

## LEGAL NOTICES

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

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### ESTATE NOTICES

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

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### ESTATE NOTICE

Estate of Brian Jablonski, late of Dingmans Ferry, Pike County, Pennsylvania.

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

**01/02/15 · 01/09/15 · 01/16/15**

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### NOTICE OF ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Application for Articles of Incorporation has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg,

Pennsylvania, for the purpose of obtaining Articles of Incorporation.

The name of the proposed corporation is Gavey Machine Products, Inc. The Corporation shall have unlimited power to engage in and do any lawful business for which a corporation may be incorporated in the Commonwealth of Pennsylvania.

Tammy Lee Clause, Esquire  
P.O. Box 241  
Newfoundland, PA 18445  
(570) 676-5212

**01/02/15 · 01/09/15 · 01/16/15**

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### PIKE COUNTY COURT OF COMMON PLEAS

### NUMBER: 528-2014-CV NOTICE OF ACTION IN MORTGAGE FORECLOSURE

M&T BANK, Plaintiff v.  
Brian Muth and Marna Muth,  
Defendants

TO: . Premises subject to foreclosure: 163 Clifton Drive, Bushkill, Pennsylvania 183244 f/k/a 58 Clifton Drive, Bushkill, Pennsylvania 18324. NOTICE: If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be

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

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**IN THE COURT OF  
COMMON PLEAS OF PIKE  
COUNTY, PENNSYLVANIA**  
SHAWN P. McGINNIS,  
Plaintiff

vs.

ROBERT J. MCGILL, JR., his heirs, successors and assigns, and any and all other persons or entities claiming any right, title or interest in or to the herein described real property other than Plaintiff, whose identity or identities are unknown, Defendant

vs.

PENNSYLVANIA LOTS CORPORATION, its successors and assigns, and any and all

other persons or entities claiming any right, title or interest in or to the herein described real property other than Plaintiff, whose identity or identities are unknown, Defendant Pike County No. 639-2014-Civil TO: DEFENDANT, PENNSYLVANIA LOTS CORPORATION, its successors and assigns, and any and all other persons or entities claiming any right, title or interest in or to the herein described real property other than Plaintiff, whose identity or identities are unknown

MOTION FOR JUDGMENT

AND NOW, comes the Plaintiff, by and through his attorneys, Klemeyer, Farley & Bernathy, L.L.C., and files the following Motion for Judgment, averring as follows:

a.) Prior Owner/Defendant, Robert J. McGill, Jr., executed a Mortgage with Cost Control Marketing and Management, Inc., in the amount of \$25,600.00, dated 5/29/1989 and recorded on 5/31/1989 in the Office of the Recorder of Deeds of Pike County, Pennsylvania, in Record Book 80, page 237; and

b.) Cost Control Marketing and Management, Inc. assigned said Mortgage to Northeastern Bank of Pennsylvania on 5/29/1989 and recorded on 5/31/1989 in the Office of the Recorder of Deeds of Pike County, Pennsylvania, in Record Book 80, page 239; and

c.) Northeastern Bank of Pennsylvania assigned said Mortgage to Pennsylvania Lots

Corporation on 6/9/1992 and recorded on 7/28/1992 in the Office of the Recorder of Deeds of Pike County, Pennsylvania, in Record Book 578, Page 38; and

d.) The Complaint with Notice to Defend and reinstated on 10/7/2014; Notice of Plaintiff's filing a Motion for Special Order Directing Service by Publication upon the Defendant, Pennsylvania Lots Corporation; and Affidavit in Support of Plaintiff's Motion for Special Order Directing Service by Publication upon the Defendant, Pennsylvania Lots Corporation filed on 9/30/2014; and Order for Publication of 10/1/2014; against the Defendant, Pennsylvania Lots Corporation, was published in the Pike County Legal Journal one (1) time on 10/17/2014, with Proof of Publication of same filed of record on 11/4/2014; and published one (1) time in The News Eagle on 10/22/2014, with Proof of Publication filed of record on 11/7/2014; and

e.) The Ten Day Notice has been served on the Defendant, Pennsylvania Lots Corporation, via publication one (1) time in the Pike County Legal Journal on November 21, 2014 and via publication one (1) time in The News Eagle on November 19, 2014, with Proof of Publication of same filed on December 3, 2014; and

f.) The Defendant, Pennsylvania Lots Corporation, has not filed an Answer to the Plaintiff's Complaint and the Plaintiff's Ten Day Notice; and

g.) The Plaintiff, by and through his attorney, Thomas F. Farley, Esquire, hereby respectfully requests this Honorable Court:

1.) Enter judgment against the Defendant, Pennsylvania Lots Corporation, its successors and assigns, forever barring the Defendant from asserting any right, lien, title or interest in the following piece or parcel of land, specially: All that certain lot, piece or parcel of land, situate, lying and being in the Township of Lackawaxen, County of Pike and State of Pennsylvania, more particularly described as follows: Being Lot 98, in the subdivision of Westcolang Park Division, Section X, as recorded in the Office of the Recorder of Deeds of Pike County in Plat Book Volume 8, at Page 82, on September 23, 1970. Being the same premises which Fawn Lake Forest Association conveyed to Shawn P. McGinnish, by Deed dated March 10, 2014 and recorded on March 17, 2014 in the Office of the Recorder of Deeds of Pike County, Pennsylvania, in Record Book 2443, Page 1942, and;

2.) To grant an Order instructing the Pike County Recorder of Deeds Office to satisfy the above referenced Mortgage of record, with regard to the property as outlined in paragraph 15 of the said Complaint.

WHEREFORE, the Plaintiff, Shawn P. McGinnish, hereby respectfully requests this Honorable Court to enter

judgment in favor of the Plaintiff and against the Defendant, Pennsylvania Lots Corporation, and further Order that the Mortgage be satisfied of record by the Pike County Recorder of Deeds Office with regard to the property as outlined in paragraph 15 of the said Complaint.

BY: KLEMEYER,  
FARLEY & BERNATHY,  
L.L.C.

THOMAS F. FARLEY,  
ESQUIRE

Attorney for Plaintiff  
2523 Route 6, Ste. 1  
Hawley, PA 18428

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

**60th JUDICIAL DISTRICT**

IN RE:

NO. -2014-CIVIL  
MATAMORAS BOROUGH  
COUNCIL  
PETITION FOR  
ADDITIONAL MILLAGE  
IN EXCESS OF 30 MILLS  
PURSUANT TO 53 P.S.  
§46302(a)

AND NOW COMES,

Eric L. Hamill, Solicitor for  
Matamoras Borough Council,  
and respectfully petitions your  
Honorable Court as follows:

1. The Borough of  
Matamoras is a body corporate  
and politic located at 10  
Avenue I, Post Office Box 207,  
Matamoras, Pennsylvania 18336.

2. Pursuant to meetings  
held on November 5, 2014 and  
December 2, 2014 when the  
budget was preliminary adopted,

Matamoras Borough Council  
approved petitioning the Court  
for additional millage to wit:  
35 mills for general purposes  
which is in excess of the 30 mills  
allowed by statute without Court  
approval for general purposes.  
Attached hereto as Exhibit "A"  
is the proposed 2015 budget. This  
Court has previously approved  
the 35 mills in prior years.

3. 2015 net tax levy will be  
increased slightly from the 2014  
tax levy from 45.45 mills to  
48.70 mills, several areas of the  
budget have decreased, but there  
has been an increase in general  
fund requirements to cover  
increases in general expenses.

4. Current expenses have  
increased in the following areas:  
recreation and debt service, and  
exceed the cost in the prior years.

5. Tax receipts have  
decreased in recent years and  
in particular, there has been a  
reduction in real estate transfer  
tax.

6. The Borough Council has  
attempted to increase revenue in  
other ways to the extent allowed  
by law and find it necessary to  
have the general fund millage  
rate remain at 35 mills to meet  
the revenue requirements.

7. The residents of  
Matamoras Borough would  
be deprived of public services  
without the authorization of an  
increased millage.

WHEREFORE, it is  
requested that your Honorable  
Court grant leave so that the  
Council of the Borough of  
Matamoras have the tax levy for  
general purposes remain at 35

mills.

Respectfully submitted,  
Eric L. Hamill, Esquire  
Solicitor for Matamoras  
Borough Council  
501 Broad Street, Suite 3  
Milford, PA 18337  
(570) 296-6574

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**IN THE COURT OF  
COMMON PLEAS  
PIKE COUNTY,  
PENNSYLVANIA  
60th JUDICIAL DISTRICT  
IN RE:  
NO. -2014-CIVIL  
MATAMORAS BOROUGH  
COUNCIL  
ORDER**

AND NOW this \_\_\_\_\_  
day of \_\_\_\_\_,  
2014, upon consideration of the  
foregoing Petition for Additional  
Millage, it is hereby ORDERED  
that:

1) A Rule is issued upon  
any interested party, taxpayer or  
citizen of Matamoras Borough  
to show cause why the Petitioner  
is not entitled to the relief  
requested.

2) A hearing shall be held  
on the \_\_\_\_\_ day of December,  
2014 at \_\_\_\_\_ AM/  
PM in the Main Courtroom of  
the Pike County Courthouse,  
Milford, Pennsylvania.

3) Petitioner is hereby  
**ORDERED** to serve a copy  
of this Rule and Petition upon  
all interested parties, taxpayers,  
and citizens by publication one  
(1) time in the Pike County  
Dispatch and one (1) time in the  
Pike County Legal Journal, and  
file proof of service thereafter.

BY THE COURT,

J.  
cc: Eric L. Hamill, Esquire  
Court Administrator

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**VERIFICATION**

I, Joseph Sain, President of  
Matamoras Borough Council,  
certify that I have read the  
foregoing Petition for Additional  
Millage in Excess of 35 mills  
Pursuant to 53 P.S. §46302(a)  
and that the facts contained  
therein are true and correct to  
the best of my information and  
belief. I make this affirmation  
subject to the penalties contained  
in 18 Pa.C.S. 4904 relating  
to unsworn falsification to  
authorities.

**MATAMORAS BOROUGH  
COUNCIL**

By: Joseph Sain  
President

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**SHERIFF SALES**

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

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**SHERIFF SALE**

**January 21, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO70-2011r  
SUR JUDGEMENT NO.  
70-2011 AT THE SUIT OF  
LSF8 Master Participation

Trust, by Caliber Home Loans, Inc., solely in its capacity as servicer vs Robert Marx and Renee Marx 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 21, 2105 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 197 Elk Drive, Bushkill, Pennsylvania 18324 Control Number: 06-0-106-874 Map Number: 182.02-03-43 THE IMPROVEMENTS THEREON ARE: Residential Dwelling  
REAL DEBT: \$186,902.77  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Robert Marx and Renee Marx  
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 Robert Marx and Renee Marx

DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$186,902.77, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Robert Marx and Renee Marx DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$186,902.77 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street, Ste.  
1400  
Philadelphia, PA 19109

12/26/14 · 01/02/15 · 01/09/15

**SHERIFF SALE**

**January 21, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 157-21014 SURJUDGEMENT NO. 157-2014 AT THE SUIT OF JPMORGAN CHASE BANK, NA vs. ANN M. KELLY aka ANN KELLY DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 21, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 157-2014 JPMorgan Chase Bank, National Association  
v.  
Ann M. Kelly a/k/a Ann Kelly owner(s) of property situate in DINGMAN TOWNSHIP, PIKE County, Pennsylvania, being  
103 Buchanan Court, Milford, PA 18337-4073  
Parcel No. 122.03-02-47.001-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING

Judgment Amount: \$69,302.83  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO ANN M. KELLY aka ANN KELLY DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$69,302.83, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

REPUTED OWNERS TO COLLECT \$69,302.83 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
PHELAN HALLINAN  
1617 JFK BLVD STE 1400  
PHILADELPHIA, PA 19103  
12/26/14 · 01/02/15 · 01/09/15

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**SHERIFF SALE**

**January 21, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 285-2014r SURJUDGEMENT NO. 285-2014 AT THE SUIT OF Freedom Mortgage Corporation vs Lisa Frindt and C. Jeffrey Frindt 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 21, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying

and being in the BLOOMING GROVE TOWNSHIP, County of PIKE, Commonwealth of PENNSYLVANIA;

BEGINNING at a point known and designated as Lot Number 110, Map 1 of Plan of Lots prepared for Tanglewood Lakes, Inc., by Henry f. Schoenagel, Registered Surveyor, dated February 24, 1971 and recorded in Pike County Plat Book 8 at page 165.

BEING the same premises which Lisa Frindt and C. Jeffrey Frindt, husband and wife, by deed from C. Jeffrey Frindt, a married individual dated October 4, 2005 and recorded November 4, 2005 in Instrument Number 20050021345.

Being known as: 110 PAPER BIRCH SOUTH A/K/A 110 PAPER BIRCH SOUTH, TAFTON, PENNSYLVANIA 18464.

Map Number: 056.02-02-76.003  
Control Number: 01-0-032961

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Lisa Frindt and C. Jeffrey Frindt DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE



AMOUNT OF \$139,172.12,  
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  
Frindt and C. Jeffrey Frindt  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$139,172.12 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street, Ste.  
1400  
Philadelphia, PA 19109  
12/26/14 · 01/02/15 · 01/09/15

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**SHERIFF SALE**  
**January 21, 2015**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED

OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
344-2014r SURJUDGEMENT  
NO. 344-2014 AT THE SUIT  
OF Citimortgage, Inc., successor  
by merger to CitiFinancial  
Mortgage Company, Inc.  
f/k/a Associates Home Equity  
Consumer Discount Company,  
Inc. vs John Funaro and Barbara  
Funaro 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 21, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
DOCKET NO: 344-2014  
ALL THAT CERTAIN lot  
or piece of ground situate in  
Lehman Township, County of  
Pike, and Commonwealth of  
Pennsylvania  
TAX PARCEL NO:  
06-0-110063  
PROPERTY ADDRESS: 32  
The Glen a/k/a 32 The Glen,  
Woody End Way Tamiment,  
PA 18371  
IMPROVEMENTS: a  
Residential Dwelling  
SOLD AS THE PROPERTY  
OF: John Funaro, Barbara  
Funaro  
ATTORNEY'S NAME: Robert  
W. Williams, Esquire

SHERIFF'S NAME: Phil Bueki

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO John Funaro and Barbara Funaro DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$228,247.38, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF John Funaro and Barbara Funaro DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$228,247.38 PLUS COSTS AND INTEREST AS

AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Milstead & Assoc.  
1 E. Stow Road  
Marlton, NJ 08053  
12/26/14 · 01/02/15 · 01/09/15

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**SHERIFF SALE**

**January 21, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 358-2014 SURJUDGMENT NO. 358-2014 AT THE SUIT OF THE BANK OF NEW YORK MELLON TRUST COMPANY, NA AS TRUSTEE ON BEHALF OF CWABS ASSET-BACKED CERTIFICATES TRUST 2005-13 vs. RAYMOND J. DWYER, JR & LINDA M. DWYER 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 21, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 358-2014  
The Bank of New York Mellon

Trust Company, N.A., as  
Trustee on Behalf of Cwabs  
Asset-backed Certificates trust  
2005-13

v.

Raymond J. Dwyer, Jr  
Linda M. Dwyer  
owner(s) of property situate in  
the BLOOMING GROVE  
TOWNSHIP, PIKE County,  
Pennsylvania, being  
127 Coral Lane, Lords Valley,  
PA 18428  
Parcel No. MAP#  
107.03-03-64-, CONTROL#  
037418  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$355,212.17  
Attorneys for Plaintiffs  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
RAYMOND J. DWYER,  
JR & LINDA M. DWYER  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$355,212.17,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF RAYMOND  
J. DWYER, JR & LINDA M.  
DWYER DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$355,212.17 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
PHELAN HALLINAN  
1617 JFK BLVD STE 1400  
PHILADELPHIA, PA 19103  
12/26/14 · 01/02/15 · 01/09/15

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**SHERIFF SALE**

**January 21, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
370-2014r SURJUDGEMENT  
NO. 370-2014 AT THE SUIT  
OF M & T Bank SBM Franklin  
First Savings Bank vs Doris A.  
Margonine 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 21, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

BEGINNING at a point on the southwesterly line of Gold Finch Road, a common corner of Lot No. 567 and Lot No. 568 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. 568 South 36 degrees 11 minutes 32 seconds West 220.42 feet to a point; thence by No. 539 North 58 degrees 28 minutes 58 second West 82.50 feet to a point; thence by Lot No. 540 North 47 degrees 11 minutes 21 seconds West 32.14 feet to a point; thence by Lot No. 566 North 51 degrees 54 minutes 09 seconds East 239.09 feet to a point on

the Southwesterly line of Gold Finch Road; thence along the southwesterly line of Gold Finch Road along a curve to the left having a radius of 196.49 feet for an arc length of 50.00 feet (chord bearing and distance being South 46 degrees 04 minutes 20 seconds East 49.87 feet) to the place of BEGINNING.

CONTAINING 18,691 square feet, more or less.

BEING Lot No. 567 on the above mentioned plan. UNDER AND SUBJECT to all restriction, reservations, conditions, covenants and exception as set forth in prior deeds in the chain of title.

TAX PARCEL # 189.02-09-40

BEING KNOWN AS:  
Goldfinch Road, Lot 567,  
Bushkill, PA 18324

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Doris A. Margonine DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$99,552.07, 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 Doris A.  
Margonine DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$99,552.07 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
12/26/14 · 01/02/15 · 01/09/15

**SHERIFF SALE**

**January 21, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
414-2014r SURJUDGEMENT  
NO. 414-2014 AT THE SUIT

OF The Bank of New York  
Mellon f/k/a The Bank of New  
York, as Trustee for the holders  
of the Certificates, first Horizon  
Mortgage Pass-Through  
Certificates Series FHAMS  
2007-FA2, by first Horizon  
Home Loans, a division of  
First Tennessee Bank National  
Association, Master Servicer,  
in its capacity as agent for the  
Trustee under the Pooling and  
Servicing Agreement vs Anthony  
Palma 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 21, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

DOCKET NO: 414-2014  
ALL THAT CERTAIN lot  
or piece of ground situate in  
Delaware Township, County  
of Pike, and Commonwealth of  
Pennsylvania

TAX PARCEL NO:

148-02-03-59

PROPERTY ADDRESS 147

Maria Lane, Dingmans Ferry,  
PA 18328

IMPROVEMENTS: a

Residential Dwelling

SOLD AS THE PROPERTY

OF: Anthony Palma

ATTORNEY'S NAME: Robert  
W. Williams, Esquire

SHERIFF'S NAME: Phil Bueki

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Anthony Palma DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$163,875.03, 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 Palma DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$163,875.03 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Milstead & Assoc  
1 E. Stow Road  
Marlton, NJ 08053  
12/26/14 · 01/02/15 · 01/09/15

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**SHERIFF SALE**

**January 21, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 480-2013 SURJUDGEMENT NO. 480-2013 AT THE SUIT OF NATIONSTAR MORTGAGE LLC vs. ARACELIS ARTILES & YOBANI ARTILES 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 21, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 480-2013 Nationstar Mortgage LLC v. Aracelis Artiles Yobani Artiles owner(s) of property situate in LEHMAN TOWNSHIP, PIKE County, Pennsylvania,

being  
1672 Pine Ridge a/k/a, 109  
Simmons Place, Bushkill, PA  
18324-8615  
Parcel No. 188.04-04-09-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$268,652.10  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
ARACELIS ARTILES  
& YOBANI ARTILES  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$268,652.10,  
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 ARACELIS  
ARTILES & YOBANI  
ARTILES DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$268,652.10 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
PHELAN HALLINAN  
1617 JFK BLVD STE 1400  
PHILADELPHIA, PA 19103  
12/26/14 · 01/02/15 · 01/09/15

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**SHERIFF SALE**  
**January 21, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
649-2014 SURJUDGEMENT  
NO. 649-2014 AT THE SUIT  
OF HSBC BANK USA, NA vs.  
HARRIET GYANE, RAFAEL  
Y. GYANE aka RAPHAEL  
Y. GYANE 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 21, 2015 at 11:00 AM  
PREVAILING TIME IN THE

AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN  
LOT OR PIECE OF  
LAND SITUATE IN THE  
TOWNSHIP OF FLEHMAN,  
COUNTY OF PIKE,  
COMMONWEALTH  
OF PENNSYLVANIA,  
BEING LOT 428, SECTION  
2, AS SHOWN ON A  
MAP OR PLAN OF  
POCONO RANCHLANDS  
ON FILE IN THE  
RECORDER OF DEEDS  
OFFICE IN AND  
FOR THE COUNTY  
OF PIKE, MILFORD,  
PENNSYLVANIA, IN PLAT  
BOOK VOLUME 7, PAGE  
156.

AS DESCRIBED IN  
MORTGAGE VOLUME  
2163, PAGE 2217.

BEING KNOWN AS: 428  
Mallard Avenue n/k/a 411  
Mallard Lane, Bushkill, PA  
18324

PROPERTY ID NO.:  
182.02-05-30

TITLE TO SAID PREMISES  
IS VESTED IN Rafael Y.  
Gyane A/K/A Raphael Y.  
Gyane and Harriet Gyane,  
husband and wife BY DEED  
FROM Meadow Creek, Inc.,  
a Pennsylvania corporation  
DATED 02/24/2006  
RECORDED 03/15/2006 IN  
DEED BOOK 2163 PAGE  
2215.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO HARRIET GYANE,  
RAFAEL Y. GYANE aka  
RAPHAEL Y. GYANE  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$248,899.51,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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



\$248,899.51 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
UDREN LAW OFFICES PC  
111 WOODCREST RD, STE  
200  
CHERRY HILL, NJ  
08003-3620  
12/26/14 · 01/02/15 · 01/09/15

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**SHERIFF SALE**

**January 21, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
666-2013r SURJUDGEMENT  
NO. 666-2013 AT THE  
SUIT OF Bayview Loan  
Servicing, LLC vs Isabel R.  
Giarraputo and Estervina  
Seixas 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 21, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

All that certain piece or parcel or  
Tract of land situate Delaware,  
Pike County, Pennsylvania, and  
being known as Lot 36 Pocono

Mount Water, Dingmans Ferry,  
Pennsylvania 18328.  
Map Number: 136.04-01-19  
Control Number: 02-0-027057  
THE IMPROVEMENTS  
THEREON ARE: Residential  
Dwelling  
REAL DEBT: \$127,520.29  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF: Isabel R.  
Giarraputo and Estervina Seixas  
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 Isabel R. Giarraputo  
and Estervina Seixas  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$127,520.29,  
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 Isabel R.  
Giarraputo and Estervina Seixas  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$127,520.29 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street, Ste.  
1400  
Philadelphia, PA 19109  
12/26/14 · 01/02/15 · 01/09/15

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**SHERIFF SALE**

**January 21, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
668-2011 SURJUDGEMENT  
NO. 668-2011 AT THE SUIT  
OF ONEWEST BANK FSB  
vs. DIANE B. PAZ & PEDRO  
PAZ 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 21, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN  
PIECE, PARCEL AND  
TRACT OF LAND  
SITUATE, LYING  
AND BEING IN THE  
TOWNSHIP OF DINGMAN,  
COUNTY OF PIKE  
AND COMMONWEALTH  
OF PENNSYLVANIA,  
MORE PARTICULARLY  
DESCRIBED AS FOLLOWS  
TO WIT:

BEING LOT NUMBER 10,  
AS SET FORTH ON A MAP  
OR PLAT ENTITLED "MAP  
OF LAND SUBDIVISION BY  
JOHN TOPEL, LOCATED  
ON NELSON ROAD T-381,  
DINGMAN TOWNSHIP,  
PIKE CO., PA., JULY 10,  
1992, REV. A, OCTOBER 12,  
1992, REV. B, DECEMBER 9,  
1992, REV. C, DECEMBER  
22, 1992, VICTOR E.  
ORBEN, REGISTERED  
SURVEYOR, DWG. NO.  
R92-311C" SAID MAP  
OR PLAT BEING FILED  
IN THE PIKE COUNTY  
RECORDER OF DEEDS  
OFFICE IN MILFORD,  
PENNSYLVANIA, IN  
PLAT BOOK 30, AT PAGE  
202. AS DESCRIBED IN  
MORTGAGE BOOK 2116  
PAGE 536.

BEING KNOWN AS: 181  
Nelson Road, (Dingman  
Township), Milford, PA 18337

PROPERTY ID NO.:  
110.00-01-08.012

TITLE TO SAID PREMISES  
IS VESTED IN Pedro Paz and  
Diane B. Paz, his wife, as tenants  
by the entireties BY DEED  
FROM Frank Bogdanski  
and Elaine Bogdanski, his  
wife DATED 06/14/2005  
RECORDED 06/20/2005 IN  
DEED BOOK 2116 PAGE  
532.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
DIANE B. PAZ & PEDRO  
PAZ DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$418,594.54,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF DIANE  
B. PAZ & PEDRO PAZ  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$418,594.54 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
UDREN LAW OFFICES PC  
111 WOODCREST RD, STE  
200  
CHERRY HILL, NJ  
08003-3620  
12/26/14 · 01/02/15 · 01/09/15

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**SHERIFF SALE**  
**January 21, 2015**  
BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 683-2013  
SURJUDGEMENT NO.  
683-2013 AT THE SUIT OF  
FREEDOM MORTGAGE  
CORPORATION vs.  
UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS,  
AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS

CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ARTHUR K. WRIGHT, 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 21, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. CIVIL-683-2013 Freedom Mortgage Corporation v.

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Arthur K. Wright, Deceased owner(s) of property situate in the TOWNSHIP OF LACKAWAXEN, PIKE County, Pennsylvania, being 273 Oak Hill Road, Hawley, PA 18428-4001

Parcel No. 009.03-02-34- (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$184,377.73 Attorneys for Plaintiff Phelan Hallinan, LLP

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

THE COMMONWEALTH OF PENNSYLVANIA TO UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ARTHUR K. WRIGHT, DECEASED DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$184,377.73, 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 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS

CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ARTHUR K. WRIGHT, DECEASED DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$184,377.73 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
PHELAN HALLINAN  
1617 JFK BLVD STE 1400  
PHILADELPHIA, PA 19103  
12/26/14 · 01/02/15 · 01/09/15

**SHERIFF SALE**

**January 21, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 684-2014r SURJUDGEMENT NO. 684-2014 AT THE SUIT OF Nationstar Mortgage, LLC vs Carol Mattessich and Joseph Mattessich 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 21, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

TRACT I: ALL THAT CERTAIN piece, parcel and

tract of land situated in the Township of Palmyra, County of Pike and Commonwealth of Pennsylvania, being Lots U19, U21 and U23, as set forth on plat or map entitled "Tafton Cove - Wilson Hill Development, Palmyra Township, Pike County, Pennsylvania, Scale 1" = 1"', recorded in the Office of the Recorder of Deeds of Pike County, Pennsylvania, in Plat Book 3, at Page 31.

TRACT II: ALL OF THEIR INTEREST IN AND TO THAT CERTAIN piece, parcel and tract of land situated in the Township of Palmyra, County of Pike and Commonwealth of Pennsylvania, being Lots U20, U22 and U24, as set forth on plat or map entitled "Tafton Cove - Wilson Hill Development, Palmyra Township, Pike County, Pennsylvania, Scale 1" = 1"', recorded in the Office of the Recorder of Deeds of Pike County, Pennsylvania in Plat Book 3, at Page 31.

TOGETHER with all the rights and privileges unto the Grantees, their heirs and assigns, in common, however, with the Grantors, their heirs and assigns, as given unto the Grantors by the Pennsylvania Power and Light company by Indenture dated August 21, 1965, and recorded in Pike County Deed Book volume 194, at Page 866.

TOGETHER WITH unto the Grantees, their heirs and assigns, in common however, with the

Grantor, his heirs and assigns, the right of ingress, egress and regress over and across in and upon all the roadways as laid out on the map or draft of the lands of Grantor herein and recorded in Pike County. The cost maintenance and repair of said roads shall be shared by those using same.

TAX PARCEL # 030.01-01-31  
BEING KNOWN AS: 113  
Crystal Avenue, Hawley, PA  
18428

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Carol Mattessich and Joseph Mattessich DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$174,132.10, 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 Carol Mattessich and Joseph Mattessich DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$174,132.10 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
12/26/14 · 01/02/15 · 01/09/15

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**SHERIFF SALE**

**January 21, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 686-2014 SURJUDGEMENT NO. 686-2014 AT THE SUIT OF HSBC BANK USA, NA vs MARITES ANONUEVO & VICTOR ANONUEVO 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 21, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION FOR  
ADVERTISING

ALL THAT CERTAIN LOT  
OF LAND SITUATE IN  
LEHMAN TOWNSHIP,  
PIKE COUNTY,  
PENNSYLVANIA:

BEING KNOWN AS 3518  
Bedford Drive, Lehman, PA  
18324

PARCEL NUMBER:

197.01-03-74

IMPROVEMENTS:

Residential Property

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
MARITES ANONUEVO  
& VICTOR ANONUEVO  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$291,038.78,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES

AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS  
THE PROPERTY OF  
MARITES ANONUEVO  
& VICTOR ANONUEVO  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$291,038.78 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
UDREN LAW OFFICES PC  
111 WOODCREST RD, STE  
200  
CHERRY HILL, NJ  
08003-3620  
12/26/14 · 01/02/15 · 01/09/15

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**SHERIFF SALE**

**January 21, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
687-2014r SURJUDGEMENT  
NO. 687-2014 AT THE  
SUIT OF The Bank of New  
York Mellon fka The Bank of

New York, as Trustee for the Certificateholders CWABS Inc., Asset-Backed Notes Series 2005-SD3 vs Sofia B. McDonald 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 21, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

EXHIBIT "A"

ALL THAT CERTAIN lot, piece or parcel of land, situate, lying and being in the Township of Blooming Grove, County of Pike, State of Pennsylvania, more particularly described as Lot 19, Block XLII, Hemlock Farms Community, Stage XVI, as shown on Plat of Hemlock Farms Community, Laurel Ridge, Stage XVI recorded in the office of the Recorder of Deeds of Pike County in Plat Book 6, page 150, on the 24th day of May, 1968.

BEING the same premises which Charles M. Levers and Barbara Levers, his wife, by a certain deed dated September 9, 1988 and recorded in the Office of the Recorder of Deeds in and for Pike County, in Deed Book volume 1275, at page 19 granted and conveyed unto David Casa and Dorothy Casa, his wife.

TOGETHER WITH the right to use the private roadways as shown on said recorded plat, together with such other rights of way over other lands of the Grantor, its successors and assigns, as the Grantor, its successors and assigns, may designate from time to time, for purposes of ingress, egress and regress in common with the Grantor, its successors and assigns and other persons to and from Pennsylvania Route 739 (Dingman Turnpike) or Pennsylvania Route 402, excepting and reserving, however, to the Grantor an easement for the Grantor to construct, repair, replace, operate and maintain gas, sewer, water and other utility lines. The granting of this right by the Grantor to the Grantee does not constitute a dedication of such private roadways to the public. The Grantor hereby reserves the right for itself, and its successors and assigns, to change the location of said rights of way over lands of the Grantor, its successors and assigns, at any time and from time to time, to such other location or locations as the Grantor or its successors or assigns may determine in its sole discretion.

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



THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Sofia B. McDonald DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$141,650.52, 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 Sofia B. McDonald DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$141,650.52 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg  
1581 Main Street, Ste. 200  
Warrington, PA 18976  
12/26/14 · 01/02/15 · 01/09/15

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**SHERIFF SALE**

**January 21, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 695-2014 SURJUDGEMENT NO. 695-2014 AT THE SUIT OF HSBC BANK USA, NA vs BARBARA GARRIS aka BARBARA A. GARRIS & ROBERT GARRIS aka ROBERT D. GARRIS aka ROBERT D. GARRIS, SR. 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 21, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF LEHMAN, PIKE COUNTY, PENNSYLVANIA. BEING KNOWN AS RR 2

Box 98G, NKA 107 Jupiter  
Drive, Bushkill, PA 18324  
PARCEL NUMBER:  
197.03-01-11  
IMPROVEMENTS:  
Residential Property

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
BARBARA GARRIS aka  
BARBARA A. GARRIS  
& ROBERT GARRIS aka  
ROBERT D. GARRIS aka  
ROBERT D. GARRIS, SR.  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$149,272.61,  
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  
BARBARA GARRIS aka  
BARBARA A. GARRIS  
& ROBERT GARRIS aka  
ROBERT D. GARRIS aka  
ROBERT D. GARRIS, SR.  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$149,272.61 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
UDREN LAW OFFICES PC  
111 WOODCREST RD, STE  
200  
CHERRY HILL, NJ  
08003-3620  
12/26/14 · 01/02/15 · 01/09/15

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**SHERIFF SALE**

**January 21, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
702-2014r SURJUDGEMENT  
NO. 702-2014 AT THE  
SUIT OF Nationstar  
Mortgage, LLC vs Joseph A.  
Falcaro 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 21, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN  
PARCEL, PIECE OR TRACT  
OF LAND SITUATE,  
LYING AND BEING IN  
THE TOWNSHIP OF  
LEHMAN, COUNTY OF  
PIKE AND STATE OF  
PENNSYLVANIA BEING  
MORE PARTICULARLY  
DESCRIBED AS FOLLOWS,  
TO WIT: LOT 66 SECTION  
5A, AS SHOWN ON MAP  
OR PLAN OF POCONO  
MOUNTAIN LAKE  
ESTATES, INC., ON FILE  
IN THE RECORDER'S  
OFFICE AT MILFORD,  
PENNSYLVANIA IN PLOT  
BOOK NO. 9 PAGE 186.

Title vested in Joseph A. Falcaro  
by deed from LaSalle Bank  
National Association, as Trustee  
for Certificateholders of Bear  
Stearns Asset Backed Securities I  
LLC, Asset Backed Certificates,  
Series 2005-HE7 dated June 4,  
2009 and recorded June 23, 2009  
in Deed Book 2311, Page 1703.

TOGETHER, with all  
and singular the buildings,  
improvements, ways streets,  
alleys, driveways, passages, water,  
water-courses, rights, liberties,  
privileges, hereditaments and  
appurtenances, whatsoever unto  
the hereby granted premises  
belonging, or in any ways

appertaining, the reversions and  
remainders, rents, issues, and  
profits thereof; and all the estate,  
right, title interest, property,  
claim and demand whatsoever  
of her, the said Grantor  
Corporation, as well at law as in  
equity, of, in, and to the same.  
TO HAVE AND TO HOLD  
the said lot or piece of ground  
described hereditaments and  
premises hereby granted, or  
mentioned and intended so to  
be, with the appurtenances, unto  
the said Grantee, their successors  
and assigns, to and for the only  
proper use and behoof of the said  
Grantee, their successors and  
assigns forever.

Being known as: 66 SPRING  
ROAD, DINGMANS FERRY,  
PENNSYLVANIA 18328.  
Map Number 183.03-02-52  
Control Number: 06-0-041036

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Joseph A. Falcaro  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$79,348.56,  
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 Joseph A. Falcaro DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$79,348.56 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street, Ste.  
1400  
Philadelphia, PA 19109  
12/26/14 · 01/02/15 · 01/09/15

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**SHERIFF SALE**

**January 21, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 727-2014 SURJUDGEMENT NO. 727-2014 AT THE SUIT OF HSBC BANK

USA NA vs. JOSE R. SALON & MALIGROS R. SALON 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 21, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF LEHMAN, PIKE COUNTY, PENNSYLVANIA: BEING KNOWN AS Lots 23 & Part of Lot 24 Stage 4, Pine Ridge, Lehman, PA 18324, n/k/a 104 Messerle Court, Bushkill, PA 18324  
PARCEL NUMBER: 06-0-043223  
IMPROVEMENTS: Residential Property

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO JOSE R. SALON & MALIGROS R. SALON DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A

JUDGMENT ON THE AMOUNT OF \$175,628.53, 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 JOSE R. SALON & MALIGROS R. SALON DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$175,628.53 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
UDREN LAW OFFICES PC  
111 WOODCREST RD, STE  
200  
CHERRY HILL, NJ  
08003-3620  
12/26/14 · 01/02/15 · 01/09/15

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**SHERIFF SALE**

**January 21, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 728-2014 SURJUDGEMENT NO. 728-2014 AT THE SUIT OF HSBC BANK USA, NA vs TONI ANN M. GRATTAN & JASON M. PADILLA 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 21, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the Township of Dingman, County of Pike, Commonwealth of Pennsylvania, more particularly described as Lot No. 7, Block No. 6, Section No. 4, 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 in Plat Book 6, page 15.

BEING KNOWN AS: 2721 Gold Key Estates NKA 112 Black Forest Drive, Milford, PA 18337

PROPERTY ID NO.:  
03-0-016431

TITLE TO SAID PREMISES IS VESTED IN Jason M. Padilla and Toni Ann M. Grattan, as joint tenants with the right of survivorship and not as tenants in common BY DEED FROM Ambjorg Aase, unmarried DATED 04/24/2006 RECORDED 05/02/2006 IN DEED BOOK 2171 PAGE 2016.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO TONI ANN M. GRATTAN & JASON M. PADILLA DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$252,450.82, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

(30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF TONI ANN M. GRATTAN & JASON M. PADILLA DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$252,450.82 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
UDREN LAW OFFICES PC  
111 WOODCREST RD, STE  
200  
CHERRY HILL, NJ  
08003-3620  
12/26/14 · 01/02/15 · 01/09/15

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**SHERIFF SALE**

**January 21, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 735-2014 SURJUDGMENT NO. 735-2014 AT THE SUIT OF PNC BANK, NA VS. UNITED STATES OF AMERICA & EDGAR TURPIN aka EDGAR R. TURPIN 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 21, 2015 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(s) Number 104, Stage VII, Pine Ridge, as shown on Plat of Pine Ridge, Inc., Stage VII, recorded in the Office of the Recorder of Deeds of Pike County in Plat Book Volume 10, Page 26 on June 10, 1973.

BEING the same premises which Pine Ridge, Inc., a Pennsylvania Corporation by indenture bearing date the 21st day of November, 1973, and recorded in the Office for the Recording of Deeds in and for the County of Pike, at Milford, Pennsylvania on the 10th day of December, 1973, in Deed Book Volume 410, Page 45, granted and conveyed unto John C. Pizzi and Betty Pizzi, his wife, in fee.

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

Lot(s) Number 105, Stage VII, Pine Ridge, as shown on Plat of Pine Ridge, Inc. Stage

VII, recorded in the Office of the Recorder of Deeds of Pike County in Plat Book Volume 10, Page 26 on June 20, 1973.

BEING the same premises which Pine Ridge, Inc., a Pennsylvania Corporation, by indenture bearing date the 21st day of November, 1973 and recorded at Milford, in the Office for the Recording of Deeds, in and for the County of Pike on the 10th day of December, 1973, in Deed Book Volume 410, Page 41, granted and conveyed unto John C. Pizzi and Betty Pizzi, his wife, in fee.

BEING KNOWN AS: 1093 Pine Ridge, Bushkill, PA 18324

PROPERTY ID NO.: 06-0-042144

TITLE TO SAID PREMISES IS VESTED IN Edgar Turpin BY DEED FROM John C. Pizzi and Betty Pizzi, husband and wife DATED 01/04/2005 RECORDED 01/14/2005 IN DEED BOOK 2090 PAGE 714.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO UNITED STATES OF AMERICA & EDGAR TURPIN aka EDGAR R. TURPIN DEFENDANTS, OWNER, OR REPUTED OWNERS

OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$340,785.49,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF UNITED  
STATES OF AMERICA  
& EDGAR TURPIN aka  
EDGAR R. TURPIN  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$340,785.49 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
UDREN LAW OFFICES PC  
111 WOODCREST RD, STE  
200  
CHERRY HILL, NJ

08003-3620  
12/26/14 · 01/02/15 · 01/09/15

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**SHERIFF SALE**

**January 21, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
741-2014 SURJUDGEMENT  
NO. 741-2014 AT THE  
SUIT OF BANK OF  
AMERICA, NA vs MELISSA  
A. CATON & DUANE E.  
CATON JR DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
January 21, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION FOR  
ADVERTISING  
ALL THAT CERTAIN LOT  
OF LAND SITUATE IN  
PALMRYA TOWNSHIP,  
PIKE COUNTY,  
PENNSYLVANIA:  
BEING KNOWN AS  
160 TANGLWOOD  
DR, GREENTOWN, PA  
18426-0000  
PARCEL NUMBER:  
086.02-05-60  
IMPROVEMENTS:  
Residential Property



THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO MELISSA A. CATON & DUANE E. CATON JR DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$327,750.66, 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 MELISSA A. CATON & DUANE E. CATON JR DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$327,750.66 PLUS COSTS AND INTEREST AS

AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
UDREN LAW OFFICES PC  
111 WOODCREST RD, STE  
200  
CHERRY HILL, NJ  
08003-3620  
12/26/14 · 01/02/15 · 01/09/15

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**SHERIFF SALE**

**January 21, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 778-2014 SURJUDGEMENT NO. 778-2014 AT THE SUIT OF PNC BANK, NA vs CHRISTINE L. ROWE & MARK B. ROWE 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 21, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN PIECE OR PARCEL OR LOT OF LAND, LYING, BEING AND SITUATE IN THE TOWNSHIP OF LAXKAWAXEN, COUNTY OF PIKE AND

COMMONWEALTH OF PENNSYLVANIA, IN THE TRACT KNOWN AS "FRIENDLY ACRES", SURVEY FOR CHARLES SWEZY, OCTOBER 26, 1971, BY GEORGE E. FERRIS, R.S., BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF A CERTAIN FIFTY (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 58 AND 59 AND IN THE LINE OF LOT NO. 66; THENCE ALONG THE COMMON LINE OF LOTS NOS. 58 AND 59 SOUTH TWENTY-ONE (21) DEGREES FIFTY-NINE (59) MINUTES EAST THREE HUNDRED SIXTY (360) FEET TO A CORNER; THENCE SOUTH SIXTY-SEVEN (67) DEGREES THIRTY-SIX (36) MINUTES EAST TWO HUNDRED (200) FEET TO A CORNER, SAID CORNER BEING A COMMON CORNER OF LOTS NOS. 59 AND 60; THENCE ALONG THE COMMON LINE OF SAID LOTS NOS. 59 AND 60 NORTH TWENTY-ONE (21) DEGREES FIFTY-NINE

(59) MINUTES WEST THREE HUNDRED SIXTY (360) FEET TO A CORNER IN THE CENTER OF THE FIRST-MENTIONED PRIVATE ROADWAY, SAID POINT BEING IN THE LINE OF LOT NO. 65 THENCE ALONG THE CENTER OF SAID RIGHT-OF-WAY AND ALONG THE COMMON LINE OF LOT NO. 59 WITH LOTS NOS. 65 AND 66 NORTH SIXTY-SEVEN (67) DEGREES THIRTY-SIX (36) MINUTES EAST TWO HUNDRED (200) FEET TO THE POINT OR PLACE OF BEGINNING. CONTAINING ONE AND SIXTY-FIVE ONE HUNDREDTHS (1.65) ACRES OF LAND, BE THE SAME MORE OR LESS BEING, LOT NO. 59 OF THE TRACT KNOWN AS FRIENDLY ACRES.

UNDER AND SUBJECT TO ALL CONDITIONS, COVENANTS AND RESTRICTIONS AS OF RECORD.

MAP NO. 043.03-01-07  
CONTROL NO. 05-0-0227-15

AS DESCRIBED IN  
MORTGAGE BOOK 2121  
PAGE 775

BEING KNOWN AS: Lot 59 Friendly Acres, Greeley PA 18425 n/k/a 107 Friendship Drive, Hawley, PA 18428.

PROPERTY ID NO.:  
05-0-022715

TITLE TO SAID PREMISES IS VESTED IN MARK B. ROWE AND CHRISTINE L. ROWE, HUSBAND AND WIFE BY DEED FROM MEADOW CREEK, INC., A PENNSYLVANIA CORPORATION DATED 04/12/2005 RECORDED 04/13/2005 IN DEED BOOK 2103 PAGE 1959.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO CHRISTINE L. ROWE & MARK B. ROWE DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$304,331.53, 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 CHRISTINE L. ROWE & MARK B. ROWE DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$304,331.53 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
UDREN LAW OFFICES PC  
111 WOODCREST RD, STE  
200  
CHERRY HILL, NJ  
08003-3620  
12/26/14 · 01/02/15 · 01/09/15

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**SHERIFF SALE**  
**January 21, 2015**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 824-2014r SURJUDGEMENT NO. 824-2014 AT THE SUIT OF JPMorgan Chase Bank, National Association vs Nicole Gallagher and Paul J. Martine 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 21, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

BEING Lot Number 44, Block number 1, Section Number 7, Sunrise Lake, as shown on plat or map of Sunrise Lake or Sunnylands, Inc. subdivision, recorded in the Office of the Recorder of Deeds of Pike County in Plat Book 7, page 76.

TAX PARCEL # 109.03-01-38

BEING KNOWN AS: 109 Cabin Road, Milford, PA 18337

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Nicole Gallagher and Paul J. Martine DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$130,402.66, 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 Nicole Gallagher and Paul J. Martine DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$130,402.66 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
12/26/14 · 01/02/15 · 01/09/15

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**SHERIFF SALE**  
**January 21, 2015**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION,

TO EXECUTION NO  
831-2014r SURJUDGEMENT  
NO. 831-2014 AT THE SUIT  
OF Nationstar Mortgage,  
LLC vs Eugene G. Wisneski,  
Co-Administrator of the  
Estate of Ryamond Wisneski,  
aka Raymond F. Wisneski,  
deceased Mortgagor and Real  
Owner and Patricia J. Wisneski,  
Co-Administratrix of the  
Estate of Raymond Wisneski,  
aka Raymond R. Wisneski,  
deceased Mortgagor and Real  
owner DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
January 21, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

#### LEGAL DESCRIPTION

ALL THAT CERTAIN lot,  
piece or parcel of land, situate,  
lying and being in the Township  
of Blooming Grove, County of  
Pike and State of Pennsylvania,  
more particularly described as  
Lot 11, Block XXVII, Hemlock  
Farms Community, Stage XVII,  
as shown on Plat of Hemlock  
Farms Community, Laurel  
Ridge, Stage XVII, recorded in  
the Office of the Recorder of  
Deeds of Pike County in Plat  
Book 6, Page 106, on the 24th  
day of November 1967.

Excepting and reserving unto  
the Grantor, its successors and  
assigns, the oil, minerals, and  
gases therein, which reservation  
does not include the right of  
entry by the Grantor upon the  
premises for the purpose of  
removing the aforementioned  
oils, minerals, and gases in the  
Lot.

Being the same premises vested  
in Raymond Wisneski, by Deed  
from Donald S. Boyhont and  
Ruth E. Boyhunt, Husband and  
Wife dated March 28, 2007 and  
recorded April 10, 207 in Deed  
Book 2226, Page 611.

The said Raymond Wisneski  
died on December 22, 2011  
thereby vesting title in Eugene  
G. Wisneski, co-Adminis-  
trator of the Estate of Raymond  
Wisneski, a/k/a Raymond F.  
Wisneski, Deceased Mortgagor  
and Real Owner, and Patricia  
J. Wisneski, Co-Administratrix  
of the Estate of Raymond  
Wisneski, a/k/a Raymond F.  
Wisneski, Deceased Mortgagor  
and Real Owner by operation of  
law.

Being known as: 147  
LOOKOUT DRIVE,  
HAWLEY, PENNSYLVANIA  
18428

Map Number: 107.03-07-08

Control number: 01-0-034995

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

THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Eugene G. Wisneski,  
Co-Administrator of the  
Estate of Ryamond Wisneski,  
aka Raymond F. Wisneski,  
deceased Mortgagor and Real  
Owner and Patricia J. Wisneski,  
Co-Administratrix of the Estate  
of Raymond Wisneski, aka  
Raymond R. Wisneski, deceased  
Mortgagor and Real owner  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$218,755.80,  
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 Eugene G.  
Wisneski, Co-Administrator

of the Estate of Ryamond  
Wisneski, aka Raymond F.  
Wisneski, deceased Mortgagor  
and Real Owner and Patricia J.  
Wisneski, Co-Administratrix  
of the Estate of Raymond  
Wisneski, aka Raymond  
R. Wisneski, deceased  
Mortgagor and Real owner  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$218,755.80 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street, Ste.  
1400  
Philadelphia, PA 19109  
12/26/14 · 01/02/15 · 01/09/15

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**SHERIFF SALE**

**January 21, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
857-2014 SURJUDGEMENT  
NO. 857-2014 AT THE SUIT  
OF by FIRST HORIZON  
HOME LOAN A DIVISION  
OF FIRST TENNESSEE  
BANK, NA vs. WILLIAM A.  
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 21, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

LEGAL DESCRIPTION

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

BEGINNING at an iron bar  
located in the northeasterly  
line of Lewis Road, said point  
of beginning being a common  
corner between Lot No 4 and  
Lot No 5; thence running  
along the northeasterly line of  
said road, North 25 degrees 50  
minutes West 100 feet to an iron  
bar for a corner; thence running  
along the common division line  
between Lot No. 5 and Lot No.  
6, north 63 degrees 10 minutes  
East 194.0 feet to a corner at the  
shore of Crescent Lake; thence  
along the shore of said Lake in  
southeasterly direction 100.0 feet  
to a point for a corner; being a  
common corner between Lot No  
4 and No 5, South 63 degrees  
10 minutes West 190.0 feet to  
the point and place of beginning.  
Being Lot No 5 of Section B at  
Crescent Lake. As Surveyed by  
Victor E. Orben, R.S., April 28,  
1972, drawing no. CL-6

BEING LOT NO 5 Section B  
on draft of survey entitled Map  
of Section B, Crescent lake

Situate in Dingman Township,  
Pike County, Pennsylvania filed  
in Plat Book 3, Page 183  
TITLE TO SAID PREMISES  
IS VESTED IN William  
A. O'Brien, by Deed from  
William J. Herbison and  
Mai H. Herbison, h/w,  
dated 01/30/2006, recorded  
01/30/2006 in Book 2157, Page  
502.  
Tax Parcel: 123.03-03-18-

Premises Being: 136 Lewis Road  
Milford, PA 18337-7722

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
WILLIAM A. O'BRIEN  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$232,506.55,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF WILLIAM A. O'BRIEN DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$232,506.55 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
PHELAN HALLINAN  
1617 JFK BLVD STE 1400  
PHILADELPHIA, PA 19103  
12/26/14 · 01/02/15 · 01/09/15

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**SHERIFF SALE**

**January 21, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 868-2014 SURJUDGEMENT NO. 868-2014 AT THE SUIT OF by FIRST HORIZON HOME LOAN A DIVISION OF FIRST TENNESSEE BANK, NA vs. FREDERICK G. SVOBODA 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 21, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 868-2014  
First Horizon Home Loans A  
Division of First Tennessee Bank  
National Association

v.

Frederick G. Svoboda  
owner(s) of property situate in  
DELAWARE TOWNSHIP,  
PIKE County, Pennsylvania,  
being  
108 Hemlock Drive, Dingmans  
Ferry, PA 18328-4318  
Parcel No. 162.02-06-38  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$118,495.03  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO FREDERICK G. SVOBODA DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$118,495.03, 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  
FREDERICK G. SVOBODA  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$118,495.03 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
PHELAN HALLINAN  
1617 JFK BLVD STE 1400  
PHILADELPHIA, PA 19103  
12/26/14 · 01/02/15 · 01/09/15

**SHERIFF SALE**

**January 21, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
969-2013 SURJUDGEMENT

NO. 969-2013 AT THE SUIT  
OF PHH MORTGAGE  
CORPORATION vs.  
JEFFREY S. MONTEITH &  
CONSUELA R. MONTIETH  
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 21, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 969-2013  
PHH Mortgage Corporation  
v.

Jeffrey S. Monteith  
Consuela R. Monteith  
owner(s) of property situate in  
the DINGMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being

218 Log Tavern Drive, Milford,  
PA 18337-7801

Parcel No. 123.00-01-15-  
(Acreage or street address)

Improvements thereon:  
**RESIDENTIAL DWELLING**  
Judgment Amount: \$353,330.38

Attorneys for Plaintiff  
Phelan Hallinan, LLP

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

JEFFREY S. MONTEITH &  
CONSUELA R. MONTIETH  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$353,330.383,  
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 S. MONTEITH &  
CONSUELA R. MONTIETH  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$353,330.38 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
PHELAN HALLINAN

1617 JFK BLVD STE 1400  
PHILADELPHIA, PA 19103  
12/26/14 · 01/02/15 · 01/09/15

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**SHERIFF SALE**

**January 21, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
1007-2013 SURJUDGEMENT  
NO. 1266-2013 AT THE  
SUIT OF BAYVIEW  
LOAN SEIVCING, LLC  
vs. JUPITER RASHIDA &  
HEATHER NEMBARD  
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 21, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of Writ of Execution  
No. 1007-2013-CV  
Bayview Loan Servicing LLC  
v.  
Rashida Jupiter  
Heather Nembhard  
owner(s) of property situate  
in the TOWNSHIP OF  
LEHMAN, PIKE County,  
Pennsylvania, being  
168 Edinburgh Road, f/k/a 669  
Edinburgh Road, Bushkill, PA  
18324-9494

Parcel No. 192.04-07-35  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$229,940.73  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO JUPITER RASHIDA & HEATHER NEMBARD DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$229,940.73, 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 JUPITER RASHIDA & HEATHER NEMBARD DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$229,940.73 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
PHELAN HALLINAN  
1617 JFK BLVD STE 1400  
PHILADELPHIA, PA 19103  
12/26/14 · 01/02/15 · 01/09/15

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**SHERIFF SALE**  
**January 21, 2015**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1203-2013r SURJUDGEMENT NO. 1203-2013 AT THE SUIT OF LoanCare, a division of FNF Servicing, Inc. vs Doris J. Thomas 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 21, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION

ALLTHAT CERTAIN lot, piece or parcel of land situate, lying and being in the Township of Dingman, County of Pike Commonwealth of Pennsylvania, more particularly described as Lot 18, Block 23, Section 2, 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 in Plat Book 6 page 8 on May 23, 1967. Parcel # 03-0-017325

Title to said premises vested in John J. Thomas and Doris J. Thomas by deed from dated February 25, 2009 and recorded March 24, 2009 in Deed Book 2303, Page 723.

And Thereafter, John J. Thomas departed this life on May 18, 2013. Whereupon, title to said premises is solely vested unto Doris J. Thomas, by rights of survivorship.

Being known as: 104  
STONEHENGE  
ROAD, MILFORD,  
PENNSYLVANIA 18337.

TAX I.D. #: 03-0-021252 &  
03-0-017325

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

OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$182,025.91,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Doris J.  
Thomas DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$182,025.91 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street, Ste.  
1400  
Philadelphia, PA 19109  
12/26/14 · 01/02/15 · 01/09/15

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**SHERIFF SALE**

**January 21, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
1220-2010 SURJUDGEMENT  
NO. 1220-2010 AT THE  
SUIT OF ONE WEST  
BANK FSB vs GLADYS  
JIMENEZ 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 21, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION FOR  
ADVERTISING  
ALL THAT CERTIAN LOT  
OF LAND SITUATE IN  
LEHMAN TOWNSHIP,  
PIKE COUNTY,  
PENNSYLVANIA:  
BEING KNOWN AS 3503  
Bedford Drive, Bushkill, PA  
18324  
PARCEL NUMBER:  
06-0-110696  
IMPROVEMENTS:  
Residential Property

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

OF PENNSYLVANIA  
TO GLADYS JIMENEZ  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$319,952.73,  
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 GLADYS  
JIMENEZ DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$319,952.73 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
UDREN LAW OFFICES PC  
111 WOODCREST RD, STE

200  
CHERRY HILL, NJ  
08003-3620  
12/26/14 · 01/02/15 · 01/09/15

**SHERIFF SALE**  
**January 21, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
1266-2013 SURJUDGEMENT  
NO. 1266-2013 AT THE  
SUIT OF CITIMORTGAGE,  
INC s/b/m/t ABN AMRO  
MORTGAGE GROUP, INC  
vs. JOHN FRANZESE, JR.  
aka JOHN P. FRANZESE,  
JR DEFENDANTS, I  
WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
January 21, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 1266-2013  
Citimortgage, Inc. s/b/m to  
ABN AMRO Mortgage Group,  
Inc.  
v.  
John Franzese, Jr a/k/a John P.  
Franzese, Jr  
owner(s) of property situate  
in LEHMAN TOWNSHIP,  
PIKE County, Pennsylvania,

being  
564 Woodbridge, a/k/a 5015  
Woodbridge Drive East,  
Bushkill, PA 18324-7012  
Parcel No. 192.04-02-12-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$94,159.96  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
JOHN FRANZESE, JR. aka  
JOHN P. FRANZESE, JR  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$94,159.96,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF JOHN FRANZESE, JR. aka JOHN P. FRANZESE, JR DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$94,159.96 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
PHELAN HALLINAN  
1617 JFK BLVD STE 1400  
PHILADELPHIA, PA 19103  
12/26/14 · 01/02/15 · 01/09/15

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**SHERIFF SALE**

**January 21, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1278-2010r SURJUDGEMENT NO. 1278-2010 AT THE SUIT OF HSBC Mortgage Services, Inc. vs of Lawrence Chester and Savitri D. Chester 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 21, 2015 at 11:00 AM

PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION ALL THAT CERTAIN piece or parcel of land located and situate in Greene Township, Pike County, Pennsylvania, more particularly described as being Lot No. 12, as set forth on a map or plan of lots entitled "Final Subdivision Plan-Bloss Acres" as prepared by Gary Packer, Professional Land Surveyor, Honesdale, Pennsylvania dated February 22, 1986 and recorded in the Office of Recorder of Deeds in and for Pike County in Plat Book Volume 24, at page 37.

BEING the same premises which Robert E. Hewitt, Sr and Kathleen Hewitt, by Deed dated August 28, 2005 and recorded September 21, 2005 in the Office of the Recorder of Deeds, in and for the County of Pike, and Commonwealth of Pennsylvania, in Deed Book 2133, page 1101, granted and conveyed unto Lawrence Chester and Savitri D. Chester, husband and wife.

Together with unto the grantee herein, their heirs and assigns, in common with the grantor herein, its successors and assigns, the right to use the private roadways as shown on the recorded map.

UNDER and SUBJECT to as certain declaration of covenants and restrictions pertaining to land known as Bloss Estates

Subdivision dated 30th day June 1986 and recorded in the office of the Recorder of Deeds in and for Pike County in Deed Book, 1052, at page 320.

Under and Subject to the conditions, exceptions and reservations as are containing in prior deeds forming the chain of title

Being known as: 125 BLOSS ROAD, CANADENSIS, PENNSYLVANIA 18325.

Map Number: 142.00-02-03.008

Control Number: 04-0-108863

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Lawrence Chester and Savitri D. Chester DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$288,782.98, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Lawrence Chester and Savitri D. Chester DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$288,782.98 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street, Ste.  
1400  
Philadelphia, PA 19109  
12/26/14 · 01/02/15 · 01/09/15

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**SHERIFF SALE**  
**January 21, 2015**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1485-2009 SURJUDGEMENT NO. 1485-2009 AT THE SUIT OF by JPMORGAN CHASE BANK, NA f/k/a WASHINGTON MUTUAL BANK, F.A. vs. CECILIE KOCH 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 21, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
no. 1485-2009-CIVIL  
JPMorgan Chase Bank, N.A.  
f/k/a Washington Mutual Bank,  
F.A.

v.

Cecilie Koch  
owner(s) of property situate in  
MILFORD TOWNSHIP,  
PIKE County, Pennsylvania,  
being  
127 Evergreen Lane, Milford,  
PA 18337-9554  
Parcel No. 112.00-01-26  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$448,124.35  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO CECILIE KOCH  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$448,124.35,

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 CECILIE  
KOCH DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$448,124.35 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
PHELAN HALLINAN  
1617 JFK BLVD STE 1400  
PHILADELPHIA, PA 19103  
12/26/14 · 01/02/15 · 01/09/15

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**SHERIFF SALE**  
**January 21, 2015**  
BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON

PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1635-2012r  
SURJUDGEMENT NO.  
1635-2012 AT THE SUIT  
OF Bank of America, NA vs  
Jose Chacha 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 21, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN  
lot, parcel, or piece of ground  
situate in the Township of  
Dingman, County of Pike, and  
Commonwealth of Pennsylvania,  
being Lot Number 7 Section 2  
Block 11, as shown on map of  
Gold Key Lake Estates on file  
in the Recorder of Deeds Office  
at Milford, Pennsylvania in Plat  
Book No. 6 at page 7.

TAX PARCEL # 122.04-04-07

BEING KNOWN AS: 2631  
Gold Key Estates, Milford, PA  
18337

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Jose Chacha  
DEFENDANTS, OWNER,

OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$233,481.56,  
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 Jose Chacha  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$233,481.56 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
12/26/14 · 01/02/15 · 01/09/15

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**SHERIFF SALE**

**January 21, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1727-2010r SURJUDGEMENT NO. 1727-2010 AT THE SUIT OF Wells Fargo Bank, National Association on Behalf of The Certificateholders Morgan Stanley ABS Capital I, Inc. Trust 2005-WMCw Mortgage Pass-Through Certificates, Series 2005-WMC2 vs Rosemary Musoleno aka Rosemary Musoleno Martynuk, George Martynuk and United States of America DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 21, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**LEGAL DESCRIPTION**

ALL that certain lot, piece or parcel of land known as Block "C," Unit #1, located in "White Pines on the Lake," of the Township of Palmyra, County of Pike, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point more specifically located by the following course and distance:

North seventeen degrees six minutes twenty-eight seconds East (N 17° 06' 28" E), a distance of thirty-three and twenty -nine hundredths (33.29) feet from PP&L monument No. 163;

THENCE along the stairs and the landing North forty degrees forty-one minute forty-eight seconds East (N 40° 41' 48" E), a distance of twenty-two and eighty-eight hundredths (22.88) feet to a point;

THENCE at a right angle to the last course along the landing and through the party wall between Unit #1 and Unit #2, South forty-nine degrees eighteen minutes twelve seconds East (S 49° 18' 12" E), a distance of seventy-two and fifty hundredths (72.50) feet to a point;

THENCE at a right angle to the last course and along the front of Unit #1 garage, South forty degrees forty-one minutes forty-eight seconds West (S 40° 41' 48" W), a distance of twenty-two and eighty-eight hundredths (22.88) feet to a point;

THENCE at a right angle to the last course along the side of Unit #1, North forty-nine degrees eighteen minutes twelve seconds West (N 49° 18' 12" W), a distance of seventy-two and fifty hundredths (72.50) feet to

a point;

CONTAINING one thousand, six hundred fifty-eight and eighty hundredths (1,658.80) square feet of land, more or less.

Being known as: 130  
WHITE PINES DRIVE,  
GREENTOWN,  
PENNSYLVANIA 18426.  
TITLE VESTED UNTO  
George Martynuk and Rosemary  
Musoleno a/k/a Rosemary  
Musoleno Martynuk by deed  
from Tia Land Development,  
Inc. dated July 5, 2001 and  
recorded November 21, 2001 in  
Deed Book 1905, Page 2170.

Map Number 070.04-01-12.010

Control Number: 10-0-111117

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Rosemary Musoleno  
aka Rosemary Musoleno  
Martynuk, George Martynuk  
and United States of America  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$523,096.80,  
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 Rosemary  
Musoleno aka Rosemary  
Musoleno Martynuk, George  
Martynuk and United States  
of America DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$523,096.80 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street, Ste.  
1400  
Philadelphia, PA 19109  
12/26/14 · 01/02/15 · 01/09/15

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**SHERIFF SALE**  
**January 21, 2015**  
BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,

CIVIL DIVISION, TO  
EXECUTION NO 1846-2013r  
SURJUDGEMENT NO.  
1846-2013 AT THE SUIT  
OF PennStar Bank, a  
division of NBT Bank, NA  
now by assignment, CNB  
Realty Trust vs Gerard  
Loesch 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 21, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

BY VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
PENNSTAR BANK, a division  
of NBT BANK, NA now by  
assignment, CNB REALTY  
TRUST V. GERARD  
LOESCH Case No. 1846-2013

SUBJECT TO and  
TOGETHER with all  
the restrictions, covenants,  
conditions, easements, and  
rights-of-way that may be of  
record including those contained  
in Pike County Deed Book  
Volume 240 at Page 219, et seq.  
And those that may be visible on  
the ground.

MAP/PARCEL/PLATE:  
182.04-06-80  
PIN NO. 06-0-038141  
LOT SIZE: 0.73 Acres  
PROPERTY ADDRESS: 60

Whipporwill Drive, Bushkill,  
PA 18324.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Gerard Loesch  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$46,359.29,  
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 Gerard Loesch  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$46,359.29 PLUS  
COSTS AND INTEREST AS

AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

Hourigan, Kluger & Quinn  
600 3rd Avenue  
Kingston, PA 18704  
12/26/14 · 01/02/15 · 01/09/15

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**SHERIFF SALE**

**January 21, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
1901-2012 SURJUDGEMENT  
NO. 1901-2012 AT THE  
SUIT OF DEUSTCHE  
BANK, NATIONAL TRUST  
COMPANY AS TRUSTEE  
FOR SOUNDVIEW HOME  
LOAN TRUST 2006-OPT4,  
ASSET-BACKED  
CERTIFICATES, SERIES  
2006-OPT4 vs DARLENE  
LEINER & MICHAEL  
LEINER 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 21, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION FOR  
ADVERTISING  
ALL THAT CERTAIN

LOT OF LAND SITUATE  
IN TOWNSHIP OF  
DELAWARE, PIKE  
COUNTY, PENNSYLVANIA:  
BEING KNOWN AS 139  
Sandstone Drive, Dingmans  
Ferry, PA 18328  
PARCEL NUMBER:  
168.04-05-18  
IMPROVEMENTS:  
Residential Property

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO DARLENE LEINER  
& MICHAEL LEINER  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$165,309.70,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF DARLENE LEINER & MICHAEL LEINER DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$165,309.70 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
UDREN LAW OFFICES PC  
111 WOODCREST RD, STE  
200  
CHERRY HILL, NJ  
08003-3620  
12/26/14 · 01/02/15 · 01/09/15

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**SHERIFF SALE**

**January 21, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2045-2013 SURJUDGEMENT NO. 2045-2013 AT THE SUIT OF NATIONSTAR MORTGAGE LLC vs. THOMAS J. WICKHAM & KATHLEEN A. WICKHAM aka KATHLEEN A. CONLON aka KATHLEEN ANN WICKHAM 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 21, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 2045-2013

Nationstar Mortgage, LLC  
v.

Thomas J. Wickham  
Kathleen A. Wickham a/k/a  
Kathleen A. Conlon a/k/a  
Kathleen Ann Wickham  
owner(s) of property situate  
in the TOWNSHIP OF  
LACKAWAXEN, PIKE  
County, Pennsylvania, being  
Rr 2 Box 929 Tamarack Road,  
Hawley, PA 18428

Parcel No. 016.01-03-24  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$167,371.88  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO THOMAS J. WICKHAM & KATHLEEN A. WICKHAM aka KATHLEEN A. CONLON aka KATHLEEN ANN WICKHAM DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID

REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$167,371.88, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THOMAS J. WICKHAM & KATHLEEN A. WICKHAM aka KATHLEEN A. CONLON aka KATHLEEN ANN WICKHAM DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$167,371.88 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
PHELAN HALLINAN  
1617 JFK BLVD STE 1400  
PHILADELPHIA, PA 19103

12/26/14 · 01/02/15 · 01/09/15

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**SHERIFF SALE**

**January 21, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2077-2011 SURJUDGEMENT NO. 2077-2011 AT THE SUIT OF DEUSTCHE BANK, NATIONAL TRUST COMPANY AS TRUSTEE FOR ARGENT SECURITIES, INC ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-W5 vs MICHAEL P. FIORILLO 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 21, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN piece, parcel and tract of land situate, lying and being in the Township of Westfall, County of Pike and Commonwealth of Pennsylvania, being 2.00 acres, as shown on map entitled "survey Map Showing a Re-Subdivision of Lot B-1 of the Lands of Lawrence and Jean Pagett, Westfall Township, Pike County, Pennsylvania, Williams



and O'Brien, Professional Land Surveyors, 413 Broad Street, Milford, Pennsylvania, October 17, 1988, File No. 86-106", said map being filed in the Pike County Recorder of Deeds Office in Milford, Pennsylvania in Map Book 26, at page 141A.

BEING KNOWN AS: 102 Ponderosa Court, Millrift, PA 18340  
PROPERTY ID NO.: 053.01-01-02  
TITLE TO SAID PREMISES IS VESTED IN Michael P. Firillo and Ruthann Fiorillo BY DEED FROM Jean Padgett DATED 10/12/2001 RECORDED 10/24/2001 IN DEED BOOK 1902 PAGE 714.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO MICHAEL P. FIORILLO DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$169,646.30, 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 MICHAEL P. FIORILLO DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$169,646.30 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
UDREN LAW OFFICES PC  
111 WOODCREST RD, STE  
200  
CHERRY HILL, NJ  
08003-3620  
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