

## 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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### EXECUTOR'S NOTICE

ESTATE OF Sabino (Curlley) Picarello, late of Milford, Pike County, Pennsylvania, deceased. Letters Testamentary on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present same, without delay to  
Salvatore Picarello  
8 Spencer Lane  
Bedminster, NJ 07921  
Executor  
04/24/15 • 05/01/15 • **05/08/15**

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### EXECUTOR'S NOTICE

Estate of Regina Zajaceskowski, late of Westfall Township, Pike County, Pennsylvania, deceased. Letters Testamentary on the above estate have been granted to the undersigned, all persons indebted to said estate are requested to make payment and

those having claims to present same, without delay to David Zajaceskowski, 21 Sullivan Ave, Port Jervis, NY 12771 Executor.  
04/24/15 • 05/01/15 • **05/08/15**

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### EXECUTOR'S NOTICE

Estate of Louis G. Rey, a/k/a Louis George Rey, a/k/a Louis Rey, deceased, late of Milford Borough, Pike County, Pennsylvania. Any person or persons having any claims against or indebted to said estate, present same to Carl Muhlhauser, Executor, 208 Second Street, Milford, PA 18337, or his attorneys, Bugaj/Fischer, PC, P.O. Box 390, 308 Ninth Street, Honesdale, Pennsylvania 18431.

BUGAJ / FISCHER, PC  
P.O. Box 390, 308 Ninth St.  
Honesdale, Pa 18431  
(570) 253-3021  
04/24/15 • 05/01/15 • **05/08/15**

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### EXECUTOR'S NOTICE

ESTATE OF GERARD F. CONDON, late of Dingman Township, Pike County, Pennsylvania, deceased.

Letters testamentary on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present same, without delay to KEVIN GERARD CONDON, of 50 Rebecca Drive, Middletown, NY 10940, or to his attorneys,

KLEMEYER, FARLEY &  
BERNATHY, LLC, 406 Broad  
Street, Milford, PA 18337.  
04/24/15 • 05/01/15 • **05/08/15**

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**EXECUTOR'S NOTICE**

ESTATE OF CAROLINE  
F. VAN DER WENDE, late  
of Dingman Township, Pike  
County, Pennsylvania, deceased.

Letters testamentary on the  
above estate having been granted  
to the undersigned, all persons  
indebted to the said estate are  
requested to make payment  
and those having claims to  
present same, without delay to  
CRAIG VAN DER WENDE,  
6 Northfield Drive, Wantage,  
NJ 07461, or to his attorneys,  
KLEMEYER, FARLEY &  
BERNATHY, LLC, 402 Broad  
Street, Milford, PA 18337.  
05/01/15 • **05/08/15** • 05/15/15

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**ESTATE NOTICE**

Estate of Joseph Matrongolo,  
deceased, late of Pike County,  
Pennsylvania, Letters of  
Administration have been  
granted to the undersigned,  
who requests all persons having  
claims or demands against the  
Estate of the Decedent to make  
known the same, and all persons  
indebted to the Decedent to  
make payments without delay to:  
Deborah Devito, Executrix or to  
her attorney:

Edwin A. Abrahamsen, Jr.,  
Esquire  
1006 Pittston Avenue  
Scranton, PA 18505

**05/08/15** • 05/15/15 • 05/22/15

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**ADMINISTRATRIX'S  
NOTICE**

ESTATE OF Raymond  
G. Giteles late of Milford Pike  
County, Pennsylvania, deceased.

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

Patricia Giteles  
143 Kiesel Road  
Milford, PA 18337  
Administratrix

**05/08/15** • 05/15/15 • 05/22/15

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**EXECUTOR'S NOTICE**

ESTATE OF Richard S.  
Vanicek, late of Delaware  
Township, Pike County,  
Pennsylvania, deceased.

Letters Testamentary on the  
above estate having been granted  
to the undersigned, all persons  
indebted to the said estate are  
requested to make payment, and  
those having claims to present  
same, without delay to: Carol S.  
Vanicek, Executrix, 40 Arbutus  
Avenue, Brick, NJ 08723.

**05/08/15** • 05/15/15 • 05/22/15

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**By virtue of a Writ of Execution  
No. 2738-CV-2013**

U.S. BANK NATIONAL  
ASSOCIATION AS  
TRUSTEE FOR RAMP  
2005-EFC7

V.  
THOMAS MICHAEL  
ASKEW  
COLLETTE ASKEW A/K/A  
COLETTE ASKEW

Your house (real estate) at 211 Bellingham Drive A/K/A 2250 Bellingham Drive A/K/A 748 Saw Creek Estates, Bushkill, PA 18324 is scheduled to be sold at the Sheriff's Sale on 05/28/15 at 10:00 AM in the Monroe County Courthouse, 7th & Monroe Street, Stroudsburg, PA 18360 to enforce the court judgment of \$340,551.97 obtained by U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RAMP 2005-EFC7 (the mortgage) against you.

A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff of Monroe County not later than thirty (30) days after the Sale. The schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the Schedule of Distribution.

**DESCRIPTION:**

**ALL THAT CERTAIN** piece, parcel and tract of land situate, lying and being partly in the Township of Middle Smithfield, County of Monroe and partly situated in the Township of Lehman, County of Pike and Commonwealth of Pennsylvania, more particularly described as follows to wit:

BEING lot or lots No. 2250, Section No. 30, as is more particularly set forth on the Plot Map of Lehman-Pike

Development Corporation, Saw Creek Estates, as same is duly recorded in the Office for the Recording of Deeds, Monroe County.

TAX CODE: 09/5A/4/10  
TAX PIN: 09734501252959

Attorney for Plaintiff:  
PHELÁN HALLINAN  
DIAMOND & JONES, LLP  
1617 JFK BLVD., STE 1400  
One Penn Plaza  
Philadelphia, PA 19103  
215-563-7000  
04/24/15 • 05/01/15 • **05/08/15**

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**IN THE COURT OF  
COMMON PLEAS OF PIKE  
COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW**

**NO. 1939-2014**

**NOTICE OF ACTION  
IN MORTGAGE  
FORECLOSURE**

Deutsche Bank National Trust Company, as Trustee, in trust for the registered holders of Morgan Stanley ABS Capital I Trust 2007-HE6, Mortgage Pass-Through Certificates, Series 2007- HE6

Plaintiff

vs.

Unknown Heirs and/or Administrators of the Estate of John J. Ruzalski, et al  
Defendant(s)

TO: John J. Ruzalski, a single man, and Michael Ruzalski, a single man, as joint tenants with right of survivorship and not as tenants in common

**PRESENTLY OR  
FORMERLY** of 135 Willow Drive, Hawley, PA 18428. A lawsuit has been filed against

you in mortgage foreclosure and against your real estate at 135 Willow Drive, Hawley, PA 18428 because you have failed to make the regular monthly payments on your mortgage loan and the loan is in default. The lawsuit is an attempt to collect a debt from you owed to the plaintiff, Deutsche Bank National Trust Company, as Trustee, in trust for the registered holders of Morgan Stanley ABS Capital I Trust 2007-HE6, Mortgage Pass-Through Certificates, Series 2007- HE6. A detailed notice to you of your rights under the Fair Debt Collection Practices Act (15 U.S.C. §1692, et. seq.) is included in the Complaint filed in the lawsuit. The lawsuit is filed in the Pike County Court of Common Pleas, at the above term and number.

A copy of the Complaint filed in the lawsuit will be sent to you upon request to the Attorney for the Plaintiff, Scott A. Dietterick, Esquire, P.O. Box 1024, Mountainside, NJ 07092. Phone (908) 233-8500.

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY AN 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 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 LAWYER OR CANNOT AFFORD ONE GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. NOTICE TO DEFEND

Commissioners Office  
Pike County Administration Building  
506 Broad Street  
Milford, PA 18337  
(570) 296-7613

LAWYER REFERRAL  
Pennsylvania Bar Association  
P.O. Box 186  
Harrisburg, PA 17108  
Phone (800) 692-7375

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**IN THE COURT OF  
COMMON PLEAS OF PIKE  
COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW**

KEITH W. RASER,  
Plaintiff,

vs.

SPELMAN & LENIHAN  
ASSOCIATES, and its heirs,  
executors, administrators,  
devises, or assigns, and all other  
persons claiming any right, title  
or interest in or to the herein  
described real property other

than Plaintiff, whose identity or identities is unknown, Defendant.

No. 992-2014-Civil  
ACTION TO QUIET TITLE  
TAX SALE  
**JUDGMENT AND ORDER**

AND NOW, this 24th day of March, 2015, it appearing that an Action to Quiet Title was instituted by the above named Plaintiff by filing his Complaint on June 19, 2014, and that the Complaint has been served upon the above named Defendants as required by the Pennsylvania Rules of Civil Procedure and by publication pursuant to Court Order dated October 30, 2014, and it further appearing that no answer or answers have been filed by the Defendant or any of them to the said Complaint, as appears by the Attorney's Affidavit attached hereto;

NOW, THEREFORE, it is hereby ORDERED, ADJUDGED AND DECREED as follows:

1. On September 25, 2013, Plaintiff became the owner in fee simple of a certain parcel of real property as is more particularly described in a certain deed dated and recorded in the Office of the Recorder of Deeds in and for Pike County, Pennsylvania in Book 2436, at Page 2127 on November 18, 2013.

2. The title of said property acquired by virtue of a certain deed thereof, be adjudicated and decreed valid and indefeasible as against all rights and claims whatsoever which may be asserted by the Defendant, and

its respective heirs, executors, administrators, devisees or assigns, and all other persons claiming any right, title or interest in or claim against said real property hereof, and generally by all persons not named as Defendants herein who have or may have any right, title, claim or interest in the premises referred to hereof; and that any right, lien, title, claim or interest of the said Defendant, SPELMAN AND LENIHAN ASSOCIATES, set forth herein shall be forever barred; and that any and all deficiencies, defects and errors whatsoever in the procedure whereby the premises was exposed to the aforesaid public sale and acquired by Plaintiff, including all stages of the procedure from the assessment, levy of tax return by collector, entry of claim, notice of sale, sale, return or report of sale, confirmation of sale, execution, acknowledgment and delivery of the deed, shall not be asserted and decreed valid and indefeasible as against all persons.

3. That if no action of ejectment is brought for the aforesaid premises within a period of thirty (30) days from the entry of this Order, the Defendants, and any and all other persons claiming any right, title or interest, other than Plaintiff, in the aforesaid real property, shall and will be forever barred from asserting any such right, title or interest and, upon praecipe of the Plaintiff herein, the Prothonotary shall enter

final judgment against the said Defendants and in favor of the Plaintiff.

BY THE COURT,  
Joseph F. Kameen, P.J.

cc: Amanda L. Chesar, Esq.

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

**CIVIL ACTION - LAW**  
MICHAEL ULISNY and  
MERRILEE ULISNY, husband  
and wife,

Plaintiffs

vs.

JOSEPH KAKAREHA, and his  
heirs, executors, administrators,  
devises, or assigns, and all other  
persons claiming any right, title  
or interest in or to the herein  
described real property other  
than Plaintiff, whose identity or  
identities is unknown,

Defendant.

No. 993- 2014 - Civil  
ACTION TO QUIET TITLE  
TO: Joseph Kakareha  
DATE OF NOTICE: April 27,  
2015

IMPORTANT NOTICE  
YOU ARE IN DEFAULT  
BECAUSE YOU HAVE  
FAILED TO ENTER A  
WRITTEN APPEARANCE  
PERSONALLY OR BY  
ATTORNEY AND FILE  
IN WRITING WITH THE  
COURT YOUR DEFENSES  
OR OBJECTIONS TO THE  
CLAIMS SET FORTH  
AGAINST YOU. UNLESS  
YOU ACT WITHIN TEN  
DAYS FROM THE DATE  
OF THIS NOTICE A  
JUDGMENT MAY BE

ENTERED AGAINST YOU  
WITHOUT A HEARING  
AND YOU MAY LOSE  
YOUR PROPERTY OR  
OTHER IMPORTANT  
RIGHTS. YOU SHOULD  
TAKE THIS NOTICE TO  
A LAWYER AT ONCE. IF  
YOU DO NOT HAVE A  
LAWYER OR CANNOT  
AFFORD ONE, GO TO  
OR TELEPHONE THE  
FOLLOWING OFFICE TO  
FIND OUT WHERE CAN  
GET LEGAL HELP.

PIKE COUNTY  
COMMISSIONERS  
OFFICE

PIKE COUNTY  
ADMINISTRATION  
BUILDING

506 BROAD STREET  
MILFORD, PA 18337  
(570) 296-7613

LAW OFFICE OF  
Galasso & Kimler, P.C.

BY: \_\_\_\_\_  
Amanda L. Chesar, Esquire  
I.D. # 316487  
308 W. Harford Street  
Milford, PA 18337

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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**

**May 20, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF

COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 64-2012r SUR JUDGEMENT NO. 64-2012 AT THE SUIT OF JPMorgan Chase Bank, National Association, s/b/m Chase home Finance, LLC s/b/m to Chase Manhattan Mortgage Corporation vs Darlene N. Cortez and Edwin Enrique Cortez aka Edwin E. Cortez 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 May 20, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION ALL THAT CERTAIN lot, 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 Tract No. 3705, Section No. 15, Conashaugh Lakes, as shown on plat or map recorded in the Office of the Recorder of Deeds of Pike County in Plat Book 16, Page 53. TITLE TO SAID PREMISES IS VESTED IN Edwin E. Cortez and Darlene N. Cortez, h/w, by Deed from CM Mechanical of Orange County, Inc., a New York Corporation,

dated 09/21/2007, recorded 10/05/2007 in Book 2252, Page 514.  
Tax Parcel: 134.02-01-01  
Premises Being: 108  
Witherspoon Court, Milford, Pa 18337-9757

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Darlene N. Cortez and Edwin Enrique Cortez aka Edwin E. Cortez DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$338,656.50, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Darlene N.  
Cortez and Edwin Enrique  
Cortez aka Edwin E. Cortez  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$338,656.50 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Ctr. Plaza  
Philadelphia, PA 19103  
04/24/15 · 05/01/15 · **05/08/15**

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**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 79-2014r  
SUR JUDGEMENT NO.  
79-2014 AT THE SUIT OF  
Nationstar Mortgage, LLC vs  
Diance M. Lanthier and Robert  
L. Lanthier, Jr. aka Robert L.  
Lanthier 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  
May 20, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID

DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution  
No. 79-2014

Nationstar Mortgage LLC  
v.

Diane M. Lanthier

Robert L. Lanthier, Jr a/k/a

Robert L. Lanthier

owner(s) of property situate

in BLOOMING GROVE

TOWNSHIP, PIKE County,

Pennsylvania, being

115 Willow Drive, a/k/a 3000

Hemlock Farms, Hawley, PA

18428

Parcel No. 107.02-03-38-

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$320,181.73

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 Diance M. Lanthier  
and Robert L. Lanthier,  
Jr. aka Robert L. Lanthier  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$320,181.73,  
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 Diance  
M. Lanthier and Robert L.  
Lanthier, Jr. aka Robert L.  
Lanthier DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$320,181.73 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd, Ste. 1400  
Philadelphia, Pa 19103  
04/24/15 · 05/01/15 · **05/08/15**

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**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
92-2004r SUR JUDGEMENT

NO. 92-2004 AT THE SUIT  
OF JPMorgan Chase Bank,  
NA Successor in interest by  
Purchase From The FDIC as  
Receiver of Washington Mutual  
Bank fka Washington Mutual  
Bank, FA vs Pierre J. Moringlan  
and Mariella Coleman-  
Moringlan 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  
May 20, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

LEGAL DESCRIPTION  
ALL THAT CERTAIN lot or  
lots, parcel or piece of ground  
situate in Lehman Township,  
Pike County, Pennsylvania,  
being lot or lots No. 3373  
Section No. 35 as is more  
particularly set forth on the  
Plot Map of Lehman-Pike  
Development Corporation, Saw  
Creek Estates, as same is duly  
recorded in the Office for the  
Recording of Deeds, Milford,  
Pike County, Pennsylvania in  
Plot Book Volume 28 Page 132.  
TITLE TO SAID PREMISES  
IS VESTED IN Mariella  
Coleman-Moringlan, by Deed  
from Pierre J. Moringlan,  
married and Mariella Coleman-  
Moringlan, his wife, dated  
07/01/2003, recorded  
11/02/2003 in Book 2017, Page  
2499.

Tax Parcel: 197.01-01-44  
Premises Being: L-3373, S-35  
Saw Creek a/k/a, 52 Wickes  
Road, Bushkill, PA 18324

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Pierre J. Moringlan and  
Mariella Coleman-Moringlan  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$188,144.27,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

Mariella Coleman-Moringlan  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$188,144.27 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
04/24/15 · 05/01/15 · **05/08/15**

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**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 212-2014r SUR  
JUDGEMENT NO. 212-2014  
AT THE SUIT OF Nationstar  
Mortgage, LLC vs Veronica  
E. Sabatar, aka Veronica E.  
Sabater 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  
May 20, 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 Milford,

Pike County, Pennsylvania,  
and being known as 127 Senate  
Road, Milford, Pennsylvania  
18337.

TAX MAP AND APRCEL  
NUMBER: 09-0-110812  
THE IMPROVEMENTS  
THEREON ARE: Residential  
Dwelling

REAL DEBT: \$310,341.07  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF: Veronica  
E. Sabater, a/k/a Veronica E.  
Sabatar  
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 Veronica E. Sabatar,  
aka Veronica E. Sabater  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$310,341.07,  
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 Veronica E.  
Sabatar, aka Veronica E. Sabater  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$310,341.07 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe, Weisberg & Conway  
123 South Broad Street, Ste.  
1400  
Philadelphia, PA 19109  
04/24/15 · 05/01/15 · **05/08/15**

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**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
281-2010r SUR JUDGEMENT  
NO.281-2010 AT THE  
SUIT OF Christiana Trust,  
a division of Wilmington  
Savings Fund Society FSB,  
Not in its Individual Capacity  
but as Trustee of Arlp Trust

2 vs Leroy R. Mead and Filiz Mead DÉFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY May 20, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 281-2010-CIVIL Christiana Trust, a Division of Wilmington Savings Fund Society FSB, Not in Its Individual Capacity But as Trustee of Arlp Trust 2 v.

Leroy R. Mead  
Filiz Mead  
owner(s) of property situate in the DELAWARE TOWNSHIP, PIKE County, Pennsylvania, being 120 Lilac Court, Dingmans Ferry, PA 18328  
Parcel No. 168.03-06-28- (Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount: #123,523.14  
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

Leroy R. Mead and Filiz Mead DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$123,523.14, 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 Leroy R. Mead and Filiz Mead DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$123,523.14 PLUS COSTS AND INTEREST AS AFORESAID.

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

Philadelphia, Pa 19103  
04/24/15 · 05/01/15 · 05/08/15

**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
438-2014r SUR JUDGEMENT  
NO. 438-2014 AT THE SUIT  
OF JPMorgan Chase Bank,  
National Association vs John J.  
Franks, 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  
May 20, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 438-2014  
JPMorgan Chase Bank, National  
Association  
v.  
John J. Franks, Jr  
owner(s) of property situate in  
DINGMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being  
Lot 1684 Sec. J, Pocono MT  
Woodland Lakes, a/k/a 136  
Hawthorne Drive, Milford, PA  
18337-7042  
Parcel No. 111.03-03-10-  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$59,325.81  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO John J. Franks, JR.  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$59,325.81,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

OWNERS REPUTED  
OWNERS TO COLLECT  
\$59,325.81 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Ctr. Plaza  
Philadelphia, PA 19103  
04/24/15 · 05/01/15 · **05/08/15**

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**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO562-2014r SUR  
JUDGEMENT NO. 562-2014  
AT THE SUIT OF Green  
Tree Servicing, LLC vs Marcia  
D. Galica 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  
May 20, 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  
follows, to wit; Lot No. 12,  
Block No. 1, Section No. 2,  
Sunrise Lake, as shown on  
plat or map of Sunrise Lake or  
Sunnylands, Inc., subdivisions  
recorded in the Office of the  
Recorder of Deeds of Pike  
County in Plat Book 5 at Page  
98.  
TAX PARCEL # 109.03-02-05  
BEING KNOWN AS: 239  
Sunrise Drive, Milford, PA  
18337

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Marcia D. Galica  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$127,996.96,  
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 Marcia D. Galica DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$127,996.96 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
St. 5000 BNY Mellon Ind Ctr.  
701 Market Street  
Philadelphia, PA 19106  
04/24/15 · 05/01/15 · **05/08/15**

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**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 618-2014r SUR JUDGEMENT NO. 618-2014 AT THE SUIT OF Energy One Federal Credit Union vs Timothy J. Lovley and Gabrielle R. Lovley 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

May 20, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

EXHIBIT "A"  
LEGAL DESCRIPTION OF IMPROVED PROPERTY 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, more particularly described as follows to wit:

BEING Lot No. 16, on a Final Plan - the Farmstead, Section Two owned and developed by Stephen W. Palmer, Westfall Township, Pike County, Pennsylvania, Scale 1"-100', Victor E. Orben, R.S., November 21, 1979, Dwg. No. P-79-206 and recorded in the Office for the Recording of Deeds in and for Pike County, Pennsylvania, in Plat Book 18 at Page 59 on December 18, 1979. BEING the same premises conveyed by Deed of John L. Pfuhrer and Deirdre V. Pfuhrer, his wife, of Milford, Pa, dated September 28, 2005, and recorded in Pike County Deed Book 2136 at Page 317, to TIMOTHY J. LOVLEY and GABRIELLE LOVLEY, his wife of 2 Bryle Place, Chester, NY, Grantees. TOGETHER with all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, reservations and restrictions as of record.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Timothy J. Lovley and Gabrielle R. Lovley DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$268,078.72, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Timothy J. Lovley and Gabrielle R. Lovley DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$268,078.72 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
David F. Chuff, *Esq.*  
400 Broad Street  
Milford, PA 18337  
04/24/15 · 05/01/15 · **05/08/15**

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**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 693-2014r SUR JUDGEMENT NO. 693-2014 AT THE SUIT OF The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders CWALT, Inc. Alternative Loan Trust 2006-27CB, Mortgage Pass-Through Certificates, Series 2006-27CB vs Mark A. 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 May 20, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION  
ALL THAT CERTAIN lot or piece of land situate in the Township of Lehman, County of Pike, Commonwealth of



Pennsylvania, bounded and described as follows:  
Lot No. 91, Phase II, Section 2, of the Glen at Tamiment Subdivision, as shown on those certain plat maps prepared by R.K.R. Hose Associates, and entitled "Section 2-Final Plan, Phase II, The Glen at Tamiment, recorded in the Office of the Recorder of Deeds in and for Pike County, Pennsylvania, recorded February 19, 1988, in Plat Book 25, at Page 133, in the Township of Lehman, County of Pike and Commonwealth of Pennsylvania.

Control No. 06-0-110052  
Map No. 188-03-04-15  
BEING known and numbered as 91 Tomnoddy Drive (a/k/a 91 Tomnoodys Drive), Bushkill, PA, 18371.  
BEING the same premises which Diana Lynch, single, by Deed dated December 26, 2003 and recorded January 8, 2004 in and for Pike County, Pennsylvania, in Deed Book Volume 2026, Page 2477, granted and conveyed unto Mark A. Thomas.

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

AMOUNT OF \$471,924.06, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Mark A. Thomas DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$471,924.06 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Zucker, Goldberg & Ackerman  
200 Sheffield Street, Ste. 301  
Mountainside, NJ 07092  
04/24/15 · 05/01/15 · **05/08/15**

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**SHERIFF SALE**  
**May 20, 2015**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT

OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 730-2014r SUR  
JUDGEMENT NO.730-2014  
AT THE SUIT OF Green  
Tree Servicing, LLC vs Daniel  
A. Vasquez and Margaret A.  
Vasquez 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  
May 20, 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 Blooming Grove, County of  
Pike and State of Pennsylvania,  
more particularly described as  
Lot 9, Block XV, Hemlock  
Farms Community, Stage II,  
as shown on plat of Hemlock  
Farms Community, Laurel  
Ridge, State II, recorded in the  
Office of the Recorder of Deeds,  
Pike County, in plat Book 4,  
page 154, on the 19th day of  
march, 1964.

TAX PARCEL # 01-0-035295  
MAP# 107.02-05-61  
BEING KNOWN AS: 804  
Woodland Court Hemlock  
Farms, Hawley, PA 18428

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

THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Daniel A. Vasquez  
and Margaret A. Vasquez  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$92,635.68,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Daniel A.  
Vasquez and Margaret A.  
Vasquez DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$92,635.68 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
Ste. 5000 BNY Mellon Ind Cyr.  
701 Market Street  
Philadelphia, PA 19106  
04/24/15 · 05/01/15 · **05/08/15**

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**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
745-2013r SUR JUDGEMENT  
NO. 745-2013 AT THE SUIT  
OF Nationstar Mortgage,  
LLC vs Irene Fenstermacher  
and Mark Fenstermacher  
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  
May 20, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

All that certain piece or parcel or  
Tract of land situate Dingman  
Township, Pike County,  
Pennsylvania, and being known  
as 116 Husson Road, Milford,  
Pennsylvania 18337.  
Map Number 111.03-01-11  
Control Number: 03-0-0017091  
THE IMPROVEMENTS  
THEREON ARE: Residential

Dwelling  
REAL DEBT: \$316,199.04  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF: Irene  
Fenstermacher and Mark  
Fenstermacher  
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 Irene Fenstermacher  
and Mark Fenstermacher  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$316,199.04,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Irene Fenstermacher and Mark Fenstermacher DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$316,199.04 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe, Weisberg & Conway  
123 South Broad Street, Ste.  
1400  
Philadelphia, PA 19109  
04/24/15 · 05/01/15 · **05/08/15**

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**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 766-2013r SUR JUDGEMENT NO. 766-2013 AT THE SUIT OF U.S. Bank National Association, as Trustee, successor in interest of Bank of America National Association as Trustee as Successor by merger to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Sterns Asset Backed Securities I LLC, Asset-Backed Certificates, Series 2007-HE1 vs Christine J. Brady DEFENDANTS,

I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY May 20, 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 Blooming Grove, County of Pike and Commonwealth of Pennsylvania, more particularly described as follows to wit: BEING Lot 16, Block XII, Hemlock Farms Community, Stage LVI, as shown on Plat of Hemlock Farms Community, Hemlock Hills, Stage LVI recorded in the office of the Recorder of Deeds of Pike County in Plat Book 7, page 98, on the 13th day of June, 1969. TAX PARCEL # 120.04-03-36 TAX ID 01-0-035140 BEING KNOWN AS: 311 Canoebrook Drive, Hawley, PA 18428

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Christine J. Brady DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR

EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$141,493.90, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
Ste. 5000 BNY Mellon Ind Cent  
701 Market Street  
Philadelphia, PA 19106  
04/24/15 · 05/01/15 · **05/08/15**

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## SHERIFF SALE

May 20, 2015

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 813-2012r SUR JUDGEMENT NO. 813-2012 AT THE SUIT OF HSBC Bank, USA, National Association, as Trustee for The Holders of the Ellington Loan Acquisition Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1 vs Hana Haig DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY May 20, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

## LEGAL DESCRIPTION

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Lackawaxen, Country of Pike and Commonwealth of Pennsylvania, BEING Lot No. 18, Section No. 1, Mountain View Estates, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Pike, Pennsylvania in Plat Book 20, page 53.  
TITLE TO SAID PREMISES IS VESTED IN Hana Haig, by Deed from Universal

Development Corporation,  
dated 06/03/1999, recorded  
06/28/1999 in Book 1786, Page  
227.

Tax Parcel: 034.00-01-38.003-  
Premises Being: 115  
Mountainview Road, Greeley,  
PA 18425-9612

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Hana Haig DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$382,022.67,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

IN EXECUTION AS THE  
PROPERTY OF Hana Haig  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$382,022.67 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1 Penn Ctr Plaza @ Suburban  
Station  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
04/24/15 · 05/01/15 · **05/08/15**

---

**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
878-2014r SUR JUDGEMENT  
NO. 878-2014 AT THE  
SUIT OF Green Tree Services,  
LLC vs Jennifer E. Ray and  
John J. Ray 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  
May 20, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN lot,  
parcel or piece of ground situate

in Lehman Township, Pike County, Pennsylvania, being lot No. 1203, Section no. 17, as is more particularly set forth on the Plot Map of Lehman-Pike Development Corporation, Saw Creek Estates, as same is duly recorded in the Office for the Recording of Deeds, Milford, Pike County, Pennsylvania in Plot Book Volume 16, page 49. PROPERTY ADDRESS: 1203 Dorchester Drive, Bushkill, PA 18324  
PARCEL NO.: 192.02-04-42

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jennifer E. Ray and John J. Ray DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$100,353.27, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Jennifer E. Ray and John J. Ray DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$100,353.27 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
Ste. 5000 BNY Mellon Ind Cent  
701 Market Street  
Philadelphia, PA 19106  
04/24/15 · 05/01/15 · **05/08/15**

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**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 889-2014r SUR JUDGEMENT NO. 889-2014 AT THE SUIT OF Loandepot.com, LLC vs Theresa Viola and James Perrone 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

May 20, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 889-2014

Loandepot.Com, LLC

v.

Theresa Viola

James Perrone

owner(s) of property situate

in LACKAWAXEN

TOWNSHIP, PIKE County,

Pennsylvania, being

114 Briar Court, Lackawaxen,  
PA 18435-7709

Parcel No. 013.02-03-25-

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$256,894.29

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  
Theresa Viola and James Perrone  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$256,894.29,  
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 Theresa  
Viola and James Perrone  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$256,894.29 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,

PENNSYLVANIA

Phelan & Hallinan

1617 JFK Blvd., Ste. 1400

1 Penn Center Plaza

Philadelphia, Pa 19103

04/24/15 · 05/01/15 · **05/08/15**

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**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
896-2014r SUR JUDGEMENT  
NO. 896-2014 AT THE SUIT  
OF Nationstar Mortgage, LLC  
vs Fred T. Hoila and Elizabeth



R. Hoila 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  
May 20, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN lot,  
piece of land, situate, lying  
and being in the Township of  
Blooming Grove, County of  
Pike and State of Pennsylvania,  
more particularly described as  
Lot 14, Block XXV, Hemlock  
Farms Community, Stage LXXI,  
as shown on Plat of Hemlock  
Farms Community, Maple  
Ridge, Stage LXXI recorded in  
the Office of the Recorder of  
Deeds of Pike County in Plat  
Book 7 page 96, on the 13th day  
of June 1969.

PARCEL No. 133.01-02-15  
BEING the same premises  
which Stuart L. Baker and  
Carolyn R. Baker, his wife, by  
Deed dated February 13, 2004  
and recorded February 13, 2004  
in the Pike County Recorder  
of Deeds Office in Deed Book  
2031, page 2348, granted and  
conveyed unto Fred T. Hoila  
and Elizabeth R. Hoila, his wife.

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

OF PENNSYLVANIA TO  
Fred T. Hoila and Elizabeth  
R. Hoila DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$220,075.74,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.  
NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Fred T.  
Hoila and Elizabeth R. Hoila  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$220,075.74 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Shapiro & DeNardo  
3600 Horizon Drive, Ste. 150

King of Prussia, PA 19406  
04/24/15 · 05/01/15 · 05/08/15

**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
990-2014r SUR JUDGEMENT  
NO. 990-2014 AT THE  
SUIT OF The Honesdale  
National Bank vs Alfredo  
Camacho 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  
May 20, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

PROPERTY DESCRIPTION  
ALL THAT CERTAIN lot,  
parcel or piece of ground situate  
in the Township of Lackawaxen,  
County of Pike and State of  
Pennsylvania as follows:  
BEING Lot Number 25,  
Section Number 1 as shown  
on map entitled subdivision of  
Section 1, Tink Wig Mountain  
Lake Forest Corp. on file in the  
Recorder's Office at Milford,  
Pennsylvania in Plot Book No.  
10, Page 125.  
Parcel ID No. 016.02-01-83  
Property has been improved.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Alfredo Camacho  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$136,915.54,  
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 Alfredo  
Camacho DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$136,915.54 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
John J. Martin  
1022 Court Street  
Honesdale, PA 18431  
04/24/15 · 05/01/15 · **05/08/15**

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**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1005-2014r  
SUR JUDGEMENT NO.  
1005-2014 AT THE SUIT  
OF PNC Mortgage, a division  
of PNC Bank, NA vs Gerard  
Quagliano and Christine N.  
Quagliano 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  
May 20, 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  
and State of Pennsylvania, more  
particularly described as follows,  
to wit:  
LOT NO. 12, BLOCK NO.  
41, SECTION NO. 3, 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 7,  
Page 150.  
TAX PARCEL # 110.03-02-50  
BEING KNOWN AS; 141  
Ridge Drive, Milford Pa 18337

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Gerard Quagliano and  
Christine N. Quagliano  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$181,000.97,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Gerard  
Quagliano and Christine N.  
Quagliano DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$181,000.97 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
Ste. 5000 BNY Mellon Ind Ctr.  
701 Market Street  
Philadelphia, PA 19106  
04/24/15 · 05/01/15 · **05/08/15**

**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1053-2014r SUR  
JUDGEMENT NO. 1053-2014  
AT THE SUIT OF Wells  
Fargo Bank, NA as Successor  
by merger to Wachovia Bank,  
NA vs Frank Herzek and Carol  
Herzek 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  
May 20, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID

DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 1053-2014  
Wells Fargo Bank, N.A.  
as Successor by Merger to  
Wachovia Bank, N.A.  
v.  
Frank Herzek  
Carol Herzek  
owner(s) of property situate in  
DELAWARE TOWNSHIP,  
PIKE County, Pennsylvania,  
being  
103 Conifer Lane a/k/a, F 6  
Route 1, Dingmans Ferry, PA  
18328-4209  
Parcel No. 149.02-03-33-  
(Acreage or street address)  
Improvements thereon:  
**RESIDENTIAL DWELLING**  
Judgment Amount: \$82,352.96  
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  
Frank Herzek and Carol Herzek  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$82,352.96,  
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 Frank Herzek and Carol Herzek DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$82,352.96 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Ctr. Plaza  
Philadelphia, PA 19103  
04/24/15 · 05/01/15 · **05/08/15**

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**SHERIFF SALE**

**May 20, 2015**  
BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1062-2014r  
SUR JUDGEMENT NO.  
1062-2014 AT THE SUIT  
OF Santander Bank, National

Association, f/k/a Penn Savings Bank, F.S.B. vs Mary Susan Wardell 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 May 20, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 1062-2014-CIVIL Santander Bank, National Association, f/k/a Penn Savings Bank, F.S.B.

v.

Mary Susan Wardell  
owner(s) of property situate in DELAWARE TOWNSHIP, PIKE County, Pennsylvania, being  
Lot 6 Blk 1501 Roundhill, a/k/a 130 Roundhill Road, Dingmans Ferry, PA 18328  
Parcel No. 168.04-09-79-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$83,971.74  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

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

DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$83,971.74,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Mary Susan  
Wardell DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$83,971.74 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1 Penn Ctr Plaza @ Suburban  
Station  
1617 JFK Blvd., Ste. 1400

Philadelphia, PA 19103  
04/24/15 · 05/01/15 · 05/08/15

**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1085-2014r  
SUR JUDGEMENT NO.  
1085-2014 AT THE SUIT  
OF Wilmington Trust, NA  
successor Trustee to Citibank,  
NA as Trustee, for the Benefit of  
Registered Holders of Structured  
Asset Mortgage Investments  
II Trust 2007-AR3, Mortgage  
Pass-Through Certificates,  
Series 2007-AR3 vs Jose J.  
Benitez 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  
May 20, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

All That Certain Lot Or  
Parcel Of Land Situate In The  
Township Of Dingman, County  
Of Pike And Commonwealth  
Of Pennsylvania, Being Lot No.  
1557, Section No, 1, As Shown  
On A Map Or Plan Of Pocono  
Mountain Woodland Lakes On  
File In The Recorder Of Deeds  
Office At Milford, Pike County,

Pennsylvania, In Plat Book  
Volume 12, Page 94.  
Property Address: 105 Cypress  
Lane, Milford, PA 18337  
Being Known As Parcel Number  
110.02-02-36

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Jose J. Benitez  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$291,248.69,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$291,248.69 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
Ste. 5000 BNY Mellon Ind Cent  
701 Market Street  
Philadelphia, PA 19106  
04/24/15 · 05/01/15 · **05/08/15**

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**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1144-2014r SUR  
JUDGEMENT NO. 1144-2014  
AT THE SUIT OF Wells  
Fargo Bank, NA vs Jessica  
M. Cortes 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  
May 20, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

LEGAL DESCRIPTION  
ALL THAT CERTAIN piece,  
parcel and tract of land situated,  
lying and being in the Township  
of Delaware, County of Pike

and State of Pennsylvania, more particularly described as follows to wit:

BEING Lot 3, Block W-1201, as set forth on a Plan of Lots - Wild Acres, Section 12, Delaware Township, Pike County, Pennsylvania, dated May 1971, by Joseph D. Sincavage, Monroe Engineering, Inc., Stroudsburg, Pennsylvania, and filed in the Office for the Recording of Deeds in and for Pike County, Pennsylvania, in Map Book Volume 8, Page 172, on June 7, 1971.

TITLE TO SAID PREMISES IS VESTED IN Jessica M. Cortes, a single woman, by Deed from Gregg Burgess, a married man, dated 09/23/2009, recorded 09/28/2009 in Book 2320, Page 1028.  
Tax Parcel: 175.02-06-20-  
Premises Being: 106 Westwood Drive, Dingmans Ferry, PA 18328-4055

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jessica M. Cortes DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$107,788.63, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT

REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Jessica M. Cortes DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$107,788.63 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
04/24/15 · 05/01/15 · **05/08/15**

**SHERIFF SALE**  
**May 20, 2015**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1161-2014r SUR



JUDGEMENT NO. 1161-2014  
AT THE SUIT OF U.S. Bank  
National Association successor  
Trustee to Wilmington Trust  
Company successor Trustee to  
Bank of America, NA successor  
by merger to Lasalle Bank, NA  
as Trustee for LXS 2007-1 Trust  
Fund vs. Jordan Love aka Jordan  
E. Love and Lakendra Love aka  
La’Kendra Love aka Lakendra  
S. Love 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  
May 20, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN lot,  
parcel or piece of land situate  
in Lehman Township, Pike  
County, Pennsylvania, being Lot  
NO. 3546, Section No. 37, as  
is more particularly set forth on  
the Plan of Lots of development  
known as Saw Creek Estates,  
recorded in the Recorder’s  
Office in and for Pike County at  
Milford, Pennsylvania, in Plot  
Book Volume 34, Pages 112,  
113, 114, 115, 116 and 117 and  
Plot Book 36, Page 12.  
FOR INFORMATIONAL  
PURPOSES ONLY: The APN  
is shown by the County Assessor  
as 197-01-03-11; source of  
Title is Book 2117, Page 1977  
(Recorded 06/27/05)  
Parcel No. 197.01-03-11

BEING the same premises  
which Kalian AT Poconos,  
LLC, a New Jersey limited  
liability company, by Deed dated  
June 22, 2005 and recorded June  
27, 2005 in the Pike County  
Recorder of Deeds Office in  
Deed Book 2117, page 1977,  
granted and conveyed unto  
Jordan Love and La’Kendra  
Love, his wife.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Jordan Love aka Jordan  
E. Love and Lakendra  
Love aka La’Kendra Love  
aka Lakendra S. Love  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$310,481.42,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

(30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Jordan Love aka Jordan E. Love and Lakendra Love aka La'Kendra Love aka Lakendra S. Love DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$310,481.42 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Shapiro & DeNardo  
3600 Horizon Drive, Ste. 150  
King of Prussia, PA 19406  
04/24/15 · 05/01/15 · **05/08/15**

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**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1169-2014r SUR JUDGEMENT NO. 1169-2014 AT THE SUIT OF Wells Fargo Bank, NA, s/b/m to Wells Fargo Home Mortgage, Inc. vs Patricia Padden and Michael J. Padden 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 May 20, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 1169-2014 Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc.

v.

Patricia Padden

Michael J. Padden

owner(s) of property situate in BLOOMING GROVE TOWNSHIP, PIKE County, Pennsylvania, being 3411 Hemlock Farms a/k/a 140 Burning Tree Drive a/k/a 100 Saddlebrook Lane, Lords Valley, PA 18428

Parcel No. 120.02-02-51-

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$89,951.21

Attorneys for Plaintiff

Phelan Hallinan, LLP

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

AMOUNT OF \$89,951.21,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Patricia  
Padden and Michael J. Padden  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$89,951.21 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1 Penn Ctr Plaza @ Suburban  
Station  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
04/24/15 · 05/01/15 · **05/08/15**

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**SHERIFF SALE**  
**May 20, 2015**  
BY VIRTUE OF WRIT

OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO1182-2014r SUR  
JUDGEMENT NO.1182-2014  
AT THE SUIT OF Wells  
Fargo Bank, NA vs Ellen  
P. Mohrhoff and Sean S.  
Mohrhoff 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  
May 20, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
By virtue of a Writ of Execution  
No. 1182-2014  
Wells Fargo Bank, NA  
v.  
Ellen P. Mohrhoff  
Sean S. Mohrhoff  
owner(s) of property situate  
in LEHMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being  
107 Shady Court, Bushkill, PA  
18324  
Parcel No. 194.03-01-56-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$89,046.04  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY

VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Ellen P. Mohrhoff and Sean S. Mohrhoff DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$89,046.04, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Ellen P. Mohrhoff and Sean S. Mohrhoff DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$89,046.04 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Ctr. Plaza  
Philadelphia, Pa 19103  
04/24/15 · 05/01/15 · **05/08/15**

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**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1233-2014r SUR JUDGEMENT NO. 1233-2014 AT THE SUIT OF OCWEN Loan Servicing, LLC vs Kenneth J. Pisciotta 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 May 20, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution no. 1233-2014 OCWEN Loan Servicing, LLC v. Kenneth J. Pisciotta owner(s) of property situate in the DINGMAN TOWNSHIP, PIKE County, Pennsylvania, being Tract 1201 Section 6 a/k/a, 4295

Conashaugh Lake, Dingman  
Township, PA 18337  
Parcel No. 03-0-016618  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$71,128.04  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Kenneth J. Pisciotta  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$71,128.04,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Kenneth J.  
Pisciotta DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$71,128.04 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
04/24/15 · 05/01/15 · **05/08/15**

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**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1306-2014r SUR  
JUDGEMENT NO.1306-2014  
AT THE SUIT OF PHH  
Mortgage Corporation vs  
Gary Allen and Nichelle  
Allen 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  
May 20, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution  
No. 1306-2014

PHH Mortgage Corporation  
v.

Gary Allen

Nichelle Allen

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

124 Gandolf Road, Tamiment,  
PA 18371

Parcel No. 187.04-02-05-  
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$348,368.37

Attorneys for Plaintiff

Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Gary Allen and Nichelle Allen  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$348,368.37,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT

A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Gary  
Allen and Nichelle Allen  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$348,368.37 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

Phelan & Hallinan

1 Penn Ctr Plaza @ Suburban  
Station

1617 JFK Blvd., Ste. 1400

Philadelphia, PA 19103

04/24/15 · 05/01/15 · **05/08/15**

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**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1315-2013r  
SUR JUDGEMENT  
NO. 1315-2013 AT THE  
SUIT OF PHH Mortgage  
Corporation vs Richard E.  
Wixon, Jr. and Jennifer L.  
Wilson 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  
 May 20, 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 Shohola, County of Pike, and  
 Commonwealth of Pennsylvania,  
 more particularly described as  
 Lot 1-A block 3 Unit No. 4  
 Walker Lake Shores as set forth  
 on a map by Pasquale R. Addio,  
 L.S., Drawing No. 2005-80,  
 which map was recorded in  
 the Office of the Recorder of  
 Deeds in Plat Book 40 at page  
 282 on May 18, 2005, and more  
 particularly described as follow  
 to wit:

BEGINNING at an iron pin for  
 corner situated on the Easterly  
 most side Right-of-Way of  
 maple Drive with the northern  
 most side Right-of-Way of  
 Maple Drive with the northern  
 most side Right-of-Way  
 intersection of Piute Road in the  
 Pa Lake Shore section of Walker  
 Lakes the following, to wit:  
 Thence along the Piute Road  
 Right of Way, South 40 degrees  
 22 minutes 00 seconds East  
 215.90 feet to a corner, Thence,  
 leaving said road and running  
 along line of Lot #9 North 49  
 degrees 38 minutes 00 seconds

East 95.00 feet to a corner;  
 Thence, North 40 degrees  
 22 minutes 00 seconds West  
 110.00 feet to a corner; Thence,  
 North 49 degrees 38 minutes  
 00 seconds West 47.50 feet to a  
 corner; Thence, North 40 degrees  
 22 minutes 00 seconds West  
 131.70 feet to a point situated on  
 the East side Right-of-Way of  
 maple Drive; Thence, along said  
 Right-of-Way of Maple Drive  
 South 39 degrees 22 minutes 15  
 seconds West 144.81 feet to a  
 point of BEGINNING.

CONTAINING 0.6285 acres of  
 land more or less.

Shown on a Lot Consolidation  
 Map by Pasquale R. Addio, LS.,  
 Drawing No. 2205-80 Dated  
 March 21, 2005, now known as  
 Lot 1A, Block 3, Unit No. 4.

THE FIVE LOTS described  
 herein are hereby irrevocable  
 joined together as one lot or  
 building site. The lots may not  
 be sold separately or further  
 subdivided without the prior  
 approval of Shohola Township.  
 The lot joinder described herein  
 shall constitute a covenant  
 running with the land.

BEING THE SAME  
 PRESMIES which James C.  
 Marion, by Deed dated February  
 13, 2006 and recorded February  
 14, 2006 in the Office of the  
 Recorder of Deeds in and for the  
 County of Pike, in Deed Book  
 2159, Page 1526, as Instrument  
 No. 200600002736, granted  
 and conveyed unto Richard E.  
 Wixon, Jr.

THE SALE IS MADE BY  
 VIRTUE OF A WRIT OF

EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Richard E. Wixon,  
Jr. and Jennifer L. Wilson  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$277,663.26,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Richard  
E. Wixon, Jr. and Jennifer L.  
Wilson DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$277,663.26 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Shapiro & DeNardo  
3600 Horizon Drive, Ste. 150  
King of Prussia, PA 19406  
04/24/15 · 05/01/15 · **05/08/15**

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**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1428-2014r  
SUR JUDGEMENT NO.  
1428-2014 AT THE SUIT  
OF Wells Fargo Bank, NA  
vs Sheena Frager and Hasan  
Sanders 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  
May 20, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 1428-2014  
Wells Fargo Bank, NA  
v.  
Sheena Frager  
Hasan Sanders  
owner(s) of property situate  
in LEHMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being 3203 Kirkham Road, a/k/a



340 Wickes Road, Bushkill, PA  
18324  
Parcel No. 197.03-03-15-  
(Acreage or street address)  
Improvements thereon:  
**RESIDENTIAL DWELLING**  
Judgment Amount: \$268,250.97  
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  
Sheena Frager and Hasan  
Sanders DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$268,250.97,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Sheena  
Frager and Hasan Sanders  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$268,250.97 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
04/24/15 · 05/01/15 · **05/08/15**

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**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1589-2009r SUR  
JUDGEMENT NO. 1589-2009  
AT THE SUIT OF Srmof II  
2012-1 Trust, US Bank Trust  
National Association, Not in  
its Individual Capacity But  
Solely as Trustee vs Victor  
Castanheira and Jacqueline  
Pimentel aka Jacqueline  
Pimendel 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  
May 20, 2015 at 11:00 AM

PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 2009-01589  
Srmof II 2012-1 Trust, US Bank  
Trust National Association, Not  
in its Individual Capacity But  
Solely as Trustee  
v.  
Victor Castanheira  
Jacqueline Pimentel a/k/a  
Jacqueline Pimendel  
owner(s) of property situate in  
the PIKE County, Pennsylvania,  
being  
197 Deer Run Court, Bushkill,  
PA 18324  
Parcel No. 182.01-01-08-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$136,646.45  
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 Castanheira and  
Jacqueline Pimentel aka  
Jacqueline Pimendel  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$136,646.45,  
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 Castanheira  
and Jacqueline Pimentel  
aka Jacqueline Pimendel  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$136,646.45 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
04/24/15 · 05/01/15 · **05/08/15**

**SHERIFF SALE**  
**May 20, 2015**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL

DIVISION, TO EXECUTION  
NO 1611-2012r SUR  
JUDGEMENT NO.1611-2012  
AT THE SUIT OF Wells  
Fargo Bank, NA vs Joseph  
Mihok and Matthew  
Welch 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  
May 20, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
By virtue of a Writ of Execution  
No. 1611-2012-CIVIL  
Wells Fargo Bank, N.A.  
v.  
Joseph Mihok  
Matthew Welch  
owner(s) of property situate  
in LEHMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being  
4115 Bear Cub Court, a/k/a  
Lot 157 Sec. 3 Pocono Ranch,  
Bushkill, Pa 18324-7835  
Parcel No. 182.01-04-19-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$80,655.70  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

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

THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Joseph Mihok and Matthew  
Welch DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$80,655.70,  
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 Joseph  
Mihok and Matthew Welch  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$80,655.70 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Ctr. Plaza  
Philadelphia, PA 19103  
04/24/15 · 05/01/15 · **05/08/15**

**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1775-2013r  
SUR JUDGEMENT NO.  
1775-2013 AT THE SUIT  
OF Nationstar Mortgage LLC,  
d/b/a Champion Mortgage  
Company vs Denise K. Vanriper  
aka Denise K. Collins, known  
surviving Heir of Richard  
Collin, Deceased Mortgagor  
and Real Owner and Unknown  
Surviving Heirs of Richard  
Collin, 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  
May 20, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

LEGAL DESCRIPTION  
ALL THAT CERTAIN  
piece or parcel of land, situate  
and being in the Township of  
Shohola, County of Pike and  
State of Pennsylvania, upon a

map entitled "Map of proposed  
lots, map of lands of Charles  
Swezy, Shohola Township, Pike  
County, PA." dated August  
11, 1971 recorded in Pike  
County Map Book 9, page 61  
on October 27, 1971 which  
premises is more particularly  
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 "Happy Hollow" said  
corner being a common corner  
of Lots 1 and 2 of said tract;  
thence along the center of said  
road to cul-de-sac and along a  
continuation of the center of  
the road North seventy-two  
(72) degrees twenty-four (24)  
minutes West two hundred eight  
& 1/10 (208.1) feet to a corner  
in the westerly line of said tract;  
thence North ten (10) degrees  
forty-eight (48) minutes East  
seven hundred seventy-nine  
and twenty five onehundredths  
(779.25) fet to a pipe and stone  
marker to a corner; thence South  
sixty seven (67) degrees eight  
(08) minutes East two hundred  
sixty seven and no tenths (267.0)  
feet to a corner, said corner  
being a common corner of Lots  
No 1 and 2; thence along the  
common line dividing Lots  
1 and 2 South fourteen (14)  
degrees fifty eight minutes (58)  
West seven hundred forty-nine  
and sixty five one hundredths  
(749.65) feet more or less to  
a corner in the middle of the  
aforementioned fifty (50) foot  
wide private roadway and  
utility right of way, to the point

or place of BEGINNING.  
CONTAINING four and one  
tenths (4.1) acres, be the same  
more or less.

BEING LOT #1 of the tract  
known as HAPPY HOLLOW.

Title to said premises vested  
unto Richard Collins by deed  
from Marie Manning, Widow  
dated November 18, 1994 and  
recorded November 21, 1994 in  
Deed Book 978, Page 202.

The said Richard Collins died on  
April 29, 2013 thereby vesting  
title in Denise K. Vanriper,  
a/k/a Denise K. Collin, Known  
Surviving Heir of Richard  
Collin, Deceased Mortgagor  
and Real Owner and Unknown  
Surviving Heirs of Richard  
Collin, Deceased Mortgagor and  
Real Owner by operation of law.

Being known as:

123 WHITETAIL  
DRIVE, SHOHOLA,  
PENNSYLVANIA 18458.

Map Number: 028.04-01-12

Control Number: 12-0-071064

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Denise K. Vanriper aka Denise  
K. Collins, known surviving Heir  
of Richard Collin, Deceased  
Mortgagor and Real Owner  
and Unknown Surviving Heirs  
of Richard Collin, Deceased  
Mortgagor and Real Owner  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR

EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$87,735.83,  
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 Denise  
K. Vanriper aka Denise K.  
Collins, known surviving Heir  
of Richard Collin, Deceased  
Mortgagor and Real Owner  
and Unknown Surviving Heirs  
of Richard Collin, Deceased  
Mortgagor and Real Owner  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$87,735.83 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

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

1400  
Philadelphia, PA 19109  
04/24/15 · 05/01/15 · 05/08/15

**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1821-2013r  
SUR JUDGEMENT NO.  
1821-2013 AT THE SUIT  
OF JPMorgan Chase Bank,  
National Association vs Stella  
Aleksanova 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  
May 20, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN  
lot or lots, parcel or piece of  
ground situate in Lehman  
Township, Pike County,  
Pennsylvania, being lot or lots  
No. 2001, Section No. 3 as is  
more particularly set forth on  
the Plot Map of Lehman-Pike  
Development Corporation, Saw  
Creek Estates, as same is duly  
recorded in the Office for the  
Recording of Deeds, Milford,  
Pike County, Pennsylvania in  
Plot Book Volume 24, Page 49.  
PARCEL NO.: 196.04-07-48

PROPERTY ADDRESS: 207  
Manchester Drive a/k/a 2001  
Manchester 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 Stella Aleksanova  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$141,906.19,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

OWNERS TO COLLECT  
\$141,906.19 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
Ste. 5000 BNY Mellon Ind Cent  
701 Market Street  
Philadelphia, PA 19106  
04/24/15 · 05/01/15 · **05/08/15**

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**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1936-2013r  
SUR JUDGEMENT NO.  
1936-2013 AT THE SUIT  
OF Deutsche Bank National  
Trust Company, as trustee, in  
trust for the registered holders  
of Morgan Stanley ABS Capital  
I Trust 2006-HE6, Mortgage  
Pass-Through Certificates,  
Series 2006-HE6 vs Ralph  
Harriott, Jr. and Gillian  
Harriott 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  
May 20, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID

DATE:

SHORT PROPERTY  
DESCRIPTION  
BY VIRTUE OF A WRIT OF  
EXECUTION TO CASE NO.  
2013-01936

ISSUED TO PLAINTIFF:  
DEUTSCHE BANK  
NATIONAL TRUST  
COMPANY, AS TRUSTEE,  
IN TRUST FOR THE  
REGISTERED HOLDERS  
OF MORGAN STANLEY  
ABS CAPITAL I TRUST  
2006-HE6, MORTGAGE  
PASS-THROUGH  
CERTIFICATES, SERIES  
2006-HE6  
PROPERTY BEING  
KNOWN AS:

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:

LOT number 6, block no. 38,  
section no. 3, Gold Key estates,  
as shown on plat or map of  
Gold Key estates, subdivisions  
recorded in the office of the  
recorder of deeds of Pike County  
in plat book 6, page 13.

BEING THE SAME property  
conveyed to Ralph Harriott, Jr.  
by deed from Michael Berardi  
and Rosemarie Berardi, his wife,  
recorded 02/26/1999 in deed  
book 1709, page 48.

PARCEL IDENTIFICATION  
NO: 110.03-03-27, CONTROL  
#: 03-0-020449

BEING KNOWN AS: 176 East  
Lake Drive Milford, PA 18337

IMPROVEMENTS  
THEREON CONSIST OF:  
Residential Dwelling  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Ralph  
Harriott, Jr. and Gillian Harriott  
and United States  
PIN NUMBER, WHICH IS  
THE ASSESSMENT OR  
PARCEL NO., MAP, BLOCK  
AND LOT): 110.03-03-27  
ATTORNEY ON WRIT:  
MARTHA E. VON  
ROSENSTIEL, P.C.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Ralph Harriott, Jr.  
and Gillian Harriott and  
United States of America  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$248,285.16,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Ralph  
Harriott, Jr. and Gillian Harriott  
and United States of America  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$248,285.16 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Martha E. Von Rosensteil  
649 South Avenue, Ste. 7  
Secane, PA 19018  
04/24/15 · 05/01/15 · **05/08/15**

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**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1981-2011r SUR  
JUDGEMENT NO. 1981-2011  
AT THE SUIT OF Wells  
Fargo Bank, NA vs Brien C.  
Buchanan and Carol Ann  
Buchanan 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 May 20, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 1981-2011

Wells Fargo Bank, N.A.

v.

Brien C. Buchanan

Carol Ann Buchanan

owner(s) of property situate

in the TOWNSHIP OF

DINGMAN, PIKE County,

Pennsylvania, being

110 Old Bridge Road, Milford,

PA 18337-6502

Parcel No. 126.00-01-07

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$134,205.52

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 Brien C. Buchanan

and Carol Ann Buchanan

DEFENDANTS, OWNER,

OR REPUTED OWNERS

OF THE AFORESAID

REAL PROPERTY FOR

EXECUTION UPON A

JUDGMENT ON THE

AMOUNT OF \$134,205.52,

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 Brien C. Buchanan and Carol Ann Buchanan DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$134,205.52 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

Phelan & Hallinan

1 Penn Ctr Plaza @ Suburban Station

1617 JFK Blvd., Ste. 1400

Philadelphia, PA 19103

04/24/15 · 05/01/15 · **05/08/15**

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**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE

COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2052-2007r SUR JUDGEMENT NO. 2052-2007 AT THE SUIT OF Washington Mutual Bank vs Robert H. Murray, 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 May 20, 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 IN THE TOWNSHIP OF LEHMAN, COUNTY OF PIKE AND STATE OF PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT(S) 70 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 VOL. 10 AT PAGE 26 ON JUNE 20, 1973. UNDER AND SUBJECT TO ALL THE RIGHTS, PRIVILEGES, BENEFITS, EASEMENTS, COVENANTS,

CONDITIONS, RESTRICTIONS, RESERVATIONS, TERMS AND PROVISIONS AS MORE PARTICULARLY SET FORTH IN THE ABOVE RECITED DEED. PARCEL No. 06-0-040051 BEING known and numbered as 207 Pine Ridge, Bushkill, PA 18324. BEING the same premises which HARMON HOMES, INC., by Deed dated July 14, 2003 and recorded July 16, 2003 in and for Pike County, Pennsylvania, in Deed Book Volume 1993, Page 2300, granted and conveyed unto Robert H. Murray, Jr., a married man.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Robert H. Murray, Jr. DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$295,576.10, 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 Robert H.  
Murray, Jr. DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$295,576.10 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Zucker Goldberg & Ackerman  
200 Sheffield Street, Ste. 301  
Mountainside, NJ 07092  
04/24/15 · 05/01/15 · **05/08/15**

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