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## 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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### ADMINISTRATOR'S NOTICE

ESTATE OF JEFFREY C. TYNE late of Shohola, 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 Gerald P. Tyne, Administrator, 104 North Washington Avenue, Bergenfield, New Jersey 07621. 11/20/15 • 11/27/15 • **12/04/15**

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### ESTATE NOTICE

Estate of Joanna C. Zaruba, late of the Borough of Milford, Pike County, Pennsylvania, deceased on October 4, 2015.

LETTERS TESTAMENTARY in the above-named estate having been granted to the undersigned,

who requires all persons indebted to the estate to make immediate payment and those having claims against the Estate are directed to present the same without delay to the undersigned or her attorney within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of PIKE County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant. Robert Zaruba, Executor c/o Lara Anne Dodsworth 115 Steele Lane, Suite 1 Milford, Pennsylvania 18337 11/20/15 • 11/27/15 • **12/04/15**

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### ESTATE NOTICE

Estate of Joseph Sommer Sr., late of Lehman Township, Pike County, Commonwealth of Pennsylvania, deceased.

Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court

Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.

Joseph Sommer Jr.  
23 Phyllis Pl.

Randolph, NJ 07869  
or To:

Bonnie T Miller

334 S. Union Ave

Cranford, NJ 07016

11/20/15 • 11/27/15 • **12/04/15**

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**ADMINISTRATOR'S  
NOTICE**

Estate of Leonard A. Janes Jr., deceased, late of Dingman Township, 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:

Laura Brown

8701 Claymont Drive, Apt B

Henrico, VA 23229

Michele Fausak

108 Spruce Street, Apt 1A

Newark, NJ 07108

Administratrix

11/20/15 • 11/27/15 • **12/04/15**

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**EXECUTOR'S NOTICE**

ESTATE OF Raymond F.

Toumey late of Delaware

Township, Pike County,

Pennsylvania, deceased.

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

those having claims to present same, without delay to Robert or Michael Toumey, 113 Seneca Trail, Dingmans Ferry, PA 18328, Executor.

11/20/15 • 11/27/15 • **12/04/15**

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**EXECUTRIX NOTICE**

Estate of Harvey Harold

Hotalen, deceased, late of 118

Mott Street, Milford, PA 18337.

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 the same,

without delay to:

Rhonda Leister

110 Green Meadow Ct.

Milford, PA 18337

Executrix

11/27/15 • **12/04/15** • 12/11/15

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**ESTATE NOTICE**

RE: ESTATE OF JACOB M.

PENNINGS

NOTICE IS HEREBY

GIVEN that Letters

Testamentary in the Estate of

JACOB M. PENNINGS, late

of Dingman Township, Pike

County, Pennsylvania, have been

granted to the undersigned. All

persons indebted to said estate

are required to make immediate

payment and those having claims

shall present them for settlement

to:

MONIQUE McCUTCHEON,

EXECUTRIX

KEVIN R. GREBAS, Esquire

COLBERT & GREBAS, P.C.

210 Montage Mountain Road –

Suite A

Moosic, PA 18507  
Date of Death: September 13,  
2015  
11/27/15 • 12/04/15 • 12/11/15

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**ESTATE NOTICE**

Estate of Philip T. Moricone  
deceased of Milford Township,  
Pike County, Pennsylvania.  
Letters Testamentary on the  
above estate having been granted  
to Philip T. Moricone, Jr.  
Executor, all persons indebted to  
the said estate are requested to  
make payment, and those having  
claims to present the same  
without delay to her attorney,  
Anthony J. Magnotta, Esquire,  
1307 Purdytown Turnpike, Suite  
A, Lakeville, PA 18438.  
11/27/15 • 12/04/15 • 12/11/15

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**Executor's Notice**

Estate of Gerda Potenza late  
of Matamoras, Pike County,  
Pennsylvania, deceased.  
Letters Testamentary on the  
above estate having been granted  
to the undersigned, all persons  
indebted to said estate are  
requested to make payment and  
those having claims to present  
same, without delay to  
Danielle Sperry  
703 Avenue P  
Matamoras, PA 18336  
or to her attorney William  
Onofry, 17-19 Sussex Street, PO  
Box 711, Port Jervis, New York  
12771  
11/27/15 • 12/04/15 • 12/11/15

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**ESTATE NOTICE**

Estate of JANET  
YOUNG late of the Township  
of Dingman, Pike County,

Pennsylvania, died on June 10,  
2015.

LETTERS OF  
ADMINISTRATION in the  
above-named estate having been  
granted to the undersigned,  
who requEstates all persons  
indebted to the estate to make  
immediate payment and those  
having claims against the Estate  
are directed to present the same  
without delay to the undersigned  
or her attorney within four (4)  
months from the date hereof  
and to file with the Clerk of  
the Court of Common Pleas of  
PIKE County, Orphans' Court  
Division, a particular statement  
of claim, duly verified by an  
affidavit setting forth an address  
within the county where notice  
may be given to claimant.  
Simone N. Thomas, Executrix  
c/o Lara Anne Dodsworth, Esq.  
115 Steele Lane, Suite 1  
Milford, Pennsylvania 18337  
12/04/15 • 12/11/15 • 12/18/15

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**EXECUTOR NOTICE**

Estate of Joy Ann Mosteller,  
deceased, late of Pike County,  
Pennsylvania, 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  
the same, without delay to:  
Roger A. Mosteller, Executor,  
107 Kitty Harker Road,  
Dingmans Ferry, PA 18328.  
12/04/15 • 12/11/15 • 12/18/15

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**ESTATE NOTICE**

Estate of William John Brewster,

Deceased, late of Milford, Pike County, Pennsylvania. Letters Testamentary have been granted to the below Executrix, who requires 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:  
Executrix: Patricia Ann Brewster  
Estate of William John Brewster  
c/o Fitzpatrick Lentz & Bubba, P.C.  
4001 Schoolhouse Lane  
P.O. Box 219  
Center Valley, PA 18034-0219  
or to her attorney at the above address.

**12/04/15 • 12/11/15 • 12/18/15**

### **SHERIFF SALES**

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

### **SHERIFF SALE December 16, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 15-2015r SUR JUDGEMENT NO. 15-2015 AT THE SUIT OF Wells Fargo Bank, NA vs Maria Teresa Duncker and Robert Paul Duncker aka Robert Duncker aka Robert T. Duncker 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 December 16, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

### **SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 15-2015  
Wells Fargo Bank, N.A.  
v.  
Maria Teresa Duncker  
Robert Paul Duncker a/k/a  
Robert Duncker a/k/a Robert P. Duncker

owner(s) of property situate in the DINGMAN TOWNSHIP, PIKE County, Pennsylvania, being 124 Yellow Wood Drive, Milford, PA 18337-7025  
Parcel No. 111.03-03-51-03  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount \$186,520.83  
Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Maria Teresa Duncker and Robert Paul Duncker aka Robert Duncker aka Robert T. Duncker DEFENDANTS, OWNER, OR REPUTED OWNERS

OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$186,520.83,  
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 Maria  
Teresa Duncker and Robert  
Paul Duncker aka Robert  
Duncker aka Robert T. Duncker  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$186,520.83 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

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

Philadelphia, PA 19103  
11/20/15 · 11/27/15 · **12/04/15**

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**SHERIFF SALE**  
**December 16, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
23-2015r SUR JUDGEMENT  
NO. 23-2015 AT THE SUIT  
OF HSBC Bank USA, NA vs  
Timothy J. Kustka and Sitvanit  
C. Kustka 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  
December 16, 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 Township  
of Lehman, Pike County,  
Pennsylvania, and being known  
as 342 The Glen, Tamiment,  
Pennsylvania 18371.  
Map Number: 188.03-03-41  
Control Number: 06-0-110121  
THE IMPROVEMENTS  
THEREON ARE: Residential  
Dwelling  
REAL DEBT: \$224,329.47  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF: Timothy J.  
Kustka and Sitvanit C. Kustka

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 Timothy J. Kustka  
and Sitvanit C. Kustka  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$224,329.47,  
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.

Kustka and Sitvanit C. Kustka  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$224,329.47 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street, Ste.  
1400  
Philadelphia, PA 19109  
11/20/15 · 11/27/15 · **12/04/15**

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**SHERIFF SALE**

**December 16, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
27-2015r SUR JUDGEMENT  
NO. 27-2015 AT THE SUIT  
OF Deutsche Bank National  
Trust Company, as Trustee, on  
behalf of the registered holders  
of GSAMP Trust 2005-HE3,  
Mortgage Pass-Through  
Certificates, Series 2005-HE3 vs  
Judy Farber 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  
December 16, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
DOCKET NO: 2015-00027  
ALL THAT CERTAIN lot  
or piece of ground situate in  
Dingman Township, County  
of Pike, and Commonwealth of  
Pennsylvania  
TAX PARCEL NO:  
03-0-109233  
PROPERTY ADDRESS:  
3199 Sunrise Lake, Milford, PA  
18337  
IMPROVEMENTS: a  
Residential Dwelling  
SOLD AS THE PROPERTY  
OF: Judy Farber  
ATTORNEY'S NAME: Robert  
W. Williams, Esquire  
SHERIFF'S NAME: Phil Bucki

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Judy Farber DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$277,435.40,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Judy Farber  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$277,435.40 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Milstead & Assoc.  
1 E. Stow Road  
Marlton, NJ 08053  
11/20/15 · 11/27/15 · **12/04/15**

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**SHERIFF SALE**  
**December 16, 2015**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
111-2015r SUR JUDGEMENT  
NO. 111-2015 AT THE SUIT  
OF Federal National Mortgage  
Association vs Alexandre E.  
Korsounski and Tatiana P.  
Korsounskaia 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 December 16, 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. 2015-00111  
ISSUED TO PLAINTIFF: FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE")  
PROPERTY BEING KNOWN AS:  
ALL THAT CERTAIN piece, parcel and tract of land, situate, lying and being in the Township of Blooming Grove, County of Pike and State of Pennsylvania, set forth on map entitled 'Map Showing Lands of Hidden Estates, Hemlock Investors, Inc.' by William F. Schoenagel, PLS dated March 23, 2000, as revised, which is recorded in Pike County Plat Book 38, pages 96 and 97.  
BEING Lot 2 on the above referenced map and comprising 2.00 acres, more or less.  
SUBJECT TO the provisions of a certain 'Declaration of Covenants - Hidden Estates Subdivision, a Planned Community' recorded in Pike County Record Book 2052, Page 65.  
SUBJECT to easements, restrictions, covenants and conditions of record, including

matters shown on recorded plats.  
TAX ID# 01-0-11957 MAP# 091.00-01-37.006  
BEING KNOWN AS: 119 Vallone Way Hawley, PA 18428  
IMPROVEMENTS  
THEREON CONSIST OF:  
Residential Dwelling  
SEIZED AND TAKEN  
IN EXECUTION AS THE PROPERTY OF Alexandre E. Korsounski and Tatiana P. Korsounskaia  
PIN NUMBER, WHICH IS THE ASSESSMENT OR PARCEL NO., MAP, BLOCK AND LOT): TAX ID# 01-0-11957 MAP # 091.00-01-37.006  
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 Alexandre E. Korsounski and Tatiana P. Korsounskaia  
DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$386,563.13, PLUS COSTS & INTEREST.  
THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.



NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Alexandre E. Korsounski and Tatiana P. Korsounskaia DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$386,563.13 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Martha E. Von Rosenstiel  
649 South Avenue, Ste. 7  
Secane, PA 19018  
11/20/15 · 11/27/15 · **12/04/15**

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**SHERIFF SALE**

**December 16, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 131-2014r SUR JUDGEMENT NO. 131-2014 AT THE SUIT OF Deutsche Bank National Trust Company, as Trustee for the Holders of Morgan

Stanley ABS Capital I Inc., Trust 2005-HE3, Mortgage Pass-Through Certificates, Series 2005-HE3 vs Kenneth A. Englehardt and Tracy m. Endlehardt 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 December 16, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION ALL THAT CERTAIN piece, parcel and tract of land situate, lying and being in the Township of Delaware, County of Pike and Commonwealth of Pennsylvania, more particularly described as follows, to wit:  
BEING Lot 2ABC, Block B-8, as set forth on a Plan of Lots - Birchwood Lakes, Section 2, Delaware Township, Pike County, Pennsylvania, dated March 1963 by John B. Aicher, Monroe Engineering, Inc., Stroudsburg, Pennsylvania, and filed in the Office for the Recorder of Deeds in and for Pike County, Pennsylvania in Plat Book 3, Page 238, on March 27, 1963.  
PARCEL No. 029745  
BEING known and numbered as 134 East Shore Drive, Dingmans Ferry, PA 18328.  
BEING the same premises

which Perry Langbein and Lori Langbein, his wife, by Deed dated February 25, 2005 and recorded February 28, 2005 in and for Pike County, Pennsylvania, in Deed Book Volume 2096, Page 1036, granted and conveyed unto Kenneth A. Englehardt and Tracy M. Englehardt, his wife.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Kenneth A. Englehardt and Tracy m. Endlehardt and United States of America DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$116,500.07, 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 Kenneth A. Englehardt and Tracy m. Endlehardt and United States of America DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$116,500.07 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Zucker Goldberg & Ackerman  
LLC  
200 Sheffield Street, Ste. 101  
Mountainside, NJ 07092  
11/20/15 · 11/27/15 · **12/04/15**

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**SHERIFF SALE**

**December 16, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 140-2015r SUR JUDGEMENT NO. 140-2015 AT THE SUIT OF Bank of America, NA successor by merger to BAC Home Loans servicing, LP fka Countrywide Home Loans Servicing, LP vs Streisand N. McKenzie 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  
December 16, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
DOCKET NO: 2015-00140  
ALL THAT CERTAIN lot  
or piece of ground situate in  
Lehman Township, County of  
Pike, and Commonwealth of  
Pennsylvania  
TAX PARCEL NO:  
06-0-110687  
PROPERTY ADDRESS 3494  
Kensington Drive, Bushkill, PA  
18324  
IMPROVEMENTS: a  
Residential Dwelling  
SOLD AS THE PROPERTY  
OF: Streisand N. McKenzie  
ATTORNEY'S NAME: Robert  
W. Williams, Esquire  
SHERIFF'S NAME: Phil Bucki

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Streisand N. McKenzie  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$272,041.95,  
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 Streisand N.  
McKenzie DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$272,041.95 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Milstead & Assoc.  
1 E. Stow Road  
Marlton, NJ 08053  
11/20/15 · 11/27/15 · **12/04/15**

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**SHERIFF SALE**  
**December 16, 2015**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
191-2015r SUR JUDGEMENT  
NO. 191-2015 AT THE SUIT  
OF HSBC Bank, USA, NA

vs Tammie Capponi and Jason Capponi 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 December 16, 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 Township of Dingman, Pike County, Pennsylvania, and being known as 108 Husson Road, Dingman, Pennsylvania 18337.

Map Number: 111.03-01-05

Control Number: 03-0-016513

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$167,516.82

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Tammie Capponi and Jason Capponi 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 Tammie Capponi and Jason Capponi

DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$167,516.82, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Tammie Capponi and Jason Capponi DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$167,516.82 PLUS COSTS AND INTEREST AS AFORESAID.

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

11/20/15 · 11/27/15 · 12/04/15

**SHERIFF SALE**

**December 16, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
197-2014r SUR JUDGEMENT  
NO. 197-2014 AT THE  
SUIT OF Lakeview Loan  
Servicing, LLC vs Candice  
Snyder and Christian  
Snyder 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  
December 16, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN piece  
or parcel of land, lying situate  
and being in the Township  
of Delaware, Pike County,  
Pennsylvania as laid out and  
surveyed on a map entitled,  
“Map of Land, Meadow Ridge  
Acres, situate in Delaware  
Township, Pike County,  
Pennsylvania, Scale 1” = 100’  
(erroneously written in prior  
Deed 2328 Page 342 as 1” =  
100’) surveyed by Victor E.  
Orben, R.S., dated August  
17-21, 1970, DWG 269, being  
more particularly bounded and  
described as follows:

BEGINNING at a point in  
the center of certain fifty (50  
foot) foot wide private roadway  
common of the tract known  
as Meadow Ridge Acres, said  
point of beginning being a  
common corner of lots 24 and  
25 of said tract; thence along  
the common line dividing said  
lots South seventy-seven (77)  
degrees forty-seven (47) minutes  
thirty-six (36) seconds East four  
hundred two and fourteen one  
hundredths (402.14) feet to a  
corner in line of lands now or  
formerly or Harold MacGragor;  
thence along said line of lands  
South fifteen (15) degrees  
nineteen (19) minutes fifty-two  
(52) seconds West one hundred  
fifty-two and two-tenths (152.2)  
feet to corner in the center of  
said Lot No. 25; thence through  
the center of said Lot No.  
25 North seventy-eight (78)  
degrees eleven (11) minutes  
nineteen (19) seconds West four  
hundred one and eighty-three  
(401.83) feet to a corner in the  
center of the aforementioned  
private roadway; thence along  
the center of the same North  
fifteen (15) degrees nine (9)  
minutes twenty-one (21) seconds  
East one hundred fifty-four  
and ninety-five one hundredths  
(154.95) feet to the point or  
place of BEGINNING.  
BEING the northerly one-half  
(1/2) of Lot No. 25 of the tract  
known as Meadow Ridge Acres.  
TAX PARCEL #150.01-01-07  
CONTROL # 02-0-031388  
BEING KNOWN AS: 145  
Meadow Ridge Acres Road,  
Dingmans Ferry, Pa 18328.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Candice Snyder and Christian Snyder DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$156,850.54, 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 Candice Snyder and Christian Snyder DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$156,850.54 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
11/20/15 · 11/27/15 · **12/04/15**

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**SHERIFF SALE**

**December 16, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 204-2015r SUR JUDGEMENT NO. 204-2015 AT THE SUIT OF Peoples Security Bank & Trust Co. successor by merger to Pen Security Bank & Trust Co. vs Javier Pastrana and Ana Cruz Rolon 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 December 16, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY PEOPLES SECURITY BANK & TRUST, SUCCESSOR BY MERGER TO PENN SECURITY BANK & TRUST CO. V. JAVIER PASTRANA AND ANA CRUZ ROLON  
Case No. 204-CV-2015

ALL THAT CERTAIN piece or parcel of land located in the Township of Lehman, County of Pike, Commonwealth of Pennsylvania, and being more particularly described as follows: Lot 125, Phase I, of the Glen at Tamiment Subdivision, as set forth on certain Plat Maps prepared by R.K.R. Hess Associates and entitled "Final Plan, Phase I, The Glen at Tamiment," recorded in the Office of the Recorder of Deeds in and for Pike County Pennsylvania in Plat Book No. 245, at Page 74, Plat Book No. 24, at Page 75, Plat Book No. 24, at Page 76, Plat Book No. 24, at Page 77 and Revised Maps of the Glen at Tamiment, Phase I, recorded on March 9, 1987, in Plat Book 24, at Pages 154, 155, 156 and 157, in the Township of Lehman, County of Pike and Commonwealth of Pennsylvania. UNDER AND SUBJECT to the Declaration of Covenants, Conditions and Restrictions with Exhibits attached thereto, for The Glen at Tamiment, which is recorded in the Recorder of Deeds in and for Pike County, Pennsylvania, in Deed Book Volume 1076, at Page 270, and as such Declaration may be supplemented and amended from time to time. ALSO UNDER AND SUBJECT to the Mast Declaration of Tamiment Resort and County Club, recorded in the Recorder of Deeds in and for Pike County, Pennsylvania, in Deed Book Volume 916, at Page 207, as such Declaration may

be supplemented and amended from time to time.  
BEING the same premises which Crystal Lake Homes, Inc, a Pennsylvania Corporation, granted and conveyed to Javier Pastrana and Cruz Rolon by deed dated July 8, 2000, and recorded October 17, 2000 in Deed Book 1865, Page 2586.  
MAP/PARCEL/PLATE: 188.01-02-63  
PIN NO. 06-0-104370  
LOT SIZE: .55 Acres  
PROPERTY ADDRESS: 199 The Glen, Tamiment, PA 18371

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Javier Pastrana and Ana Cruz Rolon DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$178,687.60, 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 Javier Pastrana and Ana Cruz Rolon DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$178,687.60 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Hourigan Kluger & Quinn  
600 3rd Avenue  
Kingston, PA 18704  
11/20/15 · 11/27/15 · **12/04/15**

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**SHERIFF SALE**

**December 16, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 207-2015r SUR JUDGEMENT NO. 207-2015 AT THE SUIT OF HSBC Bank USA, NA, as Indenture Trustee for The Registered Noteholders of Renaissance Home Equity Loan Trust 2006-2 vs Karen L. Worzel 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 December 16, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 207-2015 CIVIL Hsbc Bank USA, N.A. as Indenture Trustee for The Registered Noteholders of Renaissance Home Equity Loan Trust 2006-2

v.

Karen L. Worzel  
owner(s) of property situate in the PIKE County, Pennsylvania, being  
217 Upper Lakeview Drive,  
a/k/a 217 Upperlakeview Drive,  
Hawley, PA 18428-4044  
Parcel No. 013.03-01-58-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$170,810.71  
Attorneys for Plaintiff  
Phelan Hallinan Diamond &  
Jones, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Karen L. Worzel DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A



JUDGMENT ON THE AMOUNT OF \$170,810.71, 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 Karen L. Worzel DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$170,810.71 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
11/20/15 · 11/27/15 · **12/04/15**

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**SHERIFF SALE**  
**December 16, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 274-2015r SUR JUDGEMENT NO. 274-2015 AT THE SUIT OF Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Capital I Inc. Trust 2006-HE2 Mortgage Pass-Through Certificates, Series 2006-HE2 vs Kenneth Lust 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 December 16, 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 3, Block XL, Hemlock Farms Community, Stage IVB, as shown on Plat of Hemlock Farms Community, Laurel Ridge, Stage IVB, recorded in the Office of the Recorder of Deeds, Pike County, in Plat Book 4, Page 223, on the 3rd day of November, 1965. BEING the same premises which Keith Springman and Jan Springman, husband and wife,

by Deed dated February 28, 1990, and recorded in the Office for the Recording of Deeds &c., in and for Pike County, at Milford, Pennsylvania, in Record Book Volume 0227, Page 090, granted and conveyed unto James C. Bivetto and Evelyn A. Bivetto, husband and wife.

ALSO BEING the same premises which James C. Bivetto and Evelyn A. Bivetto, husband and wife, by Deed of even date herewith and intended to be forthwith recorded in the Office for the Recording of Deeds &c., in and for Pike County, at Milford, Pennsylvania, granted and conveyed unto Kenneth Lust, Mortgagor hereof.

BEING KNOWN AS: 423 Forest Drive, Blooming Grove, PA 18428

PROPERTY ID NO.:

01-0-035959

TITLE TO SAID PREMISES IS VESTED IN Kenneth Lust, a Single Man BY DEED FROM James C. Bivetto and Evelyn A. Bivetto, Husband and Wife DATED 12/09/2005 RECORDED 12/13/2005 IN DEED BOOK 2149 PAGE 1475.

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

EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$127,562.51, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Kenneth Lust DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$127,562.51 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices  
111 Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003-3620  
11/20/15 · 11/27/15 · **12/04/15**

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**SHERIFF SALE**  
**December 16, 2015**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED

OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 275-2015r SUR JUDGEMENT NO. 275-2015 AT THE SUIT OF The Bank of New York Mellon fka The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc. Asset-Backed Certificates, Series 2006-25 vs Karen Zimmerman and Ted Zimmerman 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 December 16, 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 Delaware, County of Pike and Commonwealth of Pennsylvania, BEING LOT 11ABC BLOCK B-8 SECTION 2, as shown on a map or Plan of BIRCHWOOD LAKES on file in the Recorder of Deeds Office at Milford [previously erroneously stated as Pike], Pike County, Pennsylvania, in Plat Book Volume 3 Page 238. BEING THE SAME PREMISES which Karen Robinson nka Karen Zimmerman, and Ted Zimmerman, by Deed dated

7/12/05 and recorded 7/27/05 in the Office of the Recorder of Deeds in and for the County of Pike, in Deed Book 2123, Page 1034, Instrument #20050013968, granted and conveyed unto Ted Zimmerman and Karen Zimmerman, Husband and Wife.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Karen Zimmerman and Ted Zimmerman DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$150,839.95, 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  
Karen Zimmerman and Ted  
Zimmerman DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$150,839.95 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Shapiro & DeNardo  
3600 Horizon Drive, Ste. 150  
King of Prussia, PA 19406  
11/20/15 · 11/27/15 · **12/04/15**

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**SHERIFF SALE**  
**December 16, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 277-2015r SUR  
JUDGEMENT NO. 277-2015  
AT THE SUIT OF Nationstar  
Mortgage, LLC vs Stephen  
N. Martini and Candance J.  
Martini 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  
December 16, 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 PA, being Lot  
No. 693, Section No. 12 as is  
more particularly set forth on  
the Plat 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, PA in Plot Book  
Volume No. 18 page 69.  
BEING Parcel #06-0-067152  
BEING THE SAME  
PREMISES which Robert E.  
Hamill, Widower, by Deed  
dated 9/29/2009 and recorded  
10/7/2009 in the Office of the  
Recorder of Deeds in and for the  
County of Pike, in Deed Book  
2321 and Page 633, granted  
and conveyed unto Stephen N.  
Martini and Candace J. Martini,  
his wife.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Stephen N. Martini  
and Candance J. Martini  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$82,629.49,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES

UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Stephen N.  
Martini and Candance J. Martini  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$82,629.49 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Shapiro & DeNardo  
3600 Horizon Drive, Ste. 150  
King of Prussia, PA 19406  
11/20/15 · 11/27/15 · **12/04/15**

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**SHERIFF SALE**

**December 16, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
311-2015r SUR JUDGEMENT  
NO. 311-2015 AT THE SUIT  
OF Bank of America, NA vs

Nicholas J. Labella aka Nicholas  
J. LA Bella and Lisa Labella aka  
Lisa LA Bella 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  
December 16, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. CIVIL-311-2015  
Bank of America, N.A.

v.

Nicholas J. Labella a/k/a  
Nicholas J. LA Bella  
Lisa Labella a/k/a Lisa LA Bella  
owner(s) of property situate in  
the BLOOMING GROVE  
TOWNSHIP, PIKE County,  
Pennsylvania, being 121  
Canterbrook Drive, Hawley, PA  
18428

Parcel No. 133.01-02-65-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$101,011.20  
Attorneys for Plaintiff  
Phelan Hallinan Diamond &  
Jones, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Nicholas J. Labella aka

Nicholas J. LA Bella and Lisa Labella aka Lisa LA Bella DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$101,011.20, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Nicholas J. Labella aka Nicholas J. LA Bella and Lisa Labella aka Lisa LA Bella DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$101,011.20 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

Phelan Hallinan Diamond & Jones  
1 Penn Center Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
11/20/15 · 11/27/15 · **12/04/15**

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**SHERIFF SALE**

**December 16, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 327-2015r SUR JUDGEMENT NO. 327-2015 AT THE SUIT OF The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of CWALT, Inc. Alternative Loan Trust 2005-52CB, Mortgage Pass-Through Certificates, Series 2005-52CB vs Theodore Campo aka Theodore T. Campo aka Teddy Campo and Patricia A. Campo 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 December 16, 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 Township of Porter, Pike County, Pennsylvania, and being known

as 115 Lincoln Drive, Porter Township, Pennsylvania 18428.  
Map Number: 133.01-06-58  
Control Number: 11-0-001248  
THE IMPROVEMENTS THEREON ARE: Residential Dwelling  
REAL DEBT: \$140,121.68  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Theodore Campo a/k/a Theodore T. Campo a/k/a Teddy Campo and Patricia A. Campo  
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 Theodore Campo aka Theodore T. Campo aka Teddy Campo and Patricia A. Campo DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$140,121.68, 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 Theodore Campo aka Theodore T. Campo aka Teddy Campo and Patricia A. Campo DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$140,121.68 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street, Ste.  
1400  
Philadelphia, PA 19109  
11/20/15 · 11/27/15 · **12/04/15**

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**SHERIFF SALE**  
**December 16, 2015**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 400-2015r SUR JUDGEMENT NO. 400-2015 AT THE SUIT OF OCWEN Loan Servicing, LLC vs Ronald C. Trimble 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  
December 16, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
By virtue of a Writ of execution  
No. 400-2015-CV  
OCWEN Loan Servicing, LLC  
v.

Ronald C. Trimble  
owner(s) of property situate  
in LEHMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being 151 Kirkham Road,  
Bushkill, PA 18324-8145  
Parcel No. 197.03-05-87-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$134,268.37  
Attorneys for Plaintiff  
Phelan Hallinan Diamond &  
Jones, LLP

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

AMOUNT OF \$134,268.37,  
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 Ronald C.  
Trimble DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$134,268.37 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1617 JFK Blvd., ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
11/20/15 · 11/27/15 · **12/04/15**

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**SHERIFF SALE**  
**December 16, 2015**  
BY VIRTUE OF WRIT OF



EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
401-2015r SUR JUDGEMENT  
NO. 401-2015 AT THE  
SUIT OF Bank of America,  
National Association vs Edward  
R. Deigert 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  
December 16, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution  
No. 401-2015-CV  
Bank of America, National  
Association  
v.  
Edward R. Deigert  
owner(s) of property situate  
in the TOWNSHIP OF  
LEHMAN, PIKE County,  
Pennsylvania, being East Sugar  
Mountain, a/k/a 2132 Steele  
Road, Bushkill, Pa 18324  
Parcel No. 197.03-01-72-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$160,137.85  
Attorneys for Plaintiff  
Phelan Hallinan Diamond &  
Jones, LLP

THE SALE IS MADE BY

VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Edward R. Deigert  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$160,137.85,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.  
NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Edward R.  
Deigert DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$160,137.85 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,

PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
11/20/15 · 11/27/15 · **12/04/15**

---

**SHERIFF SALE**

**December 16, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
565-2015r SUR JUDGEMENT  
NO. 565-2015 AT THE  
SUIT OF Christiana Trust,  
a division of Wilmington  
Savings Fund Society, FSB, as  
trustee for Stanwich mortgage  
Loan Trust, Series 2013-7  
vs Rebecca Doss and Shawn  
Doss 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  
December 16, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN parcel,  
piece or tract of land situate,  
lying and being in the Township  
of Dingman, County of Pike  
and State of Pennsylvania, more  
particularly described as BEING  
Lot No. 23 and Lot No. 24,  
Block No. 3, Section No. 2,

Sunrise Lake, as shown on a map  
or plan of Sunrise Lake, on file  
in the Recorder of Deeds Office,  
Pike County, Pennsylvania in  
Plat Book 5, page 98.  
TAX PARCEL # 122.01-05-36  
UPI/PIN ID: 03-0-017671  
BEING KNOWN AS: 152  
Buck Run 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  
Rebecca Doss and Shawn Doss  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$242,936.21,  
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 Rebecca  
Doss and Shawn Doss  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$242,936.21 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
11/20/15 · 11/27/15 · **12/04/15**

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**SHERIFF SALE**  
**December 16, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
604-2015r SUR JUDGEMENT  
NO. 604-2015 AT THE  
SUIT OF Wells Fargo  
Bank, NA as Trustee for the  
Certificateholders of the LMT  
2006-9 Trust vs Richard C.  
Dmochowski 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  
December 16, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN lot or  
tract of land situate and being  
in the Township of Blooming  
Grove, County of Pike and State  
of Pennsylvania, described as  
follows:

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 27, Block V, Hemlock  
Farms Community, Stage  
LXXXIII, as shown on plat of  
Hemlock Farms Community,  
Elm Ridge, Stage LXXXIII,  
recorded in the Office of the  
Recorder of Deeds, Pike County,  
in Plat Book 8, Page 145, on the  
18th day of March, 1971.

TOGETHER WITH all  
rights, liabilities and privileges  
and UNDER AND SUBJECT  
to all conditions, restrictions,  
reservations, and exceptions as  
more fully set forth in Deed  
Book Volume 333, Page 128,  
and on the recorded subdivision  
plans.

EXCEPTING AND  
RESERVING unto Home  
Smith International Limited  
(Inc.), its successors and assigns,  
the oils, minerals and gases  
therein, which reservations  
does not include the right of  
entry upon the premises for  
the purpose of removing the  
aforementioned oils, mineral and  
gases.

BEING THE SAME  
PREMISES which Richard  
C. Dmochowski, Individually,  
and as executor of the estate  
of Eleanor K. Dmochowski,

deceased, by deed dated 5/16/2005 and recorded in the Pike County Recorder of Deeds Office on 5/18/2005 in Deed Book 2110 Page 595 Instrument #200500008618, granted and conveyed unto Richard C. Dmochowski, A Married Man.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Richard C. Dmochowski DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$252,773.06, 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 Richard C. Dmochowski DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$252,773.06 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Shapiro & DeNardo  
3600 Horizon Drive, Ste. 150  
King of Prussia, PA 19406  
11/20/15 · 11/27/15 · **12/04/15**

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**SHERIFF SALE**

**December 16, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 743-2013r SUR JUDGEMENT NO. 743-2013 AT THE SUIT OF Bank of America, NA Successor by Merger to BAC Home Loans Servicing vs Lawrence Fosmire and Melanie Fosmire 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 December 16, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution  
No. 743-2013-CV

Bank of America, N.A.  
Successor by Merger to BAC  
Home Loans Servicing, L.P.

v.

Lawrence Fosmire

Melanie Fosmire

owner(s) of property situate  
in the DELAWARE  
TOWNSHIP, PIKE County,  
Pennsylvania, being 109 Laverne  
Drive, Dingmans Ferry, PA  
18328-3086

Parcel No. 148.04-01-19-  
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: 4232,020.44

Attorneys for Plaintiff

Phelan Hallinan Diamond &  
Jones, LLP

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

TO Lawrence Fosmire

and Melanie Fosmire

DEFENDANTS, OWNER,  
OR REPUTED OWNERS

OF THE AFORESAID

REAL PROPERTY FOR

EXECUTION UPON A

JUDGMENT ON THE

AMOUNT OF \$232,020.44,  
PLUS COSTS & INTEREST.

THE SALE MADE

SUBJECT TO ALL PAST

DUE AND CURRENT

REAL ESTATE TAXES

UNLESS OTHERWISE

ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Lawrence  
Fosmire and Melanie Fosmire  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$232,020.44 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

Phelan Hallinan Diamond &  
Jones

1 Penn Center Plaza

1617 JFK Blvd., Ste. 1400

Philadelphia, PA 19103

11/20/15 · 11/27/15 · **12/04/15**

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**SHERIFF SALE**

**December 16, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
877-2014r SUR JUDGEMENT  
NO. 877-2014 AT THE SUIT  
OF Bayview Loan Servicing,  
LLC vs Charles Michael Ferrara

& Rosemary Drummond  
Blackwell 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  
December 16, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution  
No. 877-2014-CIVIL  
Bayview Loan Servicing, LLC  
v.

Charles Michael Ferrara  
Rosemary Drummond Blackwell  
owner(s) of property situate in  
the PORTER TOWNSHIP,  
PIKE County, Pennsylvania,  
being 208 Rock Hill Road, a/k/a  
208 Rock Hill Drive, Dingmans  
Ferry, Pa 18328-9642  
Parcel No. 133.03-04-10.001-  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$326,411.44  
Attorneys for Plaintiff  
Phelan Hallinan Diamond &  
Jones, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Charles Michael Ferrara &  
Rosemary Drummond Blackwell  
DEFENDANTS, OWNER,

OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$326,411.44,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Charles  
Michael Ferrara & Rosemary  
Drummond Blackwell  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$326,411.44 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

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

Philadelphia, PA 19103  
11/20/15 · 11/27/15 · **12/04/15**

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**SHERIFF SALE**  
**December 16, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
967-2011r SUR JUDGEMENT  
NO. 967-2011 AT THE SUIT  
OF Flagstar Bank, FSB vs David  
R. Thoenig, 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  
December 16, 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 109 Almond Court, Milford,  
Pennsylvania 18337.  
Map Number 123.04-01-16  
Control Number: 03-0-017454  
THE IMPROVEMENTS  
THEREON ARE: Residential  
Dwelling  
REAL DEBT: \$313,432.25  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF: David R.  
Thoenig, Jr.  
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 David R. Thoenig, Jr  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$313,432.25,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

OWNERS TO COLLECT  
\$313,432.25 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street, Ste.  
1400  
Philadelphia, PA 19109  
11/20/15 · 11/27/15 · **12/04/15**

**SHERIFF SALE**

**December 16, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1031-2014r  
SUR JUDGEMENT NO.  
1031-2014 AT THE SUIT OF  
Wells Fargo Bank, NA d/b/a  
Americas Servicing Company  
vs Yul Yoon and John Doe  
claiming to Be Known as  
Yul Yoon 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  
December 16, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 1031-2014-JD

Wells Fargo Bank, N.A. d/b/a  
Americas Servicing Company  
v.

Yul Yoon

John Doe Claiming to Be  
Known as Yul Yoon

owner(s) of property situate in  
the DINGMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being 124 Overlook Drive,  
Milford, Pa 18337

Parcel No. 109.00-01-03-  
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$268,034.82

Attorneys for Plaintiff

Phelan Hallinan Diamond &  
Jones, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO Yul  
Yoon and John Doe claiming  
to Be Known as Yul Yoon  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$268,034.82,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT



A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Yul Yoon and John Doe claiming to Be Known as Yul Yoon DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$268,034.82 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1617 JFK Blvd., ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
11/20/15 · 11/27/15 · **12/04/15**

**SHERIFF SALE**

**December 16, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1337-2012r SUR JUDGEMENT NO. 1337-2012 AT THE SUIT OF Nationstar Mortgage, LLC VS Melvin D. Watkins and Virginia S. Watkins 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 December 16, 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 Commonwealth of Pennsylvania, More Particularly Described as Lot 51, Block 5, Section 3, Sunrise Lake, as Shown on Plat or Map of Sunrise Lake or Sunnylands, Inc. Subdivision Recorded in the Office of the Recorder of Deeds of Pike County, in Plat Book 7 Page 230.  
BEING KNOWN AS: 105 Pumice Court, Milford, PA 18337  
TAX PARCEL # 122.01-02-50

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Melvin D. Watkins and Virginia S. Watkins DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE

AMOUNT OF \$292,317.25,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Melvin  
D. Watkins and Virginia S.  
Watkins DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$292,317.25 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
11/20/15 · 11/27/15 · **12/04/15**

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**SHERIFF SALE**  
**December 16, 2015**  
BY VIRTUE OF WRIT  
OF EXECUTION

ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1351-2013r  
SUR JUDGEMENT NO.  
1351-2013 AT THE SUIT  
OF Deutsche Bank National  
Trust Company as Trustee  
for the Certificateholders of  
The Morgan Stanley ABS  
Capital I Inc. Trust 2005-HE2,  
Mortgage Pass-Through  
Certificates, Series 2005-HE2  
vs Matthew P. Wasileski  
aka Matthew Wasileski and  
Susan M. Wasileski aka Susan  
Wasileski 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  
December 16, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
DOCKET NO: 1351-2013  
ALL THAT CERTAIN lot  
or piece of ground situate in  
Dingman Township, County  
of Pike, and Commonwealth of  
Pennsylvania  
TAX PARCEL NO:  
110-040369  
PROPERTY ADDRESS 210  
Arbutus Lane, Milford, PA  
18337  
IMPROVEMENTS: a  
Residential Dwelling  
SOLD AS THE PROPERTY

OF: Matthew P. Wasileski a/k/a  
Matthew Wasileski  
Susan M. Wasileski a/k/a Susan  
Wasileski  
ATTORNEY'S NAME: Robert  
W. Williams, Esquire  
SHERIFF'S NAME: Phil Bueki

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Matthew P. Wasileski  
aka Matthew Wasileski  
and Susan M. Wasileski  
aka Susan Wasileski  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$279,376.71,  
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 Matthew  
P. Wasileski aka Matthew  
Wasileski and Susan M.  
Wasileski aka Susan Wasileski  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$279,376.71 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Milstead & Assoc.  
1 E. Stow Road  
Marlton, NJ 08053  
11/20/15 · 11/27/15 · **12/04/15**

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**SHERIFF SALE**  
**December 16, 2015**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1602-2014r SUR  
JUDGEMENT NO. 1602-2014  
AT THE SUIT OF Wells  
Fargo Bank, NA vs Martha  
Barnes DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
December 16, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution  
No. 1602-2014-CIVIL  
Wells Fargo Bank, N.A.

v.

Martha Barnes

owner(s) of property situate  
in LEHMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being 3504 Bedford Drive,  
Bushkill, Pa 18301

Parcel No. 197.01-03-60-  
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$182,607.14

Attorneys for Plaintiff

Phelan Hallinan Diamond &  
Jones, LLP

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

TO Martha Barnes

DEFENDANTS, OWNER,

OR REPUTED OWNERS

OF THE AFORESAID

REAL PROPERTY FOR

EXECUTION UPON A

JUDGMENT ON THE

AMOUNT OF \$182,607.14,  
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 Martha Barnes  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$182,607.14 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,

PENNSYLVANIA

Phelan Hallinan Diamond &

Jones

1 Penn Center Plaza

1617 JFK Blvd., Ste. 1400

Philadelphia, PA 19103

11/20/15 · 11/27/15 · **12/04/15**

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**SHERIFF SALE**

**December 16, 2015**

BY VIRTUE OF WRIT

OF EXECUTION ISSUED

OUT OF THE COURT

OF COMMON PLEAS,

PIKE COUNTY, CIVIL

DIVISION, TO EXECUTION

NO 1725-2014r SUR

JUDGEMENT NO. 1725-2014

AT THE SUIT OF US Bank,

National Association, as trustee

on behalf of the holders of

the CSMC Mortgage-Backed

Pass-Through Certificates,

Series 2007-7 vs Conrad R.

Schock, III 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  
December 16, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
DOCKET NO: 1725-2014  
ALL THAT CERTAIN lot  
or piece of ground situate in  
Matamoras Borough, County  
of Pike, and Commonwealth of  
Pennsylvania  
TAX PARCEL NO:  
083.14-03-17  
PROPERTY ADDRESS: 610  
Avenue N, Matamoras, PA  
18336  
IMPROVEMENTS: A  
Residential Dwelling  
SOLD AS THE PROPERTY  
OF: Conrad R. Schock, III  
ATTORNEY'S NAME: Robert  
W. Williams, Esquire  
SHERIFF'S NAME: Phil Bueki

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

AMOUNT OF \$203,445.09,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Conrad R.  
Schock, III DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$203,445.09 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Milstead & Assoc.  
1 E. Stow Road  
Marlton, NJ 08053  
11/20/15 · 11/27/15 · **12/04/15**

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**SHERIFF SALE**  
**December 16, 2015**  
BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE

COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1788-2014r SUR JUDGEMENT NO. 1788-2014 AT THE SUIT OF HSBC Bank USA, National Association, as Trustee for Deutsche Alt-B Securities Mortgage Loan Trust, Series 2006-AB1 c/o Wells Fargo Bank, NA vs Thomas H. Lotterman 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 December 16, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION  
DOCKET NO: 2014-01788  
ALL THAT CERTAIN lot or piece of ground situate in Palmrya Township, County of Pike, and Commonwealth of Pennsylvania  
TAX PARCEL NO:  
07-01-01-05-56  
PROPERTY ADDRESS:  
306 Pond Meadow Terrace,  
Greentown, PA 18426  
IMPROVEMENTS: a  
Residential Dwelling  
SOLD AS THE PROPERTY  
OF: Thomas H. Lotterman  
ATTORNEY'S NAME: Robert  
W. Williams, Esquire  
SHERIFF'S NAME: Phil Bueki

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Thomas H. Lotterman DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$100,944.39, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Thomas H. Lotterman DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$100,944.39 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Milstead & Assoc.  
1 E. Stow Road  
Marlton, NJ 08053  
11/20/15 · 11/27/15 · **12/04/15**

**SHERIFF SALE**

**December 16, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1817-2014r  
SUR JUDGEMENT NO.  
1817-2014 AT THE SUIT  
OF First-Citizens Bank &  
Trust Company vs Michael  
H. Smith DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
December 16, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
DOCKET NO: 1817-2014  
ALL THAT CERTAIN lot  
or piece of ground situate in  
Dingman Township, County  
of Pike, and Commonwealth of  
Pennsylvania  
TAX PARCEL NO:  
109.04-01-37  
PROPERTY ADDRESS 3051  
Sunrise Lake n/k/a 111 Spruce

Lake Drive, Milford, PA 18837  
IMPROVEMENTS: a  
Residential Dwelling  
SOLD AS THE PROPERTY  
OF: Michael H. Smith,  
UNITED STATES OF  
AMERICA  
ATTORNEY'S NAME: Robert  
W. Williams, Esquire  
SHERIFF'S NAME: Phil Bueki

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Michael H. Smith  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$54,856.81,  
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 Michael  
H. Smith DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$54,856.81 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Milstead & Assoc.  
1 E. Stow Road  
Marlton, NJ 08053  
11/20/15 · 11/27/15 · **12/04/15**

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**SHERIFF SALE  
December 16, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1837-2014r SUR  
JUDGEMENT NO. 1837-2014  
AT THE SUIT OF Nationstar  
Mortgage LLC d/b/a Champion  
Mortgage Company vs  
Lourdes Torres and David San  
Inocencio 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  
December 16, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
By virtue of a Writ of Execution  
No. 1837-2014-CIVIL  
Nationstar Mortgage LLC d/b/a  
Champion Mortgage Company  
v.  
Lourdes Torres  
David San Inocencio  
owner(s) of property situate in  
the LEHMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being 1942 Pine Ridge Drive  
a/k/a, 4281 Pine Ridge Drive,  
Bushkill, PA 18324-9615  
Parcel No. 188.04-02-79-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$397,650.76  
Attorneys for Plaintiff  
Phelan Hallinan Diamond &  
Jones, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Lourdes Torres and  
David San Inocencio  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$397,650.76,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.



NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Lourdes Torres and David San Inocencio DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$397,650.76 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
11/20/15 · 11/27/15 · **12/04/15**

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**SHERIFF SALE**

**December 16, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1911-2014r SUR JUDGEMENT NO. 1911-2014 AT THE SUIT OF US Bank National Association, as Trustee

for The Pennsylvania Housing Finance Agency vs George F. Banci 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 December 16, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT LEGAL FOR ADVERTISING:

ALL THAT CERTAIN lot, piece or parcel of land situate and being in the Township of Delaware, Pike County, Pennsylvania, being Lot 3, Block W-1213, Plan of Lots - Wild Acres, Section 12, dated May 1971, by Joseph D. Sincavage, Monroe Engineering Inc., Stroudsburg, PA, recorded in Pike County Map Book volume 8, Page 172, on June 7, 1971, and having thereon erected a dwelling known as: 104 ACREVIEW DRIVE, WILD ACRES, DINGMANS FERRY, PA 18328  
MAP # 175-02-05-03  
CONTROL # 02-0-028744  
Pike County Record Book 2165, Page 1949  
TO BE SOLD AS THE PROPERTY OF GEORGE F. BANCI UNDER PIKE COUNTY JUDGMENT NO. 1911-2014

THE SALE IS MADE BY

VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO George F. Banci DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$165,790.53, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF George F. Banci DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$165,790.53 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,  
PENNSYLVANIA  
Purcell, Krug & Haller  
1719 N. Front Street  
Harrisburg, PA 17102  
11/20/15 · 11/27/15 · **12/04/15**

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**SHERIFF SALE**

**December 16, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1983-2011r SUR JUDGEMENT NO. 1983-2011 AT THE SUIT OF JPMorgan Chase Bank, National Association vs Connie Campbell 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 December 16, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 1983-2011 JPMorgan Chase Bank, National Association  
v.  
Connie Campbell  
owner(s) of property situate in the DELAWARE TOWNSHIP, PIKE County, Pennsylvania, being 1 Tamarack Lane, a/k/a 112 Gumtree Lane,

Dingmans Ferry, PA 18328  
Parcel No. 149.04-08-46-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$158,791.76  
Attorneys for Plaintiff  
Phelan Hallinan Diamond &  
Jones, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Connie Campbell  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$158,791.76,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Connie  
Campbell DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$158,791.76 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1 Penn Center Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
11/20/15 · 11/27/15 · **12/04/15**

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**SHERIFF SALE**  
**December 16, 2015**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 2017-2013r SUR  
JUDGEMENT NO. 2017-2013  
AT THE SUIT OF PNC Bank,  
National Association vs Charles  
Strozeski 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  
December 16, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

IN THE COURT OF  
COMMON PLEAS OF PIKE  
COUNTY, PENNSYLVANIA  
PNC BANK, NATIONAL  
ASSOCIATION,  
Plaintiff

vs.

CHARLES STROZESKI,  
Defendant

CIVIL DIVISION

No. 2017-2013-Civil

ALL that certain lot or lots,  
parcel or piece of ground situate  
in Lehman Township, Pike  
County, Commonwealth of  
Pennsylvania, being lot or lots  
No. 213, Section No. 22 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 14, page 35.  
Being the same property which  
Richard Perez and Patricia  
Perez, husband and wife,  
granted and conveyed unto  
Charles Strozeski, single by  
deed dated January 25, 2001 and  
recorded February 1, 2001 in the  
Recorder's Office of said County  
in Book 1874 Page 1082.

UNDER AND SUBJECT to  
the covenants, restrictions and  
conditions as set forth in Deed  
dated November 29, 1977 and  
recorded on December 2, 1977  
in the Office of the Recorder of  
Deeds in and for Pike County  
in Record Book Volume 612 at  
Page 91.

213 Decker Road, Bushkill, PA  
18324

Permanent Parcel No.:

192.01-03-12

Michael C. Mazack, Esquire  
Attorney for Plaintiff

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Charles Strozeski  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$117,082.66,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

\$117,082.66 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Tucker Arensberg  
1500 One PPG Place  
Pittsburgh, PA 15222  
11/20/15 · 11/27/15 · 12/04/15

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**SHERIFF SALE**

**December 16, 2015**

BY VIRTUE OF WRIT OF  
EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 45479-2013r SUR  
JUDGEMENT NO.  
45479-2013 AT THE SUIT  
OF Pocono Mountain Lake  
Estates, CA vs Louis H.  
Couch, 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  
December 16, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**LEGAL DESCRIPTION**

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

follows, to wit:  
BEGINNING at a point on the  
easterly line of Pa. Legislative  
Route 51001, a common corner of  
Lot No. 251 and Lot No. 252 as  
shown on a plan titled "Revision of  
a portion of Section 1, Section 1G,  
Pocono Mountain Lake Estates,  
Inc. drawn by Edward G. Hess  
Associates, Inc., Stroudsburg,  
PA and intended to be recorded;  
thence by Lot No. 252 South 63  
degrees 35 minutes 23 seconds  
East 220.22 feet to a point; thence  
by Lot No. 662 and by Lot No.  
273 South 23 degrees 53 minutes  
14 seconds West 84.98 feet to  
a point thence by Lot No. 250  
North 63 degrees 35 minutes 23  
seconds West 219.81 feet to a  
point on the easterly line of Pa.  
Legislative Route No. 51001;  
thence along the easterly line of  
Pa. Legislative Route No. 51001  
North 23 degrees 36 minutes 36  
seconds East 85.00 feet to the  
place of BEGINNING.  
BEING Lot No. 251, Section No.  
1G.

The property address is known as  
2242 Milford Road, Bushkill, PA  
18324.

REFERENCE TAX MAP NO.  
189.04-02-35 AND CONTROL  
NO. 06-0-039259.

BEING THE SAME  
PREMISES WHICH THE  
SECRETARY OF VETERANS  
AFFAIRS AN OFFICER OF  
THE UNITED STATES OF  
AMERICA, CONVEYED TO  
LOUIS H. COUCH, JR., BY  
DEED DATED NOVEMBER  
14, 2007 AND RECORDED  
ON DECEMBER 3, 2007  
IN THE OFFICE OF THE

RECORDER OF DEEDS  
OF PIKE COUNTY,  
PENNSYLVANIA, IN  
RECORD BOOK 2259, PAGE  
104, OF WHICH IS A COPY  
OF SAID RECORDED DEED  
IS ATTACHED HERETO  
AND INCORPORATED  
HEREIN AS EXHIBIT "A".

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Louis H. Couch, JR.  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$1,715.80,  
PLUS COSTS & INTEREST.  
THE SALE MADE SUBJECT  
TO ALL PAST DUE  
AND CURRENT REAL  
ESTATE TAXES UNLESS  
OTHERWISE ANNOUNCED  
AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
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WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Louis H.  
Couch, JR. DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$1,715.80 PLUS COSTS AND  
INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Klemeyer Farley & Bernathy  
2523 Route 6, Ste. 1  
Hawley, PA 18428  
11/20/15 · 11/27/15 · **12/04/15**

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