

TO BE SOLD AS THE PROPERTY OF ANTHONY A. SHARIFI UNDER PIKE COUNTY JUDGMENT NO. 581-2016.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Anthony A. Sharifi and The Secretary of Housing and Urban Development DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$138,778.63, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Anthony A. Sharifi and The Secretary of Housing and Urban Development DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$138,778.63 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Purcell Krug & Haller
1719 N. Front Street
Harrisburg, PA 17102
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 600-2016 SUR JUDGEMENT NO. 600-2016 AT THE SUIT OF Wells Fargo Bank, NA s/b/m/t Wachovia Bank, NA vs. Salvatore Picarello aka Salvatore J. Picarello, in His Capacity as Executor and Devisee of the Estate of Sabino Picarello aka

Curly Picarello, John Picarello in His Capacity as Executor and Devisee of the Estate of Sabino Picarello aka Curly Picarello & Richard Picarello in His Capacity as Executor and Devisee of the Estate of Sabino Picarello aka Curly Picarello 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 18, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

LOT NO. 7, BLOCK NO. 8, SECTION NO. 1, GOLD KEY ESTATES, as shown on plat or map of Gold Key Estates subdivision recorded in the Office of the Recorder of Deeds of Pike County, Pennsylvania, in Plat Book 6 Page 17.

TITLE TO SAID PREMISES IS VESTED IN Sabino Picarello and Stephanie T. Picarello, h/w, by Deed from Chase Manhattan Mortgage Corporation, a New Jersey Corporation, Dated 07/20/2001,

Recorded 08/23/2001, in Book 1895, Page 761.

By virtue of Stephanie T. Picarello's death on or about 11/08/2013, her ownership interest was automatically vested in the surviving tenant by the entirety.

The said Sabino Picarello departed this life on 11/11/2014, leaving a Last Will and Testament dated 02/08/2001.

Letters Testamentary were granted to Salvatore Picarello a/k/a Salvatore J. Picarello on 01/05/2015 in Pike County, No. 52-15-0002. Upon information and belief, the decedent's surviving heirs at law and next-of-kin are Salvatore Picarello, John Picarello, Richard Picarello, and Stephen Picarello. By executed waiver, Stephen Picarello waived his right to be named as a defendant in the foreclosure action.

Tax Parcel: 109.04-03-24- Premises Being: 2060 Gold Key Estate A/K/A 116 Southwynd Drive, Milford, PA 18337

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Salvatore Picarello aka Salvatore J. Picarello, in His Capacity as Executor and Devisee of the Estate of Sabino Picarello aka Curly Picarello, John Picarello in His Capacity as Executor and Devisee of the Estate of Sabino Picarello aka Curly Picarello & Richard Picarello in

His Capacity as Executor and Devisee of the Estate of Sabino Picarello aka Curly Picarello DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$54,117.25, 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 Salvatore Picarello aka Salvatore J. Picarello, in His Capacity as Executor and Devisee of the Estate of Sabino Picarello aka Curly Picarello, John Picarello in His Capacity as Executor and Devisee of the Estate of Sabino Picarello aka Curly Picarello & Richard Picarello in His Capacity as Executor and Devisee of the Estate of Sabino

Picarello aka Curly Picarello DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$54,117.25 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1617 JFK Blvd, Ste 1400
Philadelphia, PA 19103
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 623-2016r SUR JUDGEMENT NO. 623-2016 AT THE SUIT OF Ditech Financial LLC fka Green Tree Servicing, LLC vs Shannon R. Karr and Victor Karr 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 18, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 623-2016

Ditech Financial LLC f/k/a
Green Tree Servicing LLC
v.
Shannon R. Karr
Victor Karr
owner(s) of property situate in
the LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being Lot 219 Section 6 Pine
Ridge, A/K/A 160 Seagatti
Circle, Bushkill, PA 18324-8609
Parcel No. 193.02-03-18-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$178,082.62
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Shannon R. Karr and Victor
Karr DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$178,082.62,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT

A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Shannon
R. Karr and Victor Karr
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$178,082.62 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1 Penn Center Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
624-2016r SUR JUDGEMENT
NO. 624-2016 AT THE
SUIT OF Wells Fargo Bank,
NA vs Lisa M. Labua aka
Lisa Labua 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 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 624-2016

Wells Fargo Bank, NA

v.

Lisa M. Labua a/k/a Lisa Labua
owner(s) of property situate in
the LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being

105 Cherry Ridge Road,
Bushkill, PA 18324

Parcel No. 192.03-03-05-
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$76,770.53

Attorneys for Plaintiff

Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Lisa M. Labua aka Lisa Labua
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$76,770.53,

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 Lisa
M. Labua aka Lisa Labua
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$76,770.53 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Phelan Hallinan Diamond &
Jones

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

12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE
January 18, 2017
BY VIRTUE OF WRIT
OF EXECUTION ISSUED

OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
677-2016r SUR JUDGEMENT
NO. 677-2016 AT THE
SUIT OF LNV Corporation
vs Edmund C. Schoepfer and
Tracy L. Schoepfer fka Tracy
L. Stebbins 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 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
DOCKET NO: 677-2016
ALL THAT CERTAIN lot
or piece of ground situate in
Blooming Grove Township,
County of Pike, and
Commonwealth of Pennsylvania
TAX PARCEL NO:
119.04-01-20
PROPERTY ADDRESS 208
Goldrush Drive Hawley, PA
18428
IMPROVEMENTS: a
Residential Dwelling
SOLD AS THE PROPERTY
OF: Edmund C. Schoepfer and
Tracy L. Schoepfer f/k/a Tracy
L. Stebbins
ATTORNEY'S NAME: Robert
W. Williams, Esquire
SHERIFF'S NAME: Pike
County Sheriff

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Edmund C. Schoepfer
and Tracy L. Schoepfer
fka Tracy L. Stebbins
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$189,102.24,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Edmund
C. Schoepfer and Tracy L.
Schoepfer fka Tracy L. Stebbins
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$189,102.24 PLUS

COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Assoc.
1 E. Stow Road
Marlton, NJ 08053
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
683-2016r SUR JUDGEMENT
NO. 683-2016 AT THE SUIT
OF Wells Fargo Bank, National
Association, as Trustee for
Banc of America Alternative
Loan Trust 2005-12 Mortgage
Pass-Through Certificates,
Series 2005-12 vs Daniel R.
DeFilippis aka Daniel De
Filippis aka Daniel R. De
Filippis, Joel I. DeFilippis aka
Joel De Filippis aka Joel I.
De Filippis and Jonathan E.
DeFilippis aka Jonathan De
Filippis aka Jonathan E. De
Filippis 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 18, 2017 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:

BEGINNING at a point
on the Southwesterly line of
Sparrow Loop, a common
corner of Lot No. 288 and Lot
No. 289 as shown on a plan
titled "Subdivision of Lands
of Benjamin Foster, Lehman
Township, Pike County, Section
One" prepared by Edward C.
Hess Associates, October 17,
1969 on file in the Office of the
Recorder of Deeds, Milford,
Pennsylvania.

BEING Lot No. 288 on the
above mentioned plan.

THE ABOVE MENTIONED
PARCEL BEING MORE
FULLY DESCRIBED AS
FOLLOWS:

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

BEGINNING at a point
on the southwesterly line of
Sparrow Loop, a common
corner of Lot No. 288 and Lot
No. 289 as shown on a plan
titled "Subdivision of Lands
of Benjamin Foster, Lehman
Township, Pike County, Section
One" prepared by Edward C.
Hess Associates, October 17,
1969, and recorded in Plat Book
Vol. 7, Page 155, October 17,
1969, on file in the Office of the

Recorder of Deeds, Milford, Pennsylvania; thence by Lot No. 289 South 51 degrees 8 minutes 37 seconds West 250.00 feet to a point; thence by Lot No. 415 North 34 degrees 36 minutes 36 seconds West 96.97 feet to a point; thence by Lot No. 287 North 59 degrees 38 minutes 11 seconds East 250.00 feet to a point on the southwesterly line of Sparrow Loop; thence along the southwesterly line of Sparrow Loop on a curve to the left having a radius of 404.78 feet for an arc length of 60.00 feet (chord bearing and distance being South 34 degrees 36 minutes 36 seconds East 59.95 feet) to the place of BEGINNING. BEING Lot No. 288 on the above mentioned plan. BEING THE SAME PREMISES which Kolawale Titilayo and Amina Titilayo, by Deed dated 11/4/2005 and recorded 11/16/2005, in the Office of the Recorder of Deeds in and for the County of Pike, in Deed Book 2144, Page 1947, Instrument # 200500022211, granted and conveyed unto Daniel DeFilippis, Joel DeFilippis and Jonathan DeFilippis.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Daniel R. DeFilippis aka Daniel De Filippis aka Daniel R. De Filippis, Joel I. DeFilippis aka Joel De

Filippis aka Joel I. De Filippis and Jonathan E. DeFilippis aka Jonathan De Filippis aka Jonathan E. De Filippis DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$94,217.22, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Daniel R. DeFilippis aka Daniel De Filippis aka Daniel R. De Filippis, Joel I. DeFilippis aka Joel De Filippis aka Joel I. De Filippis and Jonathan E. DeFilippis aka Jonathan De Filippis aka Jonathan E. De Filippis DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT

\$94,217.22 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
699-2012r SUR JUDGEMENT
NO. 699-2012 AT THE
SUIT OF Federal National
Mortgage Association vs Steven
Rattiner 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 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

All that certain piece or parcel or
Tract of land situate Township
of Dingman, Pike County,
Pennsylvania, and being known
as 128 Blackberry Drive,
Milford, Pennsylvania 18337.
TAX NUMBER: 03-0-019540

Map Number: 110.04-04-61
THE IMPROVEMENTS
THEREON ARE: Residential
Dwelling
REAL DEBT: \$411,920.50
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF: Steven
Rattiner
McCabe, Weisberg and Conway,
P.C.
123 South Broad Street, Suite
1400
Philadelphia, PA 19109

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Steven Rattiner
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$411,920.50,
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 Steven Rattiner DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$411,920.50 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street, Ste.
1400
Philadelphia, PA 19109
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 776-2015r SUR JUDGEMENT NO. 776-2015 AT THE SUIT OF Wells Fargo Bank, National Association, not in its individual or Banking Capacity, but solely as Trustee for SRMOF II 2011-1 Trust vs Henry L. Morgan aka Henry 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 18, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION ALL THAT CERTAIN lot, piece or parcel of land, situate, lying and being in the Township of Lehman, County of Pike and State of Pennsylvania, more particularly described as follows: BEING Lot No. 109, Stage 1, Pine Ridge, as shown on Plat of Pine Ridge, Inc. Stage 1, recorded in the office of the Recorder of Deeds of Pike County in Plat Book Volume 6, Page 53, on August 11, 1967. Subject to right-of-way to Metropolitan Edison Company as set forth in Book 191, page 251.

Subject to all matters, terms and conditions set forth in a Declaration of Planned Unit Development recorded in Book 217, Page 953, and as amended. BEING Parcel Number 018086, Map Number 194.03-01-54 BEING PROPERTY ADDRESS 109 Suter Drive a/k/a 1890 Pine Ridge a/k/a Section 1 Lot 109 Pine Ridge Estates a/k/a 191 Suter Drive a/k/a 191 Sherman Drive, Bushkill, PA 18324. BEING the same premises which Mortgage Guaranty Insurance Corporation, a Wisconsin Corporation, by Deed Dated July 18, 2007 and Recorded in the Recorder of

Deeds Office in and for Pike County, Pennsylvania on August 14, 2007 in Book 2245, Page 1141, and Instrument Number 200700012736 granted and conveyed unto Henry L. Morgan, a single individual.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Henry L. Morgan aka Henry Morgan DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$104,099.07, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

IN EXECUTION AS THE PROPERTY OF Henry L. Morgan aka Henry Morgan DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$104,099.07 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Hladik, Onorato & Federman
298 Wissahickon Avenue
North Wales, PA 19454
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE
January 18, 2017
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 782-2016r SUR JUDGEMENT NO. 782-2016 AT THE SUIT OF Wilmington Savings Fund Society, FSB, not individually but solely as Trustee for RPMLT 2014-1 Trust, Series 2014-1 vs Cheryl B. Czerwinski 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 18, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

The following described real property situate in the City of Bushkill, Township of Lehman, County of Pike and Commonwealth of Pennsylvania, to wit:

Parcel 1:

All that certain lot, parcel or piece of ground situate in the Township of Lehman, County of Pike and State of Pennsylvania being lot No. 291 Section 1B as shown on Map of Pocono Mountain Lake Estates, Inc. on file in the Recorders Office at Milford, Pennsylvania in Plot Book No. 9, Page 110.

Parcel 2:

All that certain lot, parcel or piece of ground situate in the Township of Lehman, County of Pike and State of Pennsylvania being Lot No. 292, Section 1 as shown on Map of Pocono Mountain Lake Estates, Inc. on File in the Recorders Office at Milford, Pennsylvania in Plot Book No. 9 Page 110.

Beginning at a point on the Northwesterly side of Legislative Route #51001 A Common corner of Lot #291 and Lot #292: thence by Lot #291 North forty-four degrees fifteen minutes thirteen seconds west two hundred feet to a point: thence North forty-five degrees forty-four minutes forty-seven seconds east ninety-five feet to a point: thence by Lot #293 South forty-four degrees fifteen minutes thirteen seconds East two hundred feet to a point on the Northwesterly side of Legislative Route #51001: thence along said road South

forty-five degrees forty-four minutes forty-seven seconds West ninety-five feet to the place of beginning.

Less and exceptin the land granted by deed dated February 7, 2012 and recorded with the recorder of deeds for Pike County on July 3, 2012 in Book 2392, Pages 2368-2372.

Being Tax parcel # 189-04-02-90

Being 1291 Milford Road a/k/a 1-291 Milford Road, Bushkill, PA 18324

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Cheryl B. Czerwinski DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$87,091.05, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Cheryl B. Czerwinski DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$87,091.05 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 789-2016r SUR JUDGEMENT NO. 789-2016 AT THE SUIT OF Bank of America, NA s/b/m BAC Home Loans Servicing LP, f/k/a Countrywide Home Loans Servicing, LP vs Sylvia Sirin 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 18, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

The land hereinafter referred to is situated in the City of DINGMANS FERRY, County of Pike, State of PA, and is described as follows:
ALL THAT CERTAIN piece, parcel and tract of land situate, lying and being in the Township of Delaware, County of Pike and Commonwealth of Pennsylvania, more particularly described as follows, to wit:
BEING Lot No. 122, Section A, as shown on a map of Marcel Lake, Inc., entitled "Key Plan to Marcel Lake, Inc. in Delaware Township, Pike County Pennsylvania, Scale 1" - 100', Surveyed by Victor E. Orben, R.S., March-April, 1961, Section "A" consists of the numbered lots. Note: All bearings given on the Southeast side of Nichecronk Road are magnetic per 1939. All others are per 1961. This Dwg. Revised to "C" July 30, 1961. Revised to "D" August, 1961. Revised to "E" September 10, 1961. Victor E. Orben, R.S.", recorded with the Recorder of Deeds in Plat Book 3, Page 166.
Being Tax Parcel # 027563/148.04-08-85
Being 139 South Nichecronk Road a/k/a 139 Nichecronk Road, 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 Sylvia Sirin DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$144,693.89, 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 Sylvia Sirin DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$144,693.89 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,

PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 813-2012r SUR JUDGEMENT NO. 813-2012 AT THE SUIT OF HSBC Bank, USA, National Association, as Trustee for the Holders of The Ellington Loan Acquisition Trust 2007 Mortgage Pass-Through Certificates, Series 2007 vs Hana Haig 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 18, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 813-2012 Hsbc Bank USA, National Association, as Trustee for The Holders of The Ellington Loan Acquisition Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1 v.

Hana Haig
owner(s) of property situate
in the LACKAWAXEN
TOWNSHIP, PIKE County,
Pennsylvania, being 115
Mountainview Road, Greeley,
PA 18425-9612
Parcel No. 034.00-01-38.003-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$417,917.30
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Hana Haig DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$417,917.30,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Hana Haig
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$417,917.30 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1 Penn Center Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE
January 18, 2017
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
815-2015r SUR JUDGEMENT
NO. 815-2015 AT THE
SUIT OF Wilmington Savings
Fund Society, FSB, d/b/a as
Christiana Trust, not in its
individual capacity, but solely as
trustee for BCAT 2015-14BTT
vs Jeffrey M. Lerner aka
Jeffrey Lerner and Lynn M.
Lerner 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 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN lot,
parcel or piece of land situate in
the Township of Porter, County
of Pike, and Commonwealth
of Pennsylvania being Lot 44
and 45 (new Lot 44R), Block
11, Stage 63, Hemlock Farms,
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 40, Page 17.
BEING the same premises
which Jeffrey M. Lerner, by
Deed dated 06/18/2004 and
recorded on 06/24/2004 in Book
2053, Page 1959, Instrument
No. 200400011434 granted and
conveyed unto Jeffrey M. Lerner
and Lynn M. Lerner, husband
and wife.
BEING parcel no. 133.03-02-24

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Jeffrey M. Lerner aka Jeffrey
Lerner and Lynn M. Lerner
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A

JUDGMENT ON THE
AMOUNT OF \$331,178.64,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS
THE PROPERTY OF
Jeffrey M. Lerner aka Jeffrey
Lerner and Lynn M. Lerner
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$331,178.64 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stern & Eisenberg, PC
1581 Main Street, Ste. 200
Warrington, PA 18976
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE
January 18, 2017
BY VIRTUE OF WRIT

OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
832-2016r SUR JUDGEMENT
NO. 832-2016 AT THE SUIT
OF Wells Fargo Bank, NA
vs Jerome I. Serin and Judith
L. Serin 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 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 832-2016

Wells Fargo Bank, NA

v.

Jerome I. Serin

Judith L. Serin

owner(s) of property situate
in the DELAWARE

TOWNSHIP, PIKE County,
Pennsylvania, being 157 Cypress
Road, Dingmans Ferry, PA
18328-4211

Parcel No. 149.04-08-22-
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$104,486.76

Attorneys for Plaintiff

Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY

VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Jerome I. Serin and Judith
L. Serin DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$104,486.76,
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 Jerome
I. Serin and Judith L. Serin
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$104,486.76 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1 Penn Center Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
850-2014r SUR JUDGEMENT
NO. 850-2014 AT THE SUIT
OF Green Tree Servicing, LLC
vs Candace Mack and Robert
A. Sozio 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 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN
PIECE, PARCEL AND
TRACT OF LAND
SITUATE, LYING
AND BEING IN THE
TOWNSHIP OF DINGMAN,
COUNTY OF PIKE AND
COMMONWEALTH
OF PENNSYLVANIA,
MORE PARTICULARLY

DESCRIBED AS FOLLOWS
TO WIT:
BEING LOT 826, SECTION
D, SHEET 1 AS SHOWN
ON MAP ENTITLED
SUBDIVISION OF
SECTION D, POCONO
MOUNTAIN WOODLAND
LAKES CORP., ON FILE
IN THE RECORDER'S
OFFICE AT MILFORD,
PENNSYLVANIA IN PLOT
BOOK 10, PAGE 218.
TAX PARCEL #111.03-01-28
BEING KNOWN AS:
826 LOT SECTION D2,
MILFORD, PA 18337

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Candace Mack and Robert
A. Sozio DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$200,932.80,
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 Candace Mack and Robert A. Sozio DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$200,932.80 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 888-2010r SUR JUDGEMENT NO. 888-2010 AT THE SUIT OF Nationstar Mortgage, LLC vs Ekaterina Alkivist 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 18, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

All that certain piece or parcel or Tract of land situate Dingman Township, Pike County, Pennsylvania, and being known as 101 Meadow New Circle, Milford, Pennsylvania 18337. Map Number 092.00-01-12.031 Control Number: 03-0-110207 THE IMPROVEMENTS THEREON ARE: Residential Dwelling
REAL DEBT: \$459,113.39
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Ekaterina Alkivist
McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Ekaterina Alkivist DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$459,113.39, 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 Ekaterina
Alkvist DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$459,113.39 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street, Ste.
1400
Philadelphia, PA 19109
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE
January 18, 2017

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

CIVIL DIVISION, TO
EXECUTION NO 890-2016r
SUR JUDGEMENT NO.
890-2016 AT THE SUIT OF
Nationstar Mortgage LLC vs
Anne Maher 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 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN piece,
parcel and tract of land situate,
lying and being in the Township
of Blooming Grove, County of
Pike and Commonwealth of
Pennsylvania, more particularly
described as follows to wit:
BEING Lot 24, Block XII,
Stage XCV, Hemlock Farms,
on a subdivision Plan recorded
in the Office of the Recorder of
Deeds in and for Pike County,
Pennsylvania on April 12, 1972,
in Map Book Volume 9, Page
162.

TOGETHER with all
rights and privileges and
UNDER AND SUBJECT
to the covenants, exceptions,
conditions, reservations and
restrictions as of record.
BEING THE SAME
PREMISES which Manuel F.
Ras and Leonor Ras, by Deed
dated 9/9/2002 and recorded
10/16/2002 in the Office of the
Recorder of Deeds in and for the

County of Pike, In Deed Book 1948, Page 2161, Instrument # 200200016732, granted and conveyed unto Anne Maher.

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

TO Anne Maher
DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$223,602.38, 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 Anne Maher DEFENDANTS, OWNERS REPUTED OWNERS TO

COLLECT \$223,602.38 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 932-2016r SUR JUDGEMENT NO. 932-2016 AT THE SUIT OF Wells Fargo Bank, NA vs Edward B. Tarrant and Mari Tarrant 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 18, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 932-2016
Wells Fargo Bank, NA
v.
Edward B. Tarrant
Mari Tarrant
owner(s) of property situate in

the LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being 1031 Pine Ridge, Bushkill,
Pa 18324

Parcel No. 189.01-02-36-

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$123,762.76

Attorneys for Plaintiff

Phelan Hallinan Diamond &

Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Edward B. Tarrant and Mari
Tarrant DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$123,762.76,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Edward
B. Tarrant and Mari Tarrant
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$123,762.76 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones

1 Penn Center Plaza

1617 JFK Blvd., Ste. 1400

Philadelphia, PA 19103

12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1003-2016r SUR
JUDGEMENT NO. 1003-2016
AT THE SUIT OF US

Bank National Association, as
Trustee, Successor in interest
to Wachovia Bank, National
Association, as Trustee
for JP Morgan Mortgage
Trust 2004-A3, Mortgage
Pass-Through Certificates
vs Fabio Disla and Arnold
Green 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 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

BEGINNING at a fence corner
on the South Side of Water
Street Route 746, said corner
being a northeast corner of the
premises herein described and
a west most corner of lands of
Malooof; thence along lands of
Malooof South 00 degrees 01
minutes 26 seconds East 310
feet to a point in the center
of Sawkill Creek; thence up
the center of same North 38
degrees 18 minutes 06 seconds
West 225.35 feet to a point for
a corner; thence along lands of
United States of America South
61 degrees 30 minutes West 309
feet to a stone corner of lands
of Vincent Graziano; thence
along same North 20 degrees
51 minutes 11 seconds West
206.24 feet to a pipe corner
found on the South side of a
road right of way; thence along
Graziano South 78 degrees
53 minutes 49 seconds West
77.3 feet; thence along lands
now or formerly Blair South 69

degrees 08 minutes 49 seconds
West 180 feet to a point; thence
along United States of America
North 20 degrees 51 minutes
11 seconds West 26 feet to a
point in the center of Sawkill
Creek; thence up the center
of same South 70 degrees 36
minutes West 232 feet; thence
North 87 degrees 50 minutes
West 167 feet; thence still up
the center of said Creek South
81 degrees 15 minutes West 102
feet; thence leaving said Creek
and along lands of United States
of America South 01 degrees
03 minutes East 21 feet to a
point in the line of lands now or
formerly of John J. Muir; thence
along same North 80 degrees
23 minutes West 58.77 feet to
a corner of said Muir; thence
North 19 degrees 30 minutes 26
seconds West 74.25 feet; thence
North 89 degrees 59 minutes 34
seconds East 231 feet; thence
North 76 degrees 59 minutes 34
seconds East 313.5 feet; thence
North 70 degrees 59 minutes 34
seconds East 152.6 feet; thence
North 64 degrees 59 minutes 34
seconds East 181.5 feet; thence
North 37 degrees 30 minutes 26
seconds West 10.00 feet; thence
South 55 degrees 30 minutes 26
seconds East crossing said road
247.5 feet to the point and place
of BEGINNING.

Tax Parcel # 112.0-03-48-
Being Known as 300 Water
Street, Milford, PA 18337

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

THE COMMONWEALTH OF PENNSYLVANIA TO Fabio Disla and Arnold Green DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$319,768.90, 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 Fabio Disla and Arnold Green DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$319,768.90 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group

701 Market Street
Philadelphia, PA 19106-1532
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1029-2016r SUR JUDGEMENT NO. 1029-2016 AT THE SUIT OF Federal National Mortgage Association ("Fannie Mae") vs Fredy A. Delarosa, aka Fredy Delarosa and Yanis Guilliamo De Delarosa 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 18, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT PROPERTY DESCRIPTION BY VIRTUE OF A WRIT OF EXECUTION TO CASE NO. 2016-01029 ISSUED TO PLAINTIFF: FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE") PROPERTY BEING KNOWN AS: ALL THAT CERTAIN lot,

parcel or piece of ground situate in Lehman Township, Pike County, Pennsylvania, being Lot No. 1781, Section No. 5, as is more particularly set forth on the Plot Map of Lehman-Pike Development Corporation, Saw Creek Estates, as same is duly recorded in the Office for the Recording of Deeds, Milford, Pike County, Pennsylvania in Plot Book Volume 24, Page 50. BEING KNOWN AS: 1781 Manchester Drive, a/k/a 253 Manchester Drive Bushkill, Pa 18324

IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Fredy A. DeLaRosa, A/K/A Fredy DeLaRosa and Yanis Guilamo DeLaRosa PIN NUMBER, WHICH IS THE ASSESSMENT OR PARCEL NO., MAP, BLOCK AND LOT): PARCEL IDENTIFICATION NO: 196.04-06-69, CONTROL #: 06-0-103460 ATTORNEY ON WRIT: MARTHA E. VON ROSENSTIEL, P.C.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Fredy A. Delarosa, aka Fredy Delarosa and Yanis Guiliamo De Delarosa DEFENDANTS, OWNER,

OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$397,764.85, 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 Fredy A. Delarosa, aka Fredy Delarosa and Yanis Guiliamo De Delarosa DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$397,764.85 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Martha E. Von Rosenstiel, Esq.
649 South Avenue Ste. 7
Secane, PA 19018
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1058-2016r
SUR JUDGEMENT NO.
1058-2016 AT THE SUIT
OF ESSA Bank & Trust vs
Preston Crossman and Kathleen
Crossman 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 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION
ALL CERTAIN lot, piece
or parcel of land situate, lying
and being in the Township of
Lackawaxen, County of Pike,
and State of Pennsylvania, more
particular described as follows:
BEING Lot Number 13, in
the subdivision of Ledgeview
Division, Section VIII, recorded
in the Office of the Recorder
of Deeds of Pike County in
Plat Book Volume 8, at page
107-108, on November 17,
1970. The subdivision is now
known as Fawn Lake Forest,
BEING the same premises
which Scott J. Blakesley and
Karen D. Blakesley, husband

and wife by Deed dated August
17, 2004, and recorded on
August 17, 2004 in the Office
of the Recorder of Deeds in
and for the County of Pike,
Commonwealth of Pennsylvania
in Record Book 2064, Page
723, granted and conveyed unto
Preston Crossman and Kathleen
Crossman, husband and wife.
Property is improved.
Tax ID/Assessment No.:
05-0-009.04-02-11
Pin/Control No.: 05-0-025790
ALL THAT CERTAIN
lot, piece or parcel of land
situate in the Township of
Lackawaxen, County of Pike and
Commonwealth of Pennsylvania,
Being Lot No. 12, Section
No. 8, as shown on a map or
plan of Fawn Lake Forest on
file in the Record of Deeds
Office at Milford, Pike County,
Pennsylvania in Plat Book
Volume 8, Page 107 and 108.
BEING the same premises
which Peter P. Sabecky and
Mary Ellen Sabecky by Deed
dated April 28, 2005, and
recorded on May 11, 2005 in the
Office of the Recorder of Deeds
in and for the County of Pike,
Commonwealth of Pennsylvania
in Record Book 2108, page
2101, granted and conveyed unto
Preston Crossman and Kathleen
Crossman.
(Land Only)
Tax ID/Assessment No.:
05-0-009.04-02-10.001
Pin/Control No.: 05-0-075029

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

THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Preston Crossman
and Kathleen Crossman
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$244,550.18,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Preston
Crossman and Kathleen
Crossman DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$244,550.18 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,
PENNSYLVANIA
Newman Williams Mishkin et al
172 Monroe St.
PO Box 511
Stroudsbrug, PA 18360-0511
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1107-2015r SUR
JUDGEMENT NO. 1107-2015
AT THE SUIT OF Quicken
Loans, Inc. vs Dennis E.
O'Brien 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 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

Tax Id Number(s): 060038810
Land Situated in the Township
of Lehman in the County of
Pike in the State of PA
ALL THAT CERTAIN LOT,
PARCEL OR PIECE OF
LAND SITUATE IN THE
TOWNSHIP OF LEHMAN,
COUNTY OF PIKE, AND
COMMONWEALTH
OF PENNSYLVANIA,
BEING LOT 69, SECTION

17, STONY HOLLOW VILLAGE, WINONA LAKES, AS SHOWN ON A PLAN OF LOTS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS M AND FOR THE COUNTY OF PIKE, IN PLOT BOOK VOLUME 13, PAGE 68.

Commonly known as: 4227 Stony Hollow Drive, East Stroudsburg, PA 18302

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Dennis E. O'Brien DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$160,510.41, 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 Dennis E. O'Brien DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$160,510.41 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1134-2015r SUR JUDGEMENT NO. 1134-2015 AT THE SUIT OF Wells Fargo Bank, NA vs Eric Goldbarb 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 18, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID

DATE:

SHORT DESCRIPTION
DOCKET NO: 2015-01134
ALL THAT CERTAIN lot
or piece of ground situate in
Lehman Township, County of
Pike, and Commonwealth of
Pennsylvania
TAX PARCEL NO: 06-063135
PROPERTY ADDRESS 197
Saw Creek Bushkill, PA 18324
IMPROVEMENTS: a
Residential Dwelling
SOLD AS THE PROPERTY
OF: Eric Goldfarb
ATTORNEY'S NAME: Robert
W. Williams, Esquire
SHERIFF'S NAME: Pike
County Sheriff

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Eric Goldbarb
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$129,064.66,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT

A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Eric Goldbarb
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$129,064.66 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Assoc.
1 E1 Stow Road
Marlton, NJ 08053-3108
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE
January 18, 2017
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1247-2015r SUR
JUDGEMENT NO. 1247-2015
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 2006-8
vs Angie Welsh and Gerald
Welsh 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 18, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION ALL THAT CERTAIN lot, piece or parcel of land situate in the Township of Dingman, County of Pike and State of Pennsylvania, being Lot No. 1679, Section J, Pocono Mountain Woodland Lakes Corp., on file in the Recorder's Office at Milford, Pennsylvania in Plot Book No. 12, Page 33. BEING Parcel Number 018086, Map Number 111.03-03-05 BEING PROPERTY ADDRESS 156 Hawthorne Drive, Milford, PA 18337 BEING the same premises which Brendan T. O'Connor, by deed dated November 20, 1987 and recorded in the Recorder of Deeds Office in and for Pike County, Pennsylvania on November 24, 1987 in Book 1190, Page 159 granted and conveyed unto Gerald Welsh and Angie Welsh, his wife, as tenants by the entireties, the survivor of them, and the heirs and assigns of such survivor.

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

THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Angie Welsh and Gerald Welsh DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$311,317.66, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Angie Welsh and Gerald Welsh DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$311,317.66 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Hladik, Onorato & Federman
298 Wissahickon Avenue
North Wales, PA 19454
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE
January 18, 2017

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1310-2015r
SUR JUDGEMENT NO.
1310-2015 AT THE SUIT
OF Wells Fargo Bank, NA
vs. Andrew Casanova aka
Andrew G. Casanova & Debra
Casanova aka Debra Christine
Casanova 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 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1310-2015
Wells Fargo Bank, NA
v.
Andrew Casanova a/k/a Andrew
G. Casanova
Debra Casanova a/k/a Debra
Christine Casanova
owner(s) of property situate
in the LACKAWAXEN
TOWNSHIP, PIKE County,

Pennsylvania, being 760 Tink
Wig Court a/k/a 103 Tink Wig
CT, Hawley, PA 18428
Parcel No. 011.01-01-04.004-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$287,833.94
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Andrew Casanova aka Andrew
G. Casanova & Debra Casanova
aka Debra Christine Casanova
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$287,833.94,
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 Andrew Casanova aka Andrew G. Casanova & Debra Casanova aka Debra Christine Casanova DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$287,833.94 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond & Jones
1617 JFK Blvd, Ste 1400
Philadelphia, PA 19103
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1565-2015 SUR JUDGEMENT NO. 1565-2015 AT THE SUIT OF Primary Residential Mortgage, Inc vs. Pedro Rabassa, Jr. aka Peter Rabassa and Ramona R. Rabassa 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 18, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION

ALL that certain lot or lots, parcel or piece of ground situate in Lehman Township, Pike County, Pennsylvania, being Lot or Lots No. 1551, Section No. 8, as is more particularly set forth on the plot Map of Lehman-Pike Development Corporation, Saw Creek Estates, as same is duly recorded in the office for the Recording of Deeds, Milford, Pike County, Pennsylvania in Plot Book Volume 21, Page 8.

UNDER and SUBJECT to the covenants, charges, reservations, conditions, restrictions and requirements set forth in the above recited deed recorded in the aforesaid Recorder's Office and which shall be deemed to run with the land herein described. The said covenants, restrictions, reservations, conditions and requirements shall apply to all lots conveyed by Lehman-Pike Development Corporation for single family residential dwelling purposes but not to other lands of Lehman-Pike Development Corporation which may be designated by Lehman-Pike Development Corporation for other purposes.

HAVING erected thereon a dwelling known as 1551 Woodbridge Dr. E., Bushkill,

PA 18324.
TAX MAP NO. 196.02-04-25.
CONTROL NO. 06-0-074982
BEING the same premises
which Sheryl A. Rosen, single,
by Deed dated 06/17/2013
and recorded 06/19/2013 in
the Recorder's Office of Pike
County, Pennsylvania, in Deed
Book Volume 2282, Page 945,
granted and conveyed unto
Pedro Rabassa a/k/a Peter
Rabassa and Ramona Rabassa,
his wife.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Pedro Rabassa, Jr. aka Peter
Rabassa and Ramona R. Rabassa
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$158,391.36,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Pedro
Rabassa, Jr. aka Peter Rabassa
and Ramona R. Rabassa
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$158,391.36 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Vitti & Vitti & Assoc. PC
215 Fourth Avenue
Pittsburg, PA 15222
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE
January 18, 2017
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1576-2015r SUR
JUDGEMENT NO. 1576-2015
AT THE SUIT OF Ditech
Financial LLC f/k/a Green Tree
Servicing, LLC vs Deborah
J. May 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 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN
lot, parcel or piece of land
situate in the Township of
Lackawaxen, County of Pike and
Commonwealth of Pennsylvania,
in a tract known as 'Friendly
Acres' surveyed for Charles
Swezy, October 25, 1971, by
George E. Ferris, R.S., being
more particularly bounded and
described as follows:
BEGINNING at a point in the
center of a 50 foot wide private
roadway and utility right of way
of the tract known as 'Friendly
Acres, said point of beginning
being a common corner of Lots
Nos. 77 and 78 and in line of
Lot No. 42; thence along the
common line dividing Lots No.
77 and 78 South 67° 25' West,
437.5 feet to a corner, said
corner being a common corner
of Lots Nos. 77 and 78, 91 and
92; thence along the common
dividing line dividing Lots Nos.
78 and 91 North 21° 59' West,
198 feet to a corner, said corner
being a common corner of Lots
Nos. 78, 79, 90 and 91; thence
along the common line dividing
Lots Nos. 78 and 79 North 67°
25' East, 436.3 feet to a corner in
the center of the first mentioned
private roadway and utility
right of way; thence along the
center of the same and along the
common line of Lot No. 78 with
Lots Nos. 41 and 42 South 22°
11' East, 198 feet to the point or

place of BEGINNING.
CONTAINING 1.98 acres be
the same more or less.
BEING Lot No. 78 on the tract
known as Friendly Acres.
BEING the same premises
which Meadow Creek, Inc., by
Deed dated November 18, 2005
recorded November 22, 2005,
in the Office for the Recorder of
Deeds in and for Pike County, in
Deed Book Volume 2145, Page
2022, conveyed unto Jerome J.
May and Deborah J. May.
Jerome J. May departed this life
on September 19, 2013
BEING known as Lot 78
Friendly Acres, Lackawaxen,
PA 18425 n/k/a 136 Friendship
Drive, Hawley, PA 18425
TAX PARCEL: #046.01-01-74
IMPROVEMENTS:
Residential property.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Deborah J. May
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$301,729.50,
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 Deborah J. May DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$301,729.50 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Gregory Javardian, Esq.
1310 Industrial Blvd., 1st Floor,
Ste. 101
Southampton, PA 18966
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1703-2015r SUR JUDGEMENT NO. 1703-2015 AT THE SUIT OF Wells Fargo Bank, NA as Trustee for the Certificate

Holders of Asset-Backed Pass-Through Certificates, Series 2005-WCW2 vs Delia Ullmann Nagy aka Delia Ullman Nagy 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 18, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION ALL THOSE CERTAIN piece, parcels and tracts of land situate lying and being in the Township of Delaware, County of Pike, and State of Pennsylvania, more particularly described as follows, to wit: Lots 15ABC, Block B-8, as set forth on a Plan of Lots-Birchwood Lakes - Section 2, Delaware Township, Pike County, Pennsylvania dated March 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 3, Page 238 on March 27, 1963.
Being Lot 16ABC, Block B-8, as set forth on a Plan of Lots - Birchwood Lakes, Section 2, Delaware Township, Pike County, Pennsylvania, dated March 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 3, Page 238 on March 27, 1963.

BEING Parcel Number 02-0-032518, Map Number 162-02-10-01
BEING PROPERTY ADDRESS 120 Outer Drive, Dingmans Ferry, PA 18328
BEING the same premises which George J. Wiltshire, by deed dated May 19, 2001 and recorded in the Recorder of Deeds Office in and for Pike County, Pennsylvania on June 6, 2001 in Book 1885, Page 1727 granted and conveyed unto Delia Ullman Nagy.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Delia Ullmann Nagy aka Delia Ullman Nagy DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$149,687.30, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES

AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Delia Ullmann Nagy aka Delia Ullman Nagy DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$149,687.30 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Delia Ullman Nagy aka Delia Ullman Nagy
120 Outer Drive
Dingmans Ferry, PA 18328
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1771-2015r SUR JUDGEMENT NO. 1771-2015 AT THE SUIT OF Wells Fargo Bank, NA vs Kelly Lloyd, as administrator of the Estate of Barry Lee

Lloyd, aka Barry L. Lloyd,
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 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

Lot 218, Section B, Evergreen
Drive and Orchard Lane, as
shown on a Plan of Lots, Lake
Wallenpaupack Estates, Section
2, dated January 15, 1970, by
Harry F. Schoenagel, R.S.
Scale 1' = 100', as recorded in
the Office fo the Recorder of
Deeds in and for Pike County,
Pennsylvania, in Plat Book 7,
Page 215, on the 12th day of
March 1970, said map being
incorporated by reference
herewith as if attached hereto.
BEING THE SAME
PREMISES which Timberland
Development Corporation, by
its certain deed dated December
16, 1987 and recorded December
16, 1987 in the Office of the
Recorder of Deeds in and for
Pike County, Pennsylvania in
Deed Book 1199, at Page 061,
granted and conveyed unto,

Patricia A. Franco, in fee.
BEING THE SAME
PREMISES which Patricia A.
Franco and Jose G. Franco, her
husband, by their certain deed
of even date and intending to be
simultaneously recorded herein
in the Office of the Recorder of
Deeds in and for Pike county,
Pennsylvania, granted and
conveyed unto Barry Lloyd,
a married man, in fee, the
mortgagor herein.
TOGETHER WITH unto
the Mortgagee herein, its
successors and assigns, all rights,
liabilities, and privileges and
UNDER AND SUBJECT
to all conditions, restrictions,
reservations and exceptions as
set forth in the Chain of Title.
Reference may be had to said
deeds or the record thereof
for any and all purposes in
connection with this conveyance
with the same force and effect as
if the same were more fully and
at large set forth herein.
BEING the same premises
which Patricia A. Franco and
Jose G. Franco, by Deed dated
July 28, 2000 and recorded
August 1, 2000, in the Office
for the Recorder of Deeds in
and for Pike County, in Deed
Book Volume 1859, Page
2264, conveyed unto BARRY
LLOYD, a married man.
BEING KNOWN AS: 100
ORCHARD LANE, LAKE
WALLENPAUPACK, PA
18426
TAX PARCEL # 084.02-04-75
IMPROVEMENTS:
Residential property.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Kelly Lloyd, as administrator of the Estate of Barry Lee Lloyd, aka Barry L. Lloyd, Deceased DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$55,802.58, 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 Kelly Lloyd, as administrator of the Estate of Barry Lee Lloyd, aka Barry L. Lloyd, Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO

COLLECT \$55,802.58 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Powers Kirn & Assoc.
8 Neshaminy Interplex, Ste. 215
Trevose, PA 19053
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1838-2015r SUR JUDGEMENT NO. 1838-2015 AT THE SUIT OF Wilmington Savings Fund Society, FSB, dba Christiana Trust, not in its individual capacity but solely as Trustee for BCAT 2014-4TT vs Kwesi T. Ramsey aka Kwesi T. Ramsy 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 18, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION
ALL THAT CERTAIN lot or lots, parcel or piece of ground

situate in Lehman Township, Pike County, Pennsylvania, being lot or lots No. 63, Section No. 26 as is more particularly set forth on the Plot Map of Lehman-Pike Development Corporation, Saw Creek Estates, as same is duly recorded in the Office for the Recording of Deeds, Milford, Pike County, Pennsylvania, in Plot Book Volume, No. 12 at Page No. 130.

BEING Parcel Number 06-0-042405, Map Number 192.03-02-27

BEING PROPERTY ADDRESS 7 Saw Creek Estates, Bushkill, PA 18324 BEING the same premises which Stephen M. Cummings and Gaetina M. Cummings, his wife, by deed dated September 21, 2004 and recorded in the Recorder of Deeds Office in and for Pike County, Pennsylvania on March 21, 2005 in Book 2099, Page 1351, and Instrument Number 200500004568 granted and conveyed unto Kwesi Ramsey, single.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Kwesi T. Ramsey aka Kwesi T. Ramsy DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL

PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$177,354.22, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Kwesi T. Ramsey aka Kwesi T. Ramsy DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$177,354.22 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Hladik, Onorato & Federman
298 Wissahickon Avenue
North Wales, PA 19454
12/23/16 · 12/30/16 · 01/06/17
