

## 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 Philomena A. Viscardo, Deceased, late of Dingman Township, Pike County, Pennsylvania. Letters of Administration on the above estate have been granted to the undersigned. All persons indebted to the said estate are requested to make payment, and those having claims should present the same without delay to: John T. Viscardo, Administrator, of 107 Poplar Drive, Milford, PA 18337, or to the Attorneys for the Estate, Levy, Stieh & Gaughan, P.C., P.O. Box D, Milford, PA 18337. By: John T. Stieh, Esquire Attorney for Administrator/Executor  
04/29/16 • 05/06/16 • 05/13/16

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### EXECUTOR'S NOTICE

ESTATE OF Roderick Dayton late of Milford, 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 Estate of Roderick Dayton, 114 Green Meadow Ct., Milford PA 18337, Executor - Clifford Dayton.  
05/06/16 • 05/13/16 • 05/20/16

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### EXECUTOR'S NOTICE

Estate of Judy Craw, a/k/a Judith A. Craw, a/k/a Judith Anne Craw, Deceased, late of Delaware Township, Pike County, Pennsylvania. Letters Testamentary on the above estate have been granted to the undersigned. All persons indebted to the said estate are requested to make payment, and those having claims should present the same without delay to: Richard E. Smith, Executor, of 3174 29th Street, Apt. 3G, Astoria, NY 11106-3378, or to the Attorneys for the Estate, Levy, Stieh & Gaughan, P.C., P.O. Box D, Milford, PA 18337. By: John T. Stieh, Esquire Attorney for Executor  
05/06/16 • 05/13/16 • 05/20/16

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### ADMINISTRATRIX'S NOTICE

ESTATE OF John Talbot late of Delaware 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 Susan Heerey  
107 Partridge Court  
Dingmans Ferry, PA 18328  
Administratrix  
**05/06/16 • 05/13/16 • 05/20/16**

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**EXECUTOR'S NOTICE**

ESTATE OF John Hernandez late of Milford, Pike County, Pennsylvania, deceased. Letters of Administration 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 Yerasimos Grivas, 157 Birch Leaf Drive, Milford PA 18337, Administrator.  
**05/06/16 • 05/13/16 • 05/20/16**

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**EXECUTRIX'S NOTICE**

Estate of John H. Fleming, Deceased, late of Dingman Township, Pike County, Pennsylvania. Letters Testamentary on the above estate have been granted to the undersigned. All persons indebted to the said estate are requested to make payment, and those having claims should present the same without delay to: Michele I. Fleming Executrix, of 171 State Route 2001, Milford, PA 18337, or to the Attorneys for the Estate, Levy, Stieh & Gaughan, P.C., P.O. Box D, Milford, PA 18337.

By: John T. Stieh, Esquire  
Attorney for Executrix  
**05/06/16 • 05/13/16 • 05/20/16**

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**ESTATE NOTICE**

Estate of IDA OSTERTAG, a/k/a IDA KURASS, deceased, late of Milford Borough, Pike County, Pennsylvania. Letters Testamentary have been granted to the individual named below, who request all persons having claims or demands against the Estate of the Decedent to present same, and all persons indebted to the Decedent to make payments, to: HANNELORE STOCK, Executor, 8645 East Orange Ave., Floral City, FL 34436, or R. Anthony Waldron, Esq. Suite 215 - 8 Silk Mill Drive Hawley PA 18428.  
R. ANTHONY WALDRON, ESQ.  
**05/06/16 • 05/13/16 • 05/20/16**

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**EXECUTOR'S NOTICE**

Estate of Dorothy M. Rutan, Deceased, late of Westfall Township, Pike County, Pennsylvania. Letters Testamentary on the above estate have been granted to the undersigned. All persons indebted to the said estate are requested to make payment, and those having claims should present the same without delay to: Pamela Rutan Dillmuth, Executrix, of 126 Pond Drive, Matamoras, PA 18336, or to the Attorneys for the Estate, Levy, Stieh & Gaughan, P.C., P.O. Box D, Milford, PA 18337.  
By: John T. Stieh, Esquire

Attorney for Executor  
**05/06/16 • 05/13/16 • 05/20/16**

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**ESTATE NOTICE**

Estate of EDWARD F. MCGLYNN, deceased Late of Bushkill, Pike County, PA 18324  
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 her attorney.

Melissa McGlynn, Executrix  
c/o Timothy B. Fisher II,  
Esquire  
FISHER & FISHER LAW  
OFFICES LLC  
PO Box 396  
Gouldsboro, PA 18424  
**05/06/16 • 05/13/16 • 05/20/16**

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**ADMINISTRATRIX'S  
NOTICE**

ESTATE OF LEE COLON late of Bushkill, 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:  
SANTY COLON,  
Administratrix  
140 West 104 Street #6D  
New York, NY 10025  
**05/06/16 • 05/13/16 • 05/20/16**

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**CORPORATE NOTICE**  
NOTICE IS HEREBY GIVEN that Articles Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about April 20, 2016: GOODFELLA'S PIZZA ITALIAN RESTAURANT, INC.

111 Hulst Drive  
Matamoras, PA 18336  
The corporation has been incorporated under the provisions of the Business Corporation Law of 1988, as amended.

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**SHERIFF SALES**

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

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**SHERIFF SALE  
May 18, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 50-2009r SUR JUDGEMENT NO. 50-2009 AT THE SUIT OF Wells Fargo Bank National Association as Trustee for Fremont Investment & Loan SABR 2005-FR2 vs Michelle Matteson and Maurice J. Matteson DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY

IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
May 18, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

The following described real property situate in the Township of Shohola, County of Pike, and commonwealth of Pennsylvania, to wit:

ALL THAT CERTAIN piece, parcel and lot of land, situate, lying and being in the Township of Shohola, County of Pike and State of Pennsylvania, more particularly bounded and described as follows;  
BEGINNING at the most northerly corner, said place of beginning being on the easterly line of a private roadway known as Beverly Drive and being further located as being South 54 degrees 06 minutes West 296.40 feet and South 14 degrees 14 minutes West 209.8 feet from the intersection of the southeasterly line of another private roadway known as Maple Road with the westerly line of the State Highway leading from Shohola to Milford; thence the southwesterly line of Lot No. 74 on the map or plan hereinafter designated South 71 degrees 57 minutes East 100.5 feet to a corner; thence along the northwesterly line of Lot No. 42 on said map or plan South 13 degrees 36 minutes West 53,4 feet to a corner; thence along the

northwesterly line of Lot No. 41 on said map or plan South 16 degrees 31 minutes West 46.6 feet to a corner; thence along the northeasterly line of Lot No. 71 on said map or plan North 71 degrees 58 minutes West 99.85 feet to a corner on the easterly line of said Beverly Drive; thence along the easterly line of said Beverly Drive North 14 degrees 14 minutes East 100 feet to the point and place of Beginning, Being Lots Nos. 12 and 73 on a map or plan of a development of the lands of the granters entitled "Map of Maple Park, lands of Charles Swezy, Shohola Township, Pike County, Pa, Sept. 2, 1960, Scale 1'=50'. George E. Ferris, RS." Premises being 112 Beverly Drive, Shohola, PA 18458 Parcel no. 49.01-01-60

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Michelle Matteson and Maurice J. Matteson DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$262,374.98, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE

ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Michelle Matteson and Maurice J. Matteson DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$262,374.98 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg  
1581 Main Street, Ste. 200  
Warrington, PA 18976  
04/22/16 · 04/29/16 · **05/06/16**

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**SHERIFF SALE**

**May 18, 2016**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 103-2014r SUR JUDGEMENT NO. 103-2014 AT THE SUIT OF LSF9 Master Participation Trust vs Nicole K. Hill and

Rob A. Hill aka Robert A. Hill DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY May 18, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

Lot No. 31, Block No. M-203 as shown on a map entitled "Section 2, Marcell Lake Estates, Delaware Township, Pike County, Pennsylvania, which map was duly recorded on January 8, 1971, with the Office of the Recorder of Deeds of Pike County, Pennsylvania, in Plat Book 8, Page 121.

TOGETHER WITH unto the Grantees, their heirs and assigns, all rights, rights-of-ways and privileges and UNDER AND SUBJECT to all covenants, reservations, restrictions, rights, privileges, easements and conditions of record, as set forth in the Chain of Title.

Tax Code No: 02-0-030578  
BEING Known As: 136 Lake Drive, 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 Nicole K. Hill and Rob A. Hill aka Robert A. Hill DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$174,295.92, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Nicole K. Hill and Rob A. Hill aka Robert A. Hill DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$174,295.92 PLUS COSTS AND INTEREST AS

AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
04/22/16 · 04/29/16 · **05/06/16**

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**SHERIFF SALE**

**May 18, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 145-2014r SUR JUDGEMENT NO. 145-2014 AT THE SUIT OF Wells Fargo Bank, NA vs Paul Decker & Rita Decker DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY May 18, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**LEGAL DESCRIPTION**

All those certain pieces, parcels and tracts of land situate, lying and being in the Township of Shohola, County of Pike and Commonwealth of Pennsylvania, more particularly described as follows to wit:  
Being Lots 6 & 7, of a development known as Laurel

Valley Estates, as shown on a plat of Laurel Valley Estates recorded in the Recorder of Deeds Office of Pike County, Pennsylvania in Plat Book 13, at Page 11.

Parcel No.: 063244

BEING known and numbered as 120 Laurel Valley Court, Shohola, PA 18458-3728 BEING the same property conveyed to Paul Decker and Rita Decker, his wife, as tenants by the entireties, who acquired title by virtue of a deed from Phillip Rauschert and Malinda Rauschert, dated August 21, 2006, recorded August 29, 2006, at Deed Book 2192, Page 881, Pike County, Pennsylvania records.

Exhibit "A"

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Paul Decker & Rita Decker DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$247,042.54, 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 Paul Decker & Rita Decker DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$247,042.54 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Manely Deas Kochaldki, LLC  
PO Box 165028  
Columbus, OH 43216-5028  
04/22/16 · 04/29/16 · **05/06/16**

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**SHERIFF SALE**

**May 18, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 159-2014r SUR JUDGEMENT NO. 159-2014 AT THE SUIT OF Wells Fargo Financial Pennsylvania, Inc. vs John Herring and Janet Herring DEFENDANTS, I WILL EXPOSE TO

SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
May 18, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

LEGAL DESCRIPTION

Land Referred to in this  
Commitment is described as all  
that certain property situated in  
the Township of Palmyra in the  
County of Pike, and State of PA  
and being described in a deed  
dated 02/25/2003 and recorded  
02/27/2003 in Book 1969 Page  
446 among the land records of  
the county and state set forth set  
forth about, and referenced as  
follows:

Designated as Lot Number  
732 on Map 3 of Plan of Lots  
prepared for Tanglewood Lakes,  
Inc., by Harry F. Schoenagle,  
Registered Surveyor, dated April  
12, 1971 and recorded in the  
office of the Recorder of Deeds  
for Pike County in Plat Book  
Number 9 Page 157.

Parcel No.: 10-0-009996  
BEING known and numbered  
as 102 Mount Snow Circle a/k/a  
103 Mount Snow circle Tafton,  
PA 18464

BEING the same property  
conveyed to John R. Herringer  
and Janet L. Herringer, his  
wife who acquired title by  
virtue of a deed from David  
P. Yanchowsky, single, dated  
February 25, 2003, recorded

February 27, 2003, at Deed  
Book 1969, Page 446, Pike  
County, Pennsylvania records.  
Exhibit "A"

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
John Herringer and Janet  
Herringer DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$276,487.47,  
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 John  
Herringer and Janet Herringer



DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$276,487.47 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Manely Deas Kochalski, LLC  
PO Box 165028  
Columbus, OH 43216-5028  
04/22/16 · 04/29/16 · **05/06/16**

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**SHERIFF SALE**

**May 18, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
160-2014r SUR JUDGEMENT  
NO. 160-2014 AT THE  
SUIT OF Wells Fargo Bank  
NA vs Roger Conklin and Iris  
Conklin DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
May 18, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**LEGAL DESCRIPTION**

All that certain piece or parcel  
of land situate, lying and  
being in the Township of  
Dingman, County of Pike, and  
Commonwealth of Pennsylvania;

bounded and described as follows,  
to wit:

Lot/Lots Nos. 40, Block No.  
7, Section No. 3, as shown on  
Map entitled "Sunnylands, Inc.  
or Sunrise lake" on file in the  
Recorder's Office at Milford,  
Pennsylvania, in Plat Book No.  
7, Page 228.

Said lot fronting on Bluestone  
Drive, and having dimension of  
143.22 feet on said road, 150.44  
feet on Easterly line, 60.84 and  
40.00 feet on rear Lot lines and  
146.98 feet on Westerly Lot line.  
Parcel No.: 016682

BEING known and numbered  
as 3123 Sunrise Lake, Milford,  
PA 18337

BEING the same property  
conveyed to Roger Conklin  
and Iris Conklin, his wife, who  
acquired title by virtue of a deed  
from Roger Conklin and Iron  
Conklin, his wife, dated January  
5, 1999, recorded March 1,  
1999, at Deed Book 1710, Page  
189, Pike County, Pennsylvania  
records.

Exhibit "A"

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Roger Conklin and Iris Conklin  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$76,748.10,  
PLUS COSTS & INTEREST.

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

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Roger  
Conklin and Iris Conklin  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$76,748.10 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Manley Deas Kochalski, LLC  
PO Box 165028  
Columbus, OH 43216-5028  
04/22/16 · 04/29/16 · **05/06/16**

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**SHERIFF SALE**  
**May 18, 2016**

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

TO EXECUTION NO  
170-2015r SUR JUDGEMENT  
NO. 170-2015 AT THE  
SUITE OF Wells Fargo Bank,  
NA successor by merger to  
Wachovia Bank, National  
Association vs Michele L. Sitler,  
Administrator of the Estate of  
Dolores Bills DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
May 18, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**LEGAL DESCRIPTION**

All that certain lot or piece  
of ground situate in Lehman  
Township, Pike County,  
Pennsylvania, being Lot No.  
337, Section No. 20, as is more  
particularly set forth on the  
Plot Map of Lehman-Pike  
Development Corporation, Saw  
Creek Estates, as same is duly  
recorded in the Office for the  
Recording of Deeds, etc., in  
and for the County of Pike, at  
Milford, Pennsylvania, in Plot  
Book Volume 13, Page 85.  
Parcel No.: 040013  
BEING known and numbered as  
285 Saunders Drive, Township  
of Lehman, PA 18324  
BEING the same premises  
which Dolores Bills, an adult  
individual, by deed from Gregory  
Galietti and Susan Galietti, his  
wife, dated September 25, 1992,

recorded October 20, 1992 in the Pike County Clerk's/Register's Office in Deed Book 618, Page 83.

Exhibit "A"

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Michele L. Sitler, Administrator of the Estate of Dolores Bills DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$85,972.91, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

L. Sitler, Administrator of the Estate of Dolores Bills DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$85,972.91 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Manely Deas Kochalski, LLC  
PO Box 165028  
Columbus, OH 43216-5028  
04/22/16 · 04/29/16 · **05/06/16**

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**SHERIFF SALE**

**May 18, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 212-2012r SUR JUDGEMENT NO. 212-2012 AT THE SUIT OF U.S. Bank National Association, as Trustee for MASTR Asset Back Securities Trust 2005-AB1 vs Diamantina Sousa DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY May 18, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION  
ALL THAT CERTAIN

PIECE, PARCEL AND TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF DINGMAN, COUNTY OF PIKE AND COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT;  
BEING LOT 403A, SECTION A, CONASHAUGH LAKES, AS SHOWN ON PLAT OR MAP RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF PIKE COUNTY IN PLAT BOOK 7, PAGE 32.  
Parcel No.: 122.03-01-02  
Map No. 122.03-01-02  
Improvements: Residential House Dwelling  
BEING known and numbered as 115 Overbrook Run, Township of Dingman, PA 18337-9036  
BEING the same property conveyed to Diamantina Sousa, married, who acquired title by virtue of a deed from Ivan Rodriguez and Diamantina Sousa, his wife, dated September 26, 2002, recorded October 1, 2002, at Deed Book 1946, Page 2090, Pike County, Pennsylvania records.  
Exhibit "A"

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

OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$299,872.93, 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 Diamantina Sousa DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$299,872.93 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Manely Deas Kochalski, LLC  
PO Box 165028  
Columbus, OH 43216-5028  
04/22/16 · 04/29/16 · **05/06/16**

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**SHERIFF SALE**

**May 18, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
360-2015r SUR JUDGEMENT  
NO. 360-2015 AT THE SUIT  
OF Wells Fargo Bank, NA vs  
Charles J. Crawn and Cynthia  
L. Crawn DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
May 18, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 360-2015  
Wells Fargo Bank, NA  
v.  
Charles J. Crawn  
Cynthia L. Crawn  
owner(s) of property situate in  
the DINGMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being 159 Cottonwood Court,  
Milford, Pa 18337-5015  
Parcel No. 122.04-05-74-,  
122.04-05.56, 122.04-05.55  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$137,134.17  
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 J. Crawn  
and Cynthia L. Crawn  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$137,134.17,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Charles J.  
Crawn and Cynthia L. Crawn  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$137,134.17 PLUS

COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
04/22/16 · 04/29/16 · **05/06/16**

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**SHERIFF SALE**

**May 18, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
427-2013r SUR JUDGEMENT  
NO. 427-2013 AT THE  
SUIT OF Everbank vs Keith  
J. Zdziarski DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
May 18, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 427-2013  
Everbank  
v.  
Keith J. Zdziarski  
owner(s) of property situate in  
the LEHMAN TOWNSHIP,  
PIKE County, Pennsylvania,

being Lot 175 Stage 7 Pine  
Ridge, Bushkill, PA 18324  
Parcel No. 06-0-039431  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$175,417.99  
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 Keith J. Zdziarski  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$175,417.99,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Keith J.  
Zdziarski DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$175,417.99 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  
04/22/16 · 04/29/16 · 05/06/16

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**SHERIFF SALE**

**May 18, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
475-2015r SUR JUDGEMENT  
NO. 475-2015 AT THE SUIT  
OF Federal National Mortgage  
Association, its successors or  
assigns vs Jorge Abreu and Leo  
Bonneau DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
May 18, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID

DATE:

EXHIBIT "A"  
ALL THAT CERTAIN  
PARCEL, PIECE OR TRACT  
OF LAND SITUATE IN  
THE TOWNSHIP OF  
DELAWARE, COUNTY  
OF PIKE AND STATE OF  
PENNSYLVANIA, BEING  
KNOWN AS LOT 14A,  
BLOCK W-601, SECTION  
6. WILD ACRES AS SET  
FORTH ON A MAP OR  
PLAN BY JOHN A. BOEHM,  
PROFESSIONAL LAND  
SURVEYOR DATED  
APRIL, 1993, DRAWING  
NO. J-2007-A RECORDED  
IN THE OFFICE OF THE  
RECORDER OF DEEDS OF  
PIKE COUNTY IN PLAT  
BOOK VOLUME 31 PAGE  
150 ON DECEMBER 30,  
1993.  
BEING KNOWN AS:  
15 South Pond Circle now  
known as 128 South Pond  
Circle, (Delaware Township),  
Dingmans Ferry, PA 18328  
PROPERTY ID NO.:  
02-0-030571  
TITLE TO SAID  
PREMISES IS VESTED  
IN JORGE ABREU AND  
LEO BONNEAU BY  
DEED FROM ROBERT  
MARINO AND ARLENE D.  
JAWOROWSKI, NOW BY  
MARRIAGE ARLENE D.  
MARINO DATED 12/18/1996  
RECORDED 12/23/1996 IN  
DEED BOOK 1299 PAGE  
215.

THE SALE IS MADE BY

VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jorge Abreu and Leo Bonneau DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$74,996.25, 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 Jorge Abreu and Leo Bonneau DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$74,996.25 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  
04/22/16 · 04/29/16 · **05/06/16**

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**SHERIFF SALE**

**May 18, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 509-2013r SUR JUDGEMENT NO. 509-2013 AT THE SUIT OF Wells Fargo Bank, NA vs William Quintana DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY May 18, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**LEGAL DESCRIPTION**

All that certain lot or lots, parcel or piece of ground situate in the Lehman Township, Pike County, Pennsylvania, being Lot 232, Section No. 4 as is more particularly set forth on the Plot Map of Pocono Ranch Lands, as same is duly recorded in the Office for the Recording of Deeds, Milford, Pike County, Pennsylvania in Plot Book Volume 10, Page 204.



Parcel No.: 06-0-043300  
Map No. 189.01-01-60-  
Improvements: 30,110  
BEING known and numbered  
as 232 Bluebird Drive, Township  
of Lehman, PA 18324  
BEING the same property  
conveyed to William Quintana  
who acquired title by virtue of  
a deed from Lisette Martinez  
and Luis G. Melendez, her  
husband, dated August 27, 2008,  
recorded September 4, 2008, at  
Deed Book 2288, Page 371, Pike  
County, Pennsylvania records.  
Exhibit "A"

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO William Quintana  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$292,364.21,  
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 William  
Quintana DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$292,364.21 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Manley Deas Kochalski  
PO Box 165028  
Columbus, Oh 43216-5028  
04/22/16 · 04/29/16 · **05/06/16**

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**SHERIFF SALE**

**May 18, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
531-2015r SUR JUDGEMENT  
NO. 531-2015 AT THE SUIT  
OF Green Tree Servicing,  
LLC vs Garnett E. Donaldson  
and The United States of  
America DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA

18337 ON WEDNESDAY  
May 18, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN lot,  
parcel or piece of ground situate  
in Lehman Township, Pike  
County, Pennsylvania, being  
Lot No. 2000, Section No. 3 as  
is more particularly set forth on  
the Plot Map of Lehman-Pike  
Development Corporation, Saw  
Creek Estates, as same is duly  
recorded in the Office for the  
Recording of Deeds, Milford,  
Pike County, Pennsylvania in  
Plot Book Volume 24 page 49.  
BEING the same premises  
which Janet Sage, by Deed dated  
December 31, 2003 recorded  
January 9, 2004, in the Office  
for the Recorder of Deeds in  
and for Pike County, in Deed  
Book Volume 2027, Page  
303, conveyed unto Garnett  
Donaldson.  
BEING known as 2000  
Manchester Drive, Bushkill, PA  
18324  
TAX PARCEL: #196.04-07-49  
IMPROVEMENTS:  
Residential property.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Garnett E. Donaldson and  
The United States of America  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID

REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$292,530.64,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Garnett  
E. Donaldson and The  
United States of America  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$292,530.64 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Gregory Javardian  
1310 Industrial Blvd, 1st Floor,  
Ste. 101  
Southampton, PA 18966  
04/22/16 · 04/29/16 · **05/06/16**

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**SHERIFF SALE**

**May 18, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
570-2015r SUR JUDGEMENT  
NO. 570-2015 AT THE  
SUIT OF Wells Fargo  
Bank, NA vs August H.  
Norwood DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
May 18, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 570-2015  
Wells Fargo Bank, NA  
v.  
August H. Norwood  
owner(s) of property situate in  
the DINGMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being 140 Arrowood Drive,  
Milford, PA 18337-7449  
Parcel No. 110.04-02-11-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$196,237.49  
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 August H. Norwood  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$196,237.49,  
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 August H.  
Norwood DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$196,237.49 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
04/22/16 · 04/29/16 · 05/06/16

**SHERIFF SALE**

**May 18, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
605-2014r SUR JUDGEMENT  
NO. 605-2014 AT THE SUIT  
OF Citizens Savings Bank vs  
Hernan Concepcion and Anna  
Concepcion DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
May 18, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHERIFF'S SALE  
DESCRIPTION**

By virtue of a Writ of Execution  
No. 605-2014 CIVIL, issued  
out of the Court of Common  
Pleas of Pike County, directed  
to me, there will be exposed to  
public sale, by vendue or outcry  
to the highest and best bidders,  
for cash, in the Pike County  
Administration Building, in the

City of Milford, Pike County,  
Pennsylvania, all rights, title and  
interest of the Defendants in and  
to:

ALL THAT CERTAIN lot,  
piece or parcel of land situate,  
lying and being in Dingman  
Township, Pike County,  
Pennsylvania, more particularly  
described as Lot 8, Block 19,  
Section 2, Gold Key Estates, as  
shown on plat or map of Gold  
Key Estates subdivision recorded  
in the Pike County Recorder of  
Deeds in Plat Book 6, page 5.  
Being the same premises  
conveyed by Vannatta Realty  
and Builders, Inc. to Hernan  
Concepcion and Anna  
Concepcion by deed dated  
June 12, 2002, in Pike County  
Recorder of Deeds, Instrument  
No. 200200008972, DR 1931,  
page 154.

MAP NUMBER: 122.04-04-35  
CONTROL/ACCOUNT  
NUMBER: 017884

KNOWN AS: 202 Butternut  
Road (Lot 8, Block 19, Section  
2, Gold Key Lake, Milford,  
Dingman Township, Pike  
County, Pennsylvania.

IMPROVEMENTS  
THEREON CONSIST OF:

a personal residence known as  
202 Butternut Road, Milford,  
Pennsylvania 18337

Land Assessed Value: \$2,000  
Improved Assessed Value:  
\$24,470

Assessed Total \$26,470

SEIZED AND TAKEN

into execution at the suit of  
Citizens Savings Bank against  
Hernan Concepcion and Anna  
Concepcion and will be sold by:

Sheriff of Pike County, Phillip  
Bueki  
KREDER BROOKS  
HAILSTONE LLP  
BY: DAVID K. BROWN,  
ESQUIRE  
Attorneys for Plaintiff

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Hernan Concepcion  
and Anna Concepcion  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$111,961.02,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

IN EXECUTION AS THE  
PROPERTY OF Hernan  
Concepcion and Anna  
Concepcion DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$111,961.02 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Kreder Brooks Hailstone, LLP  
220 Penn Avenue, Ste. 200  
Scranton, PA 18503  
04/22/16 · 04/29/16 · **05/06/16**

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**SHERIFF SALE**

**May 18, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 611-2015r SUR  
JUDGEMENT NO. 611-2015  
AT THE SUIT OF PNC Bank,  
National Association vs John  
Bloomer DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
May 18, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SCHEDULE C  
File No. PF-1T30

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in Lehman Township, County of Pike and State of Pennsylvania, more particularly described as follows: Lot(s) Number 99, Stage Nine, Pine Ridge, as shown on plat of Pine Ridge, Inc., Stage Nine, recorded in the Office of the Recorder of Deeds of Pike County in Plat Book Vol. 12, at Page 12 on September 13, 1974. MAP NO.: 188.02-01-74 CONTROL NO.: 06-0-037757 BEING the same premises which Federal National Mortgage Association aka Fannie Mae, by Deed dated July 9, 2003, and recorded September 17, 2003, in the Office of the Recorder of Deeds in and for the County of Pike, Pennsylvania, in Record Book Vol. 2006, Page 2605, granted and conveyed unto Michael Rogers and Rhonda M. Yates-Rogers, in fee. BEING KNOWN AS: 99 Pine Ridge Drive n/k/a 1914 Pine Ridge Dr. (Lehman Township), Bushkill, PA 18324 PROPERTY ID NO.: 188.02-1-74 TITLE TO SAID PREMISES IS VESTED IN JOHN BLOOMER, AS SOLE OWNER BY DEED FROM MICHAEL ROGERS AND RHONDA M. YATES-ROGERS, MARRIED TO EACH OTHER DATED 09/12/2009 RECORDED 09/30/2009 IN DEED BOOK 2320 PAGE 1560.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO John Bloomer DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$160,713.95, 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 John Bloomer DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$160,713.95 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  
04/22/16 · 04/29/16 · **05/06/16**

**SHERIFF SALE**

**May 18, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
620-2013r SUR JUDGEMENT  
NO. 620-2013 AT THE  
SUIT OF Wells Fargo Bank,  
NA vs Kim Ellingsgard,  
Paul Anzelde, Sr., aka Paul  
Anzelde DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
May 18, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**LEGAL DESCRIPTION**

All that certain lot, parcel or  
piece of land situate in Lehman  
Township, Pike County,  
Pennsylvania, being Lot No.  
3533, Section no. 37, as is more  
particularly set forth on the Plan  
of Lots of Development known  
as Saw Creek Estates, recorded  
in the Recorder's Office in and  
for Pike County at Milford,  
Pennsylvania, in Plot Book

Volume 34, pages 112, 113, 114,  
114, 116 and 117 and Plot Book  
36, page 12.

Parcel No.: 06-0-110722

BEING known and numbered  
as 3533 Kensington Drive,  
Township of Lehman, PA 18324  
BEING the same property  
conveyed to Kim Ellingsgard and  
Paul Anzelde, Sr. who acquired  
title by virtue of a deed from  
Kalian at Pocomos, LLC, dated  
June 28, 2005, recorded July 8,  
2005, at Instrument Number  
20050012540, Pike County,  
Pennsylvania records.  
Exhibit "A"

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Kim Ellingsgard, Paul  
Anzelde, Sr., aka Paul Anzelde  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$314,405.25,  
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 Kim  
Ellingsgard, Paul Anzelde,  
Sr., aka Paul Anzelde  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$314,405.25 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Manley Deas Kochalski, LLC  
PO Box 165028  
Columbus, OH 43216-5028  
04/22/16 · 04/29/16 · **05/06/16**

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**SHERIFF SALE**

**May 18, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
623-2010r SUR JUDGEMENT  
NO. 623-2010 AT THE SUIT  
OF Carrington Mortgage  
Services, LLC vs Charles  
Fisher DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION

BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
May 18, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN  
LOT, PIECE OR PARCEL  
OF LAND, SITUATE,  
LYING AND BEING IN  
THE TOWNSHIP OF  
LEHMAN, COUNTY  
OF PIKE AND STATE  
OF PENNSYLVANIA,  
MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:  
LOT NO. 39, STAGE  
IV, PINE RIDGE, AS  
SHOWN ON PLAT OF  
PINE RIDGE, INC.,  
STAGE IV, RECORDED  
IN THE OFFICE OF THE  
RECORDER OF DEEDS OF  
PIKE COUNTY IN PLAT  
BOOK VOLUME 7 AT  
PAGE 107 ON JULY 19, 1969.  
Parcel# 06-0-042806  
Property address: 1288 Pine  
Ridge, Bushkill, PA 18324

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Charles Fisher  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$184,291.71,



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 Charles Fisher  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$184,291.71 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
04/22/16 · 04/29/16 · **05/06/16**

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**SHERIFF SALE**

**May 18, 2016**

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

TO EXECUTION NO  
641-2012r SUR JUDGEMENT  
NO. 641-2012 AT THE SUIT  
OF Wells Fargo Bank, NA vs  
David Cielinski and Patricia  
Cielinski DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
May 18, 2016 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 STATE  
OF PENNSYLVANIA,  
MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:  
TO WIT:

LOT 14, BLOCK 1501, AS  
SET FORTH ON A PLAN  
OF LOTS - WILD ACRES,  
SECTION 15, DELAWARE  
TOWNSHIP.  
PIKE COUNTY,  
PENNSYLVANIA, DARED  
FEBRUARY 1972, BY  
JOSEPH D. SINCAVAGE,  
MONROE ENGINEERING,  
INC., STROUDSBURG,  
PENNSYLVANIA, AND  
FILED IN THE OFFICE  
FOR THE RECORDING OF  
DEEDS IN AND FOR PIKE

COUNTY, PENNSYLVANIA,  
IN MAP BOOK VOL. 12,  
PAGE 105, RE-RECORDED  
FEBRUARY 7, 1975.

PARCEL #: 02-02-6502  
BEING known and numbered  
as 127 Skyview Road, Township  
of Delaware, County of Pike, PA  
18328

BEING the same property  
conveyed to David Cielinski  
and Patricia Cielinski, Husband  
and Wife who acquired title by  
virtue of a deed from Edward D.  
Cielinski and Dolores Cielinski,  
Husband and Wife and David  
Cielinski and Patricia Cielinski,  
Husband and Wife, dated July 2,  
2007, recorded July 23, 2007, at  
Deed Book 2242, Page 268, Pike  
County, Pennsylvania records.  
Exhibit "A"

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO David Cielinski  
and Patricia Cielinski  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$142,644.98,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF David  
Cielinski and Patricia Cielinski  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$142,644.98 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Manley Deas Kochalski  
PO Box 165028  
Columbus, OH 43216-5028  
04/22/16 · 04/29/16 · **05/06/16**

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**SHERIFF SALE**

**May 18, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
656-2014r SUR JUDGEMENT  
NO. 656-2014 AT THE SUIT  
OF The Dime Bank vs Gregory  
Cannon DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC

VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
May 18, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

“Exhibit A”  
ALL THAT CERTAIN piece,  
parcel and tract of land situate in  
the Township of Lackawaxen,  
County of Pike and State of  
Pennsylvania, described as  
follows:  
BEGINNING at corner in  
middle of Public Road from  
Greeley to Lackawaxen being  
also the corner of land conveyed  
to grantors by deed from  
Edward Faust and wife, May 12,  
1923; thence along line of said  
property, south 88 1/2 degrees  
East thirty-six hundred fifty  
(3650) feet to a stone corner on  
original line of the Abraham  
Lukens warrantee; thence along  
said original line, South 43 1/2  
degrees East about forty (40)  
rods to corner of land now or  
late of John M. Rickert; thence  
along line of same, North 87  
1/2 degrees West thirty-four  
hundred seventy-one (3471)  
feet to a corner of land conveyed  
to said John M. Rickert by  
said Edward Faust and wife;  
thence along the same the two  
following courses: North 7 3/4  
degrees East one hundred ten  
(110) feet to corner; thence  
North 87 1/4 degrees West six  
hundred ninety seven (697)

feet to corner in middle of  
said road; thence along middle  
of said road about seventeen  
and one-fourth 17 1/4 rods to  
the place of BEGINNING.  
CONTAINING thirty-six acres  
(36 As.) more or less. The above  
courses and distance are partly  
as per draft made by John C.  
Westbrook, County Surveyor, in  
May, 1923.

Property is improved  
PIN- 047.00-02-58  
PIN- 05-0-022825

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Gregory Cannon  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$163,701.00,  
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 Gregory Cannon DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$163,701.00 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Law Offices of John J. Martin  
1022 Court Street  
Honesdale, PA 18431  
04/22/16 · 04/29/16 · **05/06/16**

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**SHERIFF SALE**

**May 18, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 666-2015r SUR JUDGEMENT NO. 666-2015 AT THE SUIT OF Gateway Funding Diversified Mortgage Services, LP c/o Ocwen Loan Servicing, LLC vs Robert Petrowski DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY

May 18, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

The land referred to in this Commitment is described as follows:

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

LOT 33, Block W-1902, as set forth on a Plat of Lots, Wild Acres, Section 19, Delaware Township, Pike County, Pennsylvania and filed in the Office for the Recording of Deeds in and for Pike County, Pennsylvania in Plat Book 16, Page 55, on June 16, 1978. TAX MAP NO. 168.03-06-35 Premises Being: 121 Lilac Court, Dingmans Ferry, PA 18328 BEING the same premises which Jesse Tashlik, single and Stan Tashlik, married by Deed dated May 10, 2013 and recorded May 10, 2013 in the Office of the Recorder of Deeds in and for Pike County in Deed Book: 2419 Page 1222, granted and conveyed unto Robert Petrowski.

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

DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$123,813.54,  
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 Robert  
Petrowski DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$123,813.54 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg  
1581 Main Street, Ste. 200  
Warrington, PA 18976  
04/22/16 · 04/29/16 · **05/06/16**

---

## SHERIFF SALE

May 18, 2016

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
702-2015r SUR JUDGEMENT  
NO. 702-2015 AT THE SUIT  
OF The Bank of New York  
Mellon fka The Bank of New  
York, as Trustee for the Benefit  
of the Certificateholders of  
CWALT, Inc. Alternative Loan  
Trust 2005-33CB Mortgage  
Pass-Through Certificates,  
Series 2005-33CB vs. Lori  
M. Dahlen DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
May 18, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN  
lot, or parcel of land situate  
in Lehman Township, Pike  
County, Commonwealth of  
Pennsylvania, being Lot 103,  
Phase 1, Section 1, as is more  
Particularly shown on the plan of  
lands of the Grantor designated  
as Phase 1, Section 1, The Falls  
at Saw Creek, recorded in the  
Recorder's Office in and for Pike  
County, Pennsylvania, in Plot  
Book Volume 22, page 57.  
PARCEL No. 196.04-03-03

BEING Known As: 103 Woods  
Lane Bushkill, PA 18324

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Lori M. Dahlen  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$97,516.77,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Lori M.  
Dahlen DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$97,516.77 PLUS COSTS

AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
04/22/16 · 04/29/16 · **05/06/16**

---

**SHERIFF SALE**

**May 18, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
754-2015r SUR JUDGEMENT  
NO. 754-2015 AT THE SUIT  
OF Deutsche Bank National  
Trust Company as Trustee for  
Finance America Mortgage Loan  
Trust 2004-3 Asset-Backed  
Certificates, Series 2004-3,c/o  
Ocwen Loan Servicing,  
LLC vs Charles J. Miller aka  
Charles Miller and Kathleen  
Miller DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
May 18, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

The land referred to in this  
Commitment is described as  
follows:

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

Lot no. 36 Block M-205, as shown on a Map entitled "Section Two, Marcel Lake Estates, Delaware Township, Pike County, Pennsylvania", which map was duly recorded on January 8, 1971 in the office of the recorder of deeds of Pike County, Pennsylvania in Plat Book 8, Page 121.

PREMISES BEING 124 Yvonne Court, Dingmans Ferry, PA 18328-3150  
PARCEL # 02-0-070530  
BEING the same premises which Robert E. Plank by Deed dated August 17, 1994 and recorded August 17, 1994 in the Office of the Recorder of Deeds in and for Pike County in Deed Book: 936 Page 318, granted and conveyed unto Charles J. Miller and Kathleen Miller, husband and wife.

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

AMOUNT OF \$236,776.59, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Charles J. Miller aka Charles Miller and Kathleen Miller DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$236,776.59 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg  
1581 Main Street, Ste. 200  
Warrington, PA 18976  
04/22/16 · 04/29/16 · **05/06/16**

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**SHERIFF SALE**  
**May 18, 2016**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED

OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 797-2015r SUR  
JUDGEMENT NO. 797-2015  
AT THE SUIT OF Wells  
Fargo Bank, NA vs Salvatore  
V. Santamaria and Sylvia  
Santamaria DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
May 18, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
By virtue of a Writ of Execution  
No. 797-2015  
Wells Fargo Bank, NA  
v.  
Salvatore V. Santamaria  
Sylvia F. Santamaria  
owner(s) of property situate in  
the DINGMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being 110 Woodland Road,  
Milford, PA 18337-5095  
Parcel No. 109.02-02-51-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$123,765.06  
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 Salvatore V. Santamaria  
and Sylvia Santamaria  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$123,765.06,  
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 Salvatore  
V. Santamaria and Sylvia  
Santamaria DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$123,765.06 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  
04/22/16 · 04/29/16 · **05/06/16**

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**SHERIFF SALE**

**May 18, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
821-2015r SURJUDGEMENT  
NO. 821-2015 AT THE  
SUIT OF Residential Credit  
Solutions, Inc. vs Stephen  
O'Connell DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
May 18, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 821-2015-CIVIL  
Residential Credit Solutions,  
Inc.  
v.  
Stephen O'Connell  
owner(s) of property situate in  
the SHOHOLA TOWNSHIP,  
PIKE County, Pennsylvania,

being 122 Beverly Drive,  
Shohola, PA 18458-2604  
Parcel No. 049.01-01-55-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$45,311.20  
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 Stephen O'Connell  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$45,311.20,  
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 Stephen  
O'Connell DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$45,311.20 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  
04/22/16 · 04/29/16 · 05/06/16

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**SHERIFF SALE**  
**May 18, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 833-2015r SUR  
JUDGEMENT NO. 833-2015  
AT THE SUIT OF U.S.  
Bank National Association,  
as Trustee for Residential  
Asset mortgage Products,  
Inc. Mortgage Asset-Backed  
pass-Through Certificates, Series  
2005-EFC6, c/o Ocwen Loan  
Servicing, LLC vs Heather  
McGrath DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD

STREET, MILFORD, PA  
18337 ON WEDNESDAY  
May 18, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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

LOT 45, Block W-1506, as set  
forth on a Plan of Lots-Wild  
Acres, Section 151, Delaware  
Township, Pike County,  
Pennsylvania, dated February 2,  
1972, by Joseph D. Sincavage,  
Monroe Engineering, Inc.,  
Stroudsburg, Pennsylvania,  
and filed in the Office for the  
Recording of Deeds in and for  
Pike County, Pennsylvania, in  
Map Book Volume 12, Page  
105, re-recorded February 7,  
1975.

PARCEL I.D. 168.04-08-51  
Premises Being 243 High Ridge  
Road, Dingmans Ferry, PA  
18328

BEING the same premises  
which Eleanor C. Lorenz by  
Deed dated September 26,  
2005 and recorded September  
28, 2005 in the Office of the  
Recorder of Deeds in and for  
Pike County in Deed Book:  
2134 Page 2122, granted  
and conveyed unto Heather  
McGrath.

Residential Real Estate

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF

EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Heather McGrath DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$127,734.35, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Heather McGrath DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$127,734.35 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,

PENNSYLVANIA  
Stern & Eisenberg  
1581 Main Street, Ste. 200  
Warrington, PA 18976  
04/22/16 · 04/29/16 · **05/06/16**

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**SHERIFF SALE**

**May 18, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 854-2015r SUR JUDGEMENT NO. 854-2015 AT THE SUIT OF The Dime Bank vs BKLYN Jed, LLC and Janet L. Siggia DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY May 18, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**EXHIBIT "A"**

By virtue of a writ of execution case number 854-Civil-2015 THE DIME BANK vs. BKLYN JED, LLC and JANET SIGGIA owner of the property which consists of Lot 26A in the Dingman Plaza subdivision in Delaware Township, Pike County, Pennsylvania which contains 2.37 acres of property and is identified by Map No. 136.00-02-46.013 and Control

No. 02-0-104964.

Property being known as 124  
Dingmans Court, Dingmans  
Ferry, Pennsylvania 18328.

Improvements thereon:

commercial structure

Attorney: David M. Gregory,  
Esquire

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO BKLYN Jed, LLC  
and Janet L. Siggia  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$224,129.43,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF BKLYN  
Jed, LLC and Janet L. Siggia  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$224,129.43 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

David M. Gregory

307 Erie Street

Honesdale, PA 18431

04/22/16 · 04/29/16 · 05/06/16

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**SHERIFF SALE**

**May 18, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
856-2005r SUR JUDGEMENT  
NO. 856-2015 AT THE  
SUIT OF The Bank of New  
York Mellon fka The Bank of  
New York as trustee for the  
Certificateholders of CWABS,  
Inc. Asset-Backed Certificates,  
Series 2004-15 vs Kimila D.  
Middleton and Jurrant E.  
Middleton DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
May 18, 2016 at 11:00 AM  
PREVAILING TIME IN THE

AFORENOON OF SAID  
DATE:

ALL that certain lot, piece or parcel of situate, lying and being the Township of Lackawaxen, Pike County, Pennsylvania, more particularly described as follows: LOT Number 114 in the Subdivision of Westcolang Park Division Section X recorded in the Office of the Recorder of Deeds of Pike County in Plat Book Volume 8, at Page 82 on September 23, 1970.  
PARCEL NUMBER:  
05-0-063468  
BEING KNOWN AS: 215  
lower Lakeview Drive, Hawley,  
PA 18428

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Kimila D. Middleton and Jurrant E. Middleton DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$200,283.23, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS

HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Kimila D. Middleton and Jurrant E. Middleton DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$200,283.23 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
04/22/16 · 04/29/16 · **05/06/16**

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**SHERIFF SALE**

**May 18, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 960-2013r SUR JUDGEMENT NO. 960-2013 AT THE SUIT OF Wells Fargo Bank, NA vs Richard Esposito DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC

VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
May 18, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

LEGAL DESCRIPTION

All that certain lot, piece or  
parcel of ground situate in the  
Township of Delaware, County  
of Pike, and Commonwealth of  
Pennsylvania, more particularly  
described as follows:  
Lot 17ABC, Block W-102,  
Section 1 as set shown on map  
entitled subdivision of Section  
1, Wild Acres, as shown in Plat  
Book 6, page 37, filed in the  
Pike County Clerk's Office.  
Parcel No.: 030298  
BEING known and numbered  
as 137 Doe Drive, Dingmans  
Ferry, PA 18328-4005  
BEING the same property  
conveyed to Richard Esposito  
who acquired title by virtue of  
a deed from Fannie Mae a/k/a  
Federal National Mortgage  
Association by its attorney  
in fact Phelan Hallinan &  
Schmieg, LLP, by Power of  
Attorney Recorded 02/23/2009  
Bk 2300 Pg 1326-1329 Inst#  
200900001586, dated March  
25, 2011, recorded April 18,  
2011, at Deed Book 2361, Page  
1096, Pike County, Pennsylvania  
records.  
Exhibit "A"

THE SALE IS MADE BY

VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Richard Esposito  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$117,701.02,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Richard  
Esposito DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$117,701.02 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,  
PENNSYLVANIA  
Manley Deas Kochalski LLC  
Po Box 165028  
Columbus, OH 43216-5028  
04/22/16 · 04/29/16 · **05/06/16**

**SHERIFF SALE**

**May 18, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1014-2015r  
SUR JUDGEMENT NO.  
1014-2005 AT THE SUIT  
OF Bank of America, NA  
s/b/m to Countrywide Bank  
FSB vs Morris Rothberg  
DEFENDANTS, I WILL  
EXPOSE TO SALE  
OF PUBLIC VENDUE  
OR OUTCRY IN  
THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
May 18, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:  
SHORT DESCRIPTION  
By virtue of a Writ of Execution  
No. 1014-2015  
Bank of America, N.A. s/b/m to  
Countrywide Bank FSB  
v.  
Morris Rothberg  
owner(s) of property situate in  
the PIKE County, Pennsylvania,  
being 129 Meadow View Court,  
Bushkill, PA 18324-8807  
Parcel No. 196.04-03-29

(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$156,819.18  
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 Morris Rothberg  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$156,819.18,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

PROPERTY OF Morris Rothberg DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$156,819.18 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF PIKE COUNTY, PENNSYLVANIA  
Phelan Hallinan Diamond & Jones  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
04/22/16 · 04/29/16 · 05/06/16

**SHERIFF SALE**

**May 18, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO. 1023-2015 SUR JUDGEMENT NO 1023-2015r AT THE SUIT OF JPMorgan Chase Bank, National Association vs Christopher Bennett DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY May 18, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

lying and being in the Township of Lackawaxen, County of Pike and Commonwealth of Pennsylvania, more particularly described as Lot Fourteen (14) Long Pine Acres, as shown in Pike County, Pennsylvania, Plat Book 25, Page 15.

BEING THE SAME PREMISES which HSBC Bank USA, National Association as Trustee on behalf of ACE Securities Corporation Home Equity Loan Trust and for the registered holders of ACE Securities Corporation Home Equity Loan Trust, Series 2007-HE2, Asset Backed Pass-Through by their Attorney-in-Fact, Ocwen Loan Servicing, LLC, specially constituted by Power of Attorney, by Deed dated 6/8/2009 and recorded 7/6/2009 in the Office of the Recorder of Deeds in and for the County of Pike, in Deed Book 2313, Page 27 and Instrument #200900006797, granted and conveyed unto Christopher Bennett.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Christopher Bennett DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$115,361.05,



PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Christopher  
Bennett DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$115,361.05 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Shapiro & DeNardo  
3600 Horizon Drive, Ste. 150  
King of Prussia, PA 19406  
04/22/16 · 04/29/16 · **05/06/16**

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**SHERIFF SALE**  
**May 18, 2016**  
BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON

PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1053-2015r  
SUR JUDGEMENT NO.  
1053-2015 AT THE SUIT  
OF Midfirst Bank vs. Kyle E.  
Huziarski DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
May 18, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT LEGAL FOR  
ADVERTISING:  
ALL THAT CERTAIN lot,  
parcel or piece of land situate in  
the Township of Lehman, Pike  
County, Pennsylvania, being Lot  
2262, Section 30, Saw Creek  
Estates, as shown in Pike County  
Plot Book Volume 21, Page 69.  
AND BEING ALL THAT  
CERTAIN lot, parcel or piece  
of land situate in the Township  
of Middle Smithfield, Monroe  
County, Pennsylvania, being Lot  
2262, Section 30, Saw Creek  
Estates, as shown in Monroe  
County Plot Book Volume 50,  
Page 53.  
HAVING THEREON  
ERECTED a dwelling known  
as: 2262 BELLINGHAM  
DRIVE (Lot 2262, Section 30),  
SAW CREEK ESTATES,  
BUSHKILL, PA 18324  
MAP # 196.02-03-12  
CONTROL #06-0-072273

Pike County Record Book 1857,  
Page 813  
TO BE SOLD AS THE  
PROPERTY OF KYLE E.  
HUZIARSKI UNDER PIKE  
COUNTY JUDGMENT NO.  
1053-2015 CIVIL

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Kyle E. Huziarski  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$104,872.63,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

PROPERTY OF Kyle E.  
Huziarski DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$104,872.63 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Purcell Krug & Haller  
1719 N. Front Street  
Harrisburg, PA 17102-2392  
04/22/16 · 04/29/16 · **05/06/16**

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**SHERIFF SALE**

**May 18, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1055-2015r SUR  
JUDGEMENT NO. 1055-2015  
AT THE SUIT OF Green  
Tree Servicing, LLC vs Elaine  
M. O'Connell, Personal  
Representative of the Estate  
of Rodger Bickel aka Rodger  
M. Bickel DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
May 18, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN lot

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

Being known and designated as Lot No. 167 on a certain Map or Plan of Lots entitled 'Subdivision of Winona Lakes, Section 18 (revised), Stony Hollow Village, recorded March 7, 1975 in Plot Book Vol. 25, page 71 in the Recorder's Office of Monroe County and recorded March 13, 1975 in Plot Book Vol. 12, page 111 in the Recorder's Office of Pike County, Pennsylvania. CONTAINING 13,836 square feet, more or less.

BEING the same premises which Suzanne Mueller f/k/a Suzanne Schultz and Rudy Mueller, her husband, by Deed dated August 7, 1986 recorded August 8, 1986, in the Office for the Recorder of Deeds in and for Pike County, in Deed Book Volume 1062, Page 323, conveyed unto Rodger Bickel, single.

Rodger Bickel departed this life on September 2, 2012.

BEING known as 167 Circle Court, Lehman Township, PA 18301 n/k/a 167 Circle Court, East Stroudsburg, PA 18302  
TAX PARCEL: #199.02-02-17  
IMPROVEMENTS:  
Residential property.

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

TO Elaine M. O'Connell, Personal Representative of the Estate of Rodger Bickel aka Rodger M. Bickel DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$132,041.14, 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 Elaine M. O'Connell, Personal Representative of the Estate of Rodger Bickel aka Rodger M. Bickel DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$132,041.14 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Gregory Javardian  
1310 Industrial Blvd, 1st Floor,  
Ste. 101  
Southampton, PA 18966  
04/22/16 · 04/29/16 · **05/06/16**

**SHERIFF SALE**

**May 18, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1077-2014r SUR  
JUDGEMENT NO. 1077-2014  
AT THE SUIT OF Wells Fargo  
Bank, NA successor by merger  
to Wachovia Bank, NA vs John  
E. Bensley DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
May 18, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**LEGAL DESCRIPTION**

All that certain piece, parcel or  
tract of land lying and being  
in the Township of Dingman,  
County of Pike and State of  
Pennsylvania more particularly  
described as:  
Lot No. 26, Block No. 40,  
Section No. 3, Gold Key Estates,  
as shown on plat or map of

Gold Key Estates, subdivisions  
recorded in the Office of the  
Recorder of Deeds in and for  
Pike County in Plat Book 7,  
page 150.

Parcel No.: 016854

BEING known and numbered  
as 151 Ridge Drive, f/k/a 2029  
Gold Key Estate, Milford, PA  
18337

BEING the same property  
conveyed to John E. Bensley  
who acquired title by virtue of a  
deed from Waypoint Bank f/n/a  
York Federal Savings & Loan,  
dated April 16, 2002, recorded  
April 26, 2002, at Deed Book  
1924, Page 1351, Pike County,  
Pennsylvania records.  
Exhibit "A"

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO John E. Bensley  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$98,010.00,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT

A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF John E. Bensley DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$98,010.00 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Manley Deas Kochalski LLC  
PO Box 165028  
Columbus, OH 43216-5028  
04/22/16 · 04/29/16 · **05/06/16**

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**SHERIFF SALE**

**May 18, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1250-2015r SUR JUDGEMENT NO. 1250-2015 AT THE SUIT OF JPMorgan Chase Bank, National Association vs Frederick Boehmer DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY

IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY May 18, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 1250-2015 JPMorgan Chase Bank, National Association

v.

Frederick Boehmer owner(s) of property situate in the LACKAWAXEN TOWNSHIP, PIKE County, Pennsylvania, being 200 Upper Independence Drive, Lackawaxen, PA 18435 Parcel No. 050023023 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$106,713.32 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 Frederick Boehmer DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$106,713.32,

PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Frederick  
Boehmer DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$106,713.32 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1 Penn Ctr Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
04/22/16 · 04/29/16 · **05/06/16**

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**SHERIFF SALE**  
**May 18, 2016**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED

OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1273-2015r SUR  
JUDGEMENT NO. 1273-2015  
AT THE SUIT OF HSBC  
Bank USA, National Association  
as Trustee in Trust for Citigroup  
Mortgage Loan Trust Inc.,  
Asset Backed Pass Through  
Certificates Series 2003-H33  
vs Patrick Miola aka Patrick  
N. Miola DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
May 18, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
By virtue of a Writ of Execution  
No. CIVIL-1273-2015  
Hsbc Bank USA, National  
Association as Trustee in Trust  
for Citigroup Mortgage Loan  
Trust Inc., Asset Backed Pass  
Through Certificates Series  
2003-He3  
v.  
Patrick Miola A/K/A Patrick N.  
Miola  
owner(s) of property situate in  
the DINGMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being 100 Mud Pond Road,  
a/k/a RR2 Box 2419, Shohola,  
PA 18458-3614  
Parcel No. 094.00-01-53-

(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$104,977.86  
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  
Patrick Miola aka Patrick  
N. Miola DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$104,977.86,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

IN EXECUTION AS THE  
PROPERTY OF Patrick  
Miola aka Patrick N. Miola  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$104,977.86 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  
04/22/16 · 04/29/16 · 05/06/16

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**SHERIFF SALE**  
**May 18, 2016**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1276-2011r SUR  
JUDGEMENT NO. 1276-2011  
AT THE SUIT OF PNC  
Bank, National Association vs  
Unknown Heirs, Successors,  
Assigns and All Persons, Firms  
or Associations Claiming Right,  
Title or Interest From or Under  
James U. Butler, last Record  
Owner, Radames Baldwin,  
Known Heir of Bobby Baldwin  
aka Bobby Lee Baldwin,  
Unknown Heirs, successors,  
Assigns and All Persons, Firms  
or Association Claiming Right,  
Title or Interest From or Under  
Bobby Baldwin aka Bobby Lee  
Baldwin DEFENDANTS,  
I WILL EXPOSE TO

SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
May 18, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SCHEDULE A  
ALL THAT CERTAIN  
lot, piece or parcel of land,  
lying, situate and being in the  
Township of Lehman, County  
of Pike and Commonwealth of  
Pennsylvania, more particularly  
bounded and described as  
follows, to wit:  
Lot No. 116, 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.  
24, at Page 74, Plat Book No.  
24, at Page 75, Plat Book No.  
24, at Page 76 and 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.  
BEING the same premises  
which Frank A. Kelczewski  
and Barbara A. Kelczewski,  
husband and wife, by indenture  
bearing date the 18th day of  
July, 1995, and intended to be  
recorded at Milford in the Office

for the Recording of Deeds,  
in and for the County of Pike,  
simultaneously herewith, granted  
and conveyed unto Bobby Lee  
Baldwin and James U. Butler, in  
fee.  
BEING KNOWN AS: 116 The  
Glen at Tamiment, Bushkill, PA  
18324  
PROPERTY ID NO.:  
06-0-104040  
TITLE TO SAID PREMISES  
IS VESTED IN BOBBY LEE  
BALDWIN AND JAMES  
U. BUTLER, AS JOINT  
TENANTS WITH THE  
RIGHT OF SURVIVORSHIP  
AND NOT AS TENANTS IN  
COMMON BY DEED FROM  
FRANK A. KELCZEWSKI  
AND BARBARA A.  
KELCZEWSKI, HUSBAND  
AND WIFE DATED  
07/18/1995 RECORDED  
01/12/1996 IN DEED BOOK  
1147 PAGE 233.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Unknown Heirs, Successors,  
Assigns and All Persons, Firms  
or Associations Claiming  
Right, Title or Interest From  
or Under James U. Butler,  
last Record Owner, Radames  
Baldwin, Known Heir of  
Bobby Baldwin aka Bobby  
Lee Baldwin, Unknown Heirs,  
successors, Assigns and All  
Persons, Firms or Association  
Claiming Right, Title or  
Interest From or Under Bobby



Baldwin aka Bobby Lee Baldwin DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$130,163.17, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under James U. Butler, last Record Owner, Radames Baldwin, Known Heir of Bobby Baldwin aka Bobby Lee Baldwin, Unknown Heirs, successors, Assigns and All Persons, Firms or Association Claiming Right, Title or Interest From or Under Bobby Baldwin aka Bobby Lee

Baldwin DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$130,163.17 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  
04/22/16 · 04/29/16 · **05/06/16**

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**SHERIFF SALE**

**May 18, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1310-2015r SUR JUDGEMENT NO. 1310-2015 AT THE SUIT OF Wells Fargo Bank, NA vs Andrew Casanova aka Andrew G Casanova and Debra Casanova aka Debra Christine Casanova DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY May 18, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution

No. 1310-2015  
Wells Fargo Bank, NA  
v.  
Andrew Casanova a/k/a Andrew  
G. Casanova  
Debra Casanova a/k/a Debra  
Christine Casanova  
owner(s) of property situate  
in the LACKAWAXEN  
TOWNSHIP, PIKE County,  
Pennsylvania, being 760 Tink  
Wig Court, Hawley, PA 18428  
Parcel No. 011.01-01-01.004-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$287,833.94  
Attorneys for Plaintiff  
Phelan Hallinan Diamond &  
Jones, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Andrew Casanova  
aka Andrew G Casanova  
and Debra Casanova aka  
Debra Christine Casanova  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$287,833.94,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Andrew  
Casanova aka Andrew G  
Casanova and Debra Casanova  
aka Debra Christine Casanova  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$287,833.94 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1 Penn Center Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
04/22/16 · 04/29/16 · **05/06/16**

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**SHERIFF SALE**  
**May 18, 2016**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1427-2015r SUR  
JUDGEMENT NO. 1427-2015

AT THE SUIT OF Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc. Mortgage Asset-Backed pass-Through Certificates, Series 2003-QS4 vs Arthur J. Guy and Evelyn Guy DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY May 18, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

UDREN LAW OFFICES,  
P.C.  
WOODCREST  
CORPORATE CENTER  
111 WOODCREST ROAD,  
SUITE 200  
CHERRY HILL, NJ  
08003-3620  
856-669-5400  
pleadings@udren.com  
ATTORNEY FOR  
PLAINTIFF  
Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc. Mortgage Asset-Backed Pass-Through Certificates, Series 2003-QS4  
Plaintiff  
v.  
ARTHUR J. GUY  
EVELYN GUY  
Defendant(s)  
COURT OF COMMON PLEAS

CIVIL DIVISION  
Pike County  
MORTGAGE  
FORECLOSURE  
NO. 1427-2015  
SHORT DESCRIPTION FOR ADVERTISING  
ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF GREENE, PIKE COUNTY, PENNSYLVANIA:  
BEING KNOWN AS 30 Wallenpaupack Drive n/k/a 107 Lazy River Road, Greentown, PA 18426  
PARCEL NUMBER:  
068.04-02-30  
IMPROVEMENTS:  
Residential Property

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Arthur J. Guy and Evelyn Guy DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$40,602.35, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT

A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Arthur J. Guy and Evelyn Guy DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$ 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  
04/22/16 · 04/29/16 · **05/06/16**

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**SHERIFF SALE**

**May 18, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1498-2014r SUR JUDGEMENT NO. 1498-2014 AT THE SUIT OF Bank of America, NA vs

Sean T. Stanley and Nicole M. Stanley DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY May 18, 2016 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 FOLLOWS, BEING LOT NO. 10, BLOCK NO. 20, SECTION NO. 2, AS SHOWN ON A MAP OR PLAN OF GOLD KEY ESTATES SUBDIVISION, ON FILE IN THE RECORDED OF DEEDS OFFICE AT MILFORD, PIKE COUNTY, PENNSYLVANIA IN PLAT BOOK 6, PAGE 5. PARCEL NO. 122.04-01-26-BEING the same premises which Vannatta Realty & Builders, Inc., by Deed dated January 11, 2011 and recorded January 12, 2007, in the Office for the Recorder of Deeds in and for Pike County, in Deed Book Volume 2214, Page 1, conveyed unto SEAN T. STANLEY and

NICOLE M. STANLEY, his wife.  
BEING KNOWN AS: 177 BUTTERNUT ROAD, MILFORD, PA 18337  
TAX PARCEL #017188  
IMPROVEMENTS:  
Residential property.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Sean T. Stanley and Nicole M. Stanley DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$160,659.23, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Sean T. Stanley and Nicole M. Stanley DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$160,659.23 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Powers Kirn & Assoc.  
8 Neshaminy Interplex, Ste. 215  
Trevose, PA 19053  
04/22/16 · 04/29/16 · **05/06/16**

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**SHERIFF SALE**

**May 18, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1867-2014r SUR JUDGEMENT NO. 1867-2014 AT THE SUIT OF Federal National Mortgage Association ("Fannie Mae") vs John Gulla and Nancy Gulla DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY May 18, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

PARCEL I

ALL THE FOLLOWING DESCRIBED LOT, PARCEL OF LAND, LYING AND BEING IN THE DEVELOPMENT OF WALKER LAKE SHORES, SHOHO LA TOWNSHIP, COUNTY OF PIKE AND STATE OF PENNSYLVANIA, TO WIT: LOTS NO. 3 & 4 IN BLOCK NO. 4 OF UNIT NO. 1 AS SHOWN ON THE SURVEY OF WALKER LAKE SHORES, SHOHO LA TOWNSHIP, PIKE COUNTY, PENNSYLVANIA, MADE BY A CERTIFIED LAND SURVEYOR AND OF RECORD IN RECORDER OF DEEDS OFFICE OF PIKE COUNTY, PENNSYLVANIA, IN PLAT BOOK NO. 3 AT PAGE 59, REFERENCE BEING MADE THERETO FOR A MORE PARTICULAR DESCRIPTION OF THE LOT OR LOTS HEREIN CONVEYED.

PARCEL II

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE DEVELOPMENT OF WALKER LAKE SHORES, TOWNSHIP OF SHOHO LA, COUNTY OF PIKE AND STATE OF PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT NO. 2 IN BLOCK NO. 4 OF UNIT NO. 1

AS SHOWN ON THE SURVEY OF WALKER SHORES, SHOHO LA TOWNSHIP, PIKE COUNTY, PENNSYLVANIA, MADE BY A CERTIFIED LAND SURVEYOR AND OF RECORD IN THE RECORDER OF DEEDS OFFICE OF PIKE COUNTY, PENNSYLVANIA, IN PLAT BOOK 3 AT PAGE 59, REFERENCE BEING MADE THERETO FOR A MORE PARTICULAR DESCRIPTION OF THE LOT HEREIN CONVEYED.

PARCEL III

AL THAT CERTAIN LOT, OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF WALKER LAKE SHORES, SHOHO LA TOWNSHIP, COUNTY OF PIKE AND STATE OF PENNSYLVANIA, TO WIT: LOT NO. 1 IN BLOCK NO. 4 OF UNIT NO. 1 AS SHOWN ON THE SURVEY AND ORIGINAL PLAT OF WALKER LAKE SHORES, SHOHO LA TOWNSHIP, PIKE COUNTY, PENNSYLVANIA, MADE BY A CERTIFIED LAND SURVEYOR AND OF RECORD IN RECORDER OF DEEDS OFFICE OF PIKE COUNTY, PENNSYLVANIA, IN PLAT BOOK NO. 3 AT PAGE 59, REFERENCE BEING MADE THERETO FOR A MORE PARTICULAR DESCRIPTION OF THE

LOT OR LOTS HEREIN  
CONVEYED.

BEING the same premises  
which Marguerite R. Kauffman,  
executrix of the Estate of Dante  
V. Rivetti, deceased by Deed  
dated 04/30/98 and recorded  
05/01/98, in the Office for  
the Recorder of Deeds in and  
for Pike County, in Deed  
Book Volume 1519, Page 104,  
conveyed unto JOHN GULLA  
and NANCY GULLA.  
BEING KNOWN AS: 150  
MAPLE DRIVE, SHOHOLA,  
PA 18458  
TAX PARCEL #12-0-049.02-  
05-73 (aka 049.02-05-71,  
049.02-05-72, 049.02-05-73)  
IMPROVEMENTS:  
Residential property.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
John Gulla and Nancy Gulla  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$143,502.91,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS

HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS  
THE PROPERTY OF  
John Gulla and Nancy Gulla  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$143,502.91 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Powers Kirn & Assoc.  
8 Neshaminy Interplex, Ste. 215  
Trevose, PA 19053  
04/22/16 · 04/29/16 · 05/06/16

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**SHERIFF SALE**

**May 18, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1899-2013r SUR  
JUDGEMENT NO. 1899-2013  
AT THE SUIT OF U.S.  
Bank National Association, as  
Trustee, successor in interest  
to Bank of America, National  
Association, as trustee, successor  
by merger to LaSalle Bank

National Association, as Trustee for Morgan Stanley Mortgage Loan Trust 2007-IXS vs John Lodato and Shirley Lodato DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY May 18, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION

All that certain lot or lots, parcel or piece of ground situate in Lehman Township, Pike County, Pennsylvania, being lot or lots No. 1243, Section No. 18 as is more particularly set forth on the Plot Map of Lehman-Pike Development Corporation, Saw Creek Estates, as same is duly recorded in the Office for the Recording of Deeds, Milford, Pike County, Pennsylvania in Plot Book Volume 16, Page 48.  
Parcel No.: 06-0-063139  
Map No.: 192.02-03-19  
Improvements: Residential Dwelling House  
BEING known and numbered as 1243 Salisbury Road, Township of Lehman, PA 18324  
BEING the same property conveyed to John Lodato and Shirley Lodato, his wife who acquired title by virtue of a deed from Wilfred J. Croteau and Camille Croteau, his wife, dated

October 24, 2006, recorded November 8, 2006, at Deed Book 2203, Page 2584, Pike County, Pennsylvania records. Exhibit "A"

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO John Lodato and Shirley Lodato DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$156,585.93, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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



DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$156,585.93 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

Manely Keas Kochalski, LLC  
PO Box 165028

Columbus, OH 43216-5028

04/22/16 · 04/29/16 · **05/06/16**

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**SHERIFF SALE**

**May 18, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1913-2014r  
SUR JUDGEMENT NO.  
1913-2014 AT THE SUIT  
OF JPMorgan Chase Bank,  
National Association vs Amber  
Woodruff and Johathan S.  
Woodruff DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
May 18, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN parcel,  
lot or tract of land situate, lying  
and being in the Township of  
Dingman, County of Pike and

Commonwealth of Pennsylvania,  
more particularly described as  
follows, to wit:

BEING Lot No. 3803, Section  
No. 13. as shown on map  
entitled "Subdivision of Section  
No. 13, Conashaugh Lakes, as  
shown in Plat Book No. 14 at  
page 5 (incorrectly recited as  
Plat Book 15 page 5 in prior  
deeds), filed in the Pike County  
Recorder's Office.

TOGETHER with all rights  
of way and UNDER AND  
SUBJECT to all covenants,  
reservations, restrictions and  
conditions of record, as found in  
the Chain of Title.

PARCEL No. 134.02-01-71

BEING Known As: 211

Conashaugh Trail, Milford, PA  
18337

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Amber Woodruff and  
Johathan S. Woodruff  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$234,412.47,  
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 Amber Woodruff and Johathan S. Woodruff DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$234,412.47 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
04/22/16 · 04/29/16 · **05/06/16**

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**SHERIFF SALE**

**May 18, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2037-2013r SUR JUDGEMENT NO. 2037-2013 AT THE SUIT OF Wells Fargo Bank, NA vs Kathleen M. Conroy DEFENDANTS,

I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY May 18, 2016 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 Greene, County of Pike and State of Pennsylvania more particularly described as follows, to wit:

Lot 169, Sunfish Lane, as shown on Plan of Lots, Lake Wallenpaupack Estates, dated January 15, 1970, by Harry F. Schoenagel, R.S. Scale 1"=100', as recorded in the office of the Recorder of Deeds in and for Pike County, Pennsylvania in Plat Book 7, Page 215, on the 12th day of March, 1970 said map being incorporated by reference herewith as if attached hereto.

Parcel No.: 014609

Map No.: 084.02-07-17

Improvements: Residential Dwelling House

BEING known and numbered as 102 Sunfish Lane, Township of Greene, PA 18426-3527 BEING the same property conveyed to John J. Conroy and Kathleen M. Conroy, his wife, who acquired title by virtue of a deed from John T. Conroy

and Jane M. Conroy, his wife, dated March 6, 2006, recorded March 29, 2006, at Deed Book 2166, Page 108, Pike County, Pennsylvania records. Exhibit "A"

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Kathleen M. Conroy DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$213,622.90, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

M. Conroy DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$213,622.90 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Manely Deas Kochalski, LLC  
PO Box 165028  
Columbus, OH 43216-5028  
04/22/16 · 04/29/16 · **05/06/16**

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**SHERIFF SALE**

**May 18, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2605-2010r SUR JUDGEMENT NO. 2605-2010 AT THE SUIT OF HSBC Bank, USA, NA vs Marlena I. Poelz-Giga, Administratrix of the Estate of Peter Giga, Deceased DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY May 18, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL that certain lot/lots, parcel or piece of ground situate in the Township of Lehman, County of

Pike and State of Pennsylvania, being Lot No. 152, Section No. 1B as shown on map of Pocono Mountain Lake Estates, Inc. on file in the Recorder's Office at Milford, Pennsylvania, in Plot Book No. 9, Page 110. TOGETHER with unto the grantee herein, its successors and assigns, all Rights, Liberties and Privileges, and Under and Subject to all Restrictions and Reservations set forth in deeds in the chain of title. BEING the same premises which Romec, Inc., a corporation, by Deed dated June 26, 1993 and recorded October 12, 1993 in the Office of the Recorder of Deeds in and for Pike County in Deed Book 782 Page 144, granted and conveyed unto Peter Giga (an individual), in fee. And the said Peter Giga has since departed this life on July 4, 2010, whereby Letters of Administration, File No. 52-2010-00182, were duly granted on July 9, 2010 unto Marlena I. Poelz-Giga as Administratrix. PARCEL NO.: 189.04-05-38 Residential Real Estate

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Marlena I. Poelz-Giga, Administratrix of the Estate of Peter Giga, Deceased DEFENDANTS, OWNER, OR REPUTED OWNERS

OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$210,833.92, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Marlena I. Poelz-Giga, Administratrix of the Estate of Peter Giga, Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$210,833.92 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg  
1581 Main Street, Ste. 200  
Warrington, PA 18976  
04/22/16 · 04/29/16 · 05/06/16