

LEGAL NOTICES

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

ESTATE NOTICES

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

EXECUTOR'S NOTICE

ESTATE OF Marie E. Koehler late of Lords Valley, 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

Edward T. Koehler
3055 Hemlock Farms
Lords Valley, PA 18428
Executor

07/20/12 • 07/27/12 • **08/03/12**

ESTATE NOTICE

Estate of David Donald Spitale, of Lehman Township, Pike County, Pennsylvania.

Letters of Administration on the above estate having been granted to Richard Markajani, all persons indebted to the said

estate are requested to make payment, and those having claims to present the same without delay to his attorney, Joseph Kosierowski, Ridley, Chuff, Kosierowski & Scanlon, P.C., 400 Broad Street, 2nd Floor, Milford, PA 18337
07/20/12 • 07/27/12 • **08/03/12**

ESTATE NOTICE

Estate of Eleanor Moriarity, late of Lehman Township, Pike County, Pennsylvania, deceased.

LETTERS

TESTAMENTARY in the above-named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or his attorney within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of Pike County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.

William T. Moriarity,
Executor
321 The Glen

Tamiment, PA 18371
NEWMAN, WILLIAMS,
MISHKIN, CORVELEYN,
WOLFE & FARERI, P.C.
By: David L. Horvath, Esq.
712 Monroe Street

Stroudsburg, PA 18360-0511
07/27/12 • 08/03/12 • 08/10/12

EXECUTOR'S NOTICE

ESTATE OF Thomas J
Van Leuven, late of Lehman
Township, Pike County,
Pennsylvania, deceased.

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

Thomas G Van Leuven
10 Hillside Terrace
Sussex, NJ 07461
Executor

07/27/12 • 08/03/12 • 08/10/12

EXECUTRIX'S NOTICE

ESTATE OF Gerard
G. Sullivan, late of Blooming
Grove Township, Pike County,
Pennsylvania, deceased.

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

Anne M. Sullivan
2955 Hemlock Farms
Lords Valley, PA 18428
Executrix

07/27/12 • 08/03/12 • 08/10/12

ESTATE NOTICE

Notice is hereby given that
Letters of Testamentary have
been granted in the ESTATE
OF RICHARD J. CLARK, JR.,
late of 182 Forest Ridge Drive,

Hawley, PA 18428, who died
on May 19, 2012, to Margaret
Clark, Executrix. All persons
indebted to said Estate are
required to make payment and
those having claims to present
the same without delay to the
Executrix named above in to the
Rechner Law Office c/o Ashley
G. Zimmerman, Esquire, 924
Church Street Honesdale, PA
18431.

08/03/12 • 08/10/12 • 08/17/12

IN THE COURT OF
COMMON PLEAS OF PIKE
COUNTY
SIXTIETH JUDICIAL
DISTRICT
COMMONWEALTH OF
PENNSYLVANIA

DANIEL OH, JUDY
CHUHUI OH, GLORIA OH
and CHRISTINE OH,
Plaintiffs

-vs-

COST CONTROL
MARKETING AND
MANAGEMENT, INC.,
Assignee
Defendant
No. 1842 CV 2010

NOTICE

You have been sued in court.
If you wish to defend against the
claims set forth in the following
pages, you must take action
within twenty days after this
complaint and notice are served,
by entering a written appearance
personally or by attorney and
filing in writing with the court
your defenses or objections to the

claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

PENNSYLVANIA LAWYER
REFERRAL SERVICE
PENNSYLVANIA BAR
ASSOCIATION
P.O. BOX 186
HARRISBURG, PA 17108
PHONE: 800-692-7375

IN THE COURT OF
COMMON PLEAS OF PIKE
COUNTY
SIXTIETH JUDICIAL
DISTRICT
COMMONWEALTH OF
PENNSYLVANIA

DANIEL OH, JUDY
CHUHUI OH, GLORIA OH
and CHRISTINE OH,
Plaintiffs

-vs-

COST CONTROL
MARKETING AND

MANAGEMENT, INC.,
Assignee
Defendant

No: 1842 CV 2010

**COMPLAINT TO COMPEL
SATISFACTION OF
MORTGAGE**

1. Plaintiffs, DANIEL OH, JUDY CHUHUI OH, GLORIA OH and CHRISTINE OH, are adult individuals residing at 525 S. Ardmore Avenue #356, Los Angeles, CA 90020.
2. Defendant, COST CONTROL MARKETING AND MANAGEMENT, INC., a Pennsylvania Corporation, is a bankrupt corporation.
3. W.P. Peterson is listed as the President of the corporation according to the Pennsylvania Department of State Corporation Bureau.
4. Plaintiffs are now the lawful owners and in possession of the premises known as Lot 80, The Glen at Tamiment Phase 3, Pike County, Pennsylvania.
5. By Deed dated May 8, 1990, HYONG-CHAE OH, a married man, purchased the property from Tamiment Development, Inc., formerly known as WesLand Development, Inc., a Georgia Corporation, which took a mortgage for purchase of premises.
6. On May 8, 1990, WesLand Development, Inc. assigned its mortgage to Cost Control

Marketing and Management, Inc., 388 Chestnut Street, East Stroudsburg, PA 18301 by Assignment Book 299/69 Dated May 8, 1990 and Recorded August 24, 1990 in Mortgage Book 299/67. A true copy of the assignment is attached hereto and marked Exhibit 'A'.

7. By Deed dated September 17, 2004, and recorded September 22, 2007 in Deed Book 2070 at Page 171 et seq. Hyong-Chae Oh and Ok-Yun Oh conveyed the property to their children, Judy Chuhui Oh, Gloria Oh and Christine Oh.

8. By Deed dated September 10, 2006, and recorded October 16, 2007 in Deed Book 2199 at 2404 et seq, title was conveyed from Judy Chuhui Oh, Gloria Oh and Christine Oh to Judy Chuhui Oh, Gloria Oh, Christine Oh and Daniel Oh, all siblings and children of Hyong-Chae Oh and Ok-Yun Oh.

9. The current assessed value of the lot is \$5,000.00. Using the current STEB ratio of 4.90, the fair market value is \$24,500.00, which may be optimistic.

10. Hyong-Chae Oh paid off the lot. To date Hyong-Chae Oh has paid a total of \$51,841.84 on the lot.

11. Cost Control Marketing and Management, Inc. is obliged to satisfy the mortgage of record but has never done so.

12. Cost Control Marketing and Management, Inc., after Notice to its president and to the Office of the trustee in bankruptcy, has refused to satisfy the mortgage of record. True copies of the Notice

are attached hereto and marked Exhibit 'B'.
13. Defendant's failure to satisfy the mortgage creates a cloud upon plaintiff's title in the property.

WHEREFORE, Plaintiff requests the Court to enter an order that the mortgage be marked satisfied of record.

Respectfully submitted,
WIESLAW T.

NIEMOCZYNSKI, ESQ.
Attorney I.D., #43605
752 Main Street, P.O. Box 727
Stroudsburg, PA 18360
Telephone: (570) 476-4488
Attorney for Plaintiffs

IN THE COURT OF
COMMON PLEAS OF PIKE
COUNTY, PENNSYLVANIA
CIVIL ACTION LAW
KAREN SINGH

Plaintiff

v.

SUKHARAJ SINGH
Defendant

IN DIVORCE

NO.2701 2010 – CIVIL

.....
PRAECIPE TO REINSTATE
COMPLAINT

To the Prothonotary:

Kindly reinstate the
Complaint in the above
captioned matter.

BY: s/THOMAS EARL
MINCER, ESQUIRE
106 West High Street
Milford, PA 18337
(570) 296-3700
Attorney for Plaintiff
Attorney ID 55691

Date: July 19, 2012

IN THE COURT OF
COMMON PLEAS OF PIKE
COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
KAREN SINGH
Plaintiff

v.

SUKHARAJ SINGH
Defendant

IN DIVORCE
NO.2701 2010 - CIVIL

.....

**PRAECIPE TO REINSTATE
COMPLAINT**

To the Prothonotary:

Kindly reinstate the
Complaint in the above
captioned matter.

BY: s/THOMAS EARL
MINCER, ESQUIRE
106 West High Street
Milford, PA 18337
(570) 296-3700
Attorney for Plaintiff
Attorney ID 55691

DATED: 11-4-11

IN THE COURT OF
COMMON PLEAS OF PIKE
COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
KAREN SINGH
Plaintiff

v.

SUKHARAJ SINGH
Defendant

IN DIVORCE
NO.2701-2010 - CIVIL

.....

**NOTICE TO DEFEND AND
CLAIM RIGHTS**

You have been sued in court.
If you wish to defend against the
claims set forth in the following
pages, you must take action
within twenty (20) days after this

Complaint and Notice are served
by entering a written appearance
personally or by attorney and
filing in writing with the Court
your defenses or objections to the
claims set forth against you. You
are warned that if you fail to do
so, the case may proceed without
you and a judgment may be
entered against you by the court
without further notice for any
money claimed in the Complaint
or for any other claim or relief
requested by the Plaintiff. You
may lose money or property or
other rights important to you,
including custody or visitation of
your child.

When the ground for
the divorce is indignities or
irretrievable breakdown of the
marriage, you may request
marriage counseling. A list of
marriage counselors is available
in the office of the Prothonotary
at the Courthouse, Milford,
Pennsylvania 18337.

**YOU SHOULD TAKE
THIS PAPER TO YOUR
LAWYER AT ONCE. IF
YOU DO NOT HAVE A
LAWYER OR CANNOT
AFFORD ONE, GO TO OR
TELEPHONE THE OFFICE
SET FORTH BELOW TO
FIND OUT WHERE YOU
CAN GET LEGAL HELP.**

PIKE COUNTY
COMMISSIONER'S OFFICE
Pike County Courthouse
Milford, Pennsylvania 18337
Telephone: (570) 296-7613

IN THE COURT OF
COMMON PLEAS OF PIKE

COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
KAREN SINGH
Plaintiff
v.
SUKHARAJ SINGH
Defendant
IN DIVORCE
NO.2701-2010 - CIVIL

.....
COMPLAINT IN DIVORCE
SECTION 3301(d) (1) OF
THE DIVORCE CODE

AND NOW, comes the Plaintiff, Karin Singh by and through her counsel, Thomas Earl Mincer, Esq., and files this Complaint in Divorce and in support thereof avers as follows:

1. Plaintiff, Karin Singh, is an adult individual presently residing at RR 1 Box 673, Dingmans Ferry, Pennsylvania 18328.
2. Defendant, Sukharaj Singh, is an adult individual whose last known place of residence was RR 1 box 673, Dingmans Ferry, Pennsylvania 18328 and who has been deported back to India and the Plaintiff has not heard from the Defendant and has no forwarding address.
3. Defendant, Sukharaj Singh, was incarcerated in the year 2005 and deported back to India in the year 2007.
4. Plaintiff has had no contact with the Defendant for the last three years.
3. Plaintiff has resided within the Commonwealth of Pennsylvania for a period of more than six months immediately preceding the filing of this Complaint.
4. Plaintiff and Defendant were

lawfully joined in marriage on May 1, 2003, in Milford, Pennsylvania.
5. Plaintiff avers that she is unaware of any prior action for divorce or annulment of this marriage in this or any other jurisdiction.

6. The marriage is irretrievably broken.
7. Plaintiff has been advised of the availability of counseling and understands that she may have the right to request that the Court require the parties to participate in counseling.

WHEREFORE, Plaintiff requests the Court to enter a Decree of Divorce pursuant to Section 3301(d) of the Pennsylvania Divorce Code.

By s/ Thomas Earl Mincer,
ESQUIRE
106 West High Street
Milford, Pennsylvania 18337
(570) 296-3700
Attorney ID #55691
Attorney for Plaintiff
DATED: 12-7-10

VERIFICATION

I, Karen Singh, Plaintiff, being duly sworn according to law, depose and say that the facts contained in the foregoing Complaint in Divorce are true and correct to the best of my knowledge, information and belief and are made subject to the penalties of 18 Pa.C.S.A. Section 4904 relating to unsworn falsification to authorities.

s/Karen Singh, Plaintiff
DATED: 12 -7-10

IN THE COURT OF

COMMON PLEAS OF PIKE
COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW

KAREN SINGH
Plaintiff

v.

SUKHARAJ SINGH
Defendant

IN DIVORCE
NO.2701-2010 - CIVIL

.....

**AFFIDAVIT UNDER
SECTION 3301(d) OF THE
DIVORCE CODE**

1. The parties to this action separated in 2005 as Defendant has been deported and have continued to live separate and apart for a period of at least two years.
2. The marriage is irretrievably broken.
3. I understand that I may lose rights concerning alimony, division of property, lawyer's fees or expenses if I do not claim them before a divorce is granted. I verify that the statements made in this Affidavit are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S.A. Section 4904 relating to unsworn falsification to authorities.

s/Karen Singh, Plaintiff

DATED: 12-7-10

**NOTICE OF
INCORPORATION**

Notice is hereby given that on 7/18/12, Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania,

in accordance with the provision of the Business Corporation Law of 1988, as amended, on behalf of HUV Real Estate, Inc. The corporation's registered office is 500 Routes 6 & 209, Milford, PA 18337.

Bruce L. Coyer, Esquire
O'Malley, Harris, Durkin &
Perry, P.C.

SHERIFF SALES

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

SHERIFF SALE

August 15, 2012

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO.119-2012r SUR JUDGEMENT NO. 119-2012 AT THE SUIT OF Wells Fargo Bank, NA vs Howard D. Logan and Vida T. Logan 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 August 15, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution
No. 119-2012

WELLS FARGO BANK, N.A.
vs.
HOWARD D. LOGAN
VIDA T. LOGAN

owner(s) of property situate
in the TOWNSHIP OF
LEHMAN, Pike County,
Pennsylvania, being

191 SAW CREEK ESTATES,
A/K/A 2338 OAK LANE,
BUSHKILL, PA 18324-9408
Parcel No.: 196.02-01-49
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$146,430.79

Attorneys for Plaintiff:
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Howard D. Logan
and Vida T. Logan
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$146,430.79,

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 Howard
D. Logan and Vida T. Logan
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$146,430.79 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmieg
1617 JFK Blvd., Ste. 1400
One Penn Center Plaza
Philadelphia, PA 19103
07/20/12 • 07/27/12 • **08/03/12**

SHERIFF SALE
August 15, 2012
BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE

COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 147-2011r
SUR JUDGEMENT NO.
147-2011 AT THE SUIT OF
Wells Fargo Bank, NA s/i/i/t
Wachovia Bank, NA vs Lisa
A. Schiraldi 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
August 15, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

Legal Description

ALL THAT CERTAIN lot,
parcel or piece of ground situated
in the Township of Dingman,
County of Pike, Commonwealth
of Pennsylvania, BEING
Lot No. 888, Section D-1, as
shown on the Map of Pocono
Mountain Woodland Lakes on
file in the Recorder's Office of
Pike County, Pennsylvania, in
Plat Book No. 11, Page 16.

Being known as: 441
RAYMONDSKILL
ROAD, MILFORD,
PENNSYLVANIA 18337.

Title to said premises is
vested in Lisa A. Schiraldi by
deed from Better Homes &
Properties, Inc., A Pennsylvania
Corporation, dated May 23,

1998 and recorded May 27, 1998
in Deed Book 1534, Page 130.

TAX I.D. #: 03-0-060158
THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Lisa A. Schiraldi
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$250,209.30,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

\$250,209.30 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street,
Ste. 2080
Philadelphia, PA 19109
07/20/12 • 07/27/12 • 08/03/12

SHERIFF SALE

August 15, 2012

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO221-2012r SUR
JUDGEMENT NO. 221-2012
AT THE SUIT OF Midfirst
Bank vs Natalie Kaps and
Peter Kaps 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
August 15, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

IN THE COURT OF
COMMON PLEAS PIKE
COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 221-2012-CIVIL

IN MORTGAGE
FORECLOSURE

MIDFIRST BANK,
PLAINTIFF
VS.
NATALIE KAPS AND
PETER KAPS,
DEFENDANT(S)

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 No. 26, Block No.
8, 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 227.

HAVING thereon erected
a dwelling known as 103
Brownstone Drive, Milford, PA
18337.

MAP#: 122.01-02-02.
CONTROL#: 03-0-021441.

BEING THE SAME
PREMISES WHICH Benjamin
Barthomiejczyk and Ann C.
Bartlomiejczyk, his wife, by deed
dated 12/20/06 and recorded in
Pike County Record Book 2211
Page 388, granted and conveyed
unto Peter Kaps and Natalie
Kaps, his wife.

OIL AND GAS EXCEPTION:

Oil and gas and minerals and all rights incident to the extraction or development of oil and gas or minerals heretofore conveyed, leased, excepted or reserved by instruments of record.

TO BE SOLD AS THE PROPERTY OF NATALIE KAPS AND PETER KAPS UNDER PIKE COUNTY JUDGMENT NO. 221-2012.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Natalie Kaps and Peter Kaps DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$228,855.68, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

(30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Natalie Kaps and Peter Kaps DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$228,855.68 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Purcell, Krug & Haller
1719 N. Front Street
Harrisburg, PA 17102
07/20/12 • 07/27/12 • 08/03/12

SHERIFF SALE

August 15, 2012

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 228-2012r SUR JUDGEMENT NO. 228-2012 AT THE SUIT OF PNC Bank, National Association vs Rob A. Hill and Nicole K. 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 August 15, 2012 at 11:00 AM PREVAILING TIME IN THE

AFORENOON OF SAID
DATE:

IN THE COURT OF
COMMON PLEAS OF PIKE
COUNTY, PENNSYLVANIA
CIVIL DIVISION
NO: 228-2012

PNC BANK, NATIONAL
ASSOCIATION,
Plaintiff,
vs.
ROB A. HILL AND NICOLE
K. HILL,
Defendants.

LEGAL DESCRIPTION

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

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.

Having erected thereon a
dwelling known as 136 Lake
Drive, Dingmans Ferry, PA
18328.

Being Tax Code No:
02-0-030578

BEING the same premises that
Santa Santora, widow, by deed
dated 6/13/07 and recorded
6/13/07 in the Recorder of
Deeds Office of Pike County,
Pennsylvania, Instrument #
200700009302, granted and
conveyed unto Rob A. Hill and
Nicole K. Hill.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Rob A. Hill and Nicole K. Hill
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$160,307.52,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Rob A.
Hill and Nicole K. Hill
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$160,307.52 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Vitti & Vitti
215 Fourth Avenue
Pittsburgh, PA 15222
07/20/12 • 07/27/12 • 08/03/12

SHERIFF SALE

August 15, 2012

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO241-2012r SUR
JUDGEMENT NO. 241-2012
AT THE SUIT OF EverBank
vs Cindy M. Kopcso a/k/a Cindy
Marie Kopcso 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
August 15, 2012 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 State of Pennsylvania, more
particularly described as follows,
to wit:

LOT 47ABC Block B-8, as
set forth on a Plan of Lots,
Birchwood Lakes, SECTION
3 Delaware Township, Pike
County, Pennsylvania, dated
March 1963 by John B. Aicher,
Monroe Engineering, Inc.,
Stroudsburg, Pennsylvania
and filed in the Office for the
Recording of Deeds in and for
Pike County, Pennsylvania, in
Plot Book 3, Page 239 on March
27, 1963.

BEING the same premises
which Ellen Lindson by Deed
dated April 25, 2005 and
Recorded April 29, 2005 in
Deed Book 2106 Page 1940
in the Pike County Recorder
of Deeds Office, granted and
conveyed unto Cindy Marie
Kopcso, in fee.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Cindy M. Kopcso
a/k/a Cindy Marie Kopcso
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$92,113.56,
PLUS COSTS & INTEREST.

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Cindy M.
Kopcsó a/k/a Cindy Marie
Kopcsó DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$92,113.56 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
07/20/12 • 07/27/12 • **08/03/12**

SHERIFF SALE

August 15, 2012

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

COUNTY, CIVIL DIVISION,
TO EXECUTION NO
254-2012r SUR JUDGEMENT
NO. 254-2012 AT THE
SUIT OF U.S. Bank National
Association Trustee for
the Pennsylvania Housing
Finance Agency vs Gregory
Anthony Perrelli and Jaime
Jean Perrelli 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
August 15, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

U.S. BANK NATIONAL
ASSOCIATION TRUSTEE
FOR THE PENNSYLVANIA
HOUSING FINANCE
AGENCY,
PLAINTIFF
VS.
GREGORY ANTHONY
PERRELLI AND
JAIME JEAN PERRELLI,
DEFENDANT(S)

IN THE COURT OF
COMMON PLEAS PIKE
COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 254-2012-CIVIL

IN MORTGAGE
FORECLOSURE

LEGAL DESCRIPTION

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

Lots 11abcd, Block W-802, as set forth on a Plan of Lots - Wild Acres, Section 8, Delaware Township, Pike County, Pennsylvania, dated April 1969, by John B. Aicher, Monroe Engineering, Inc., Stroudsburg, Pennsylvania, and filed in the Office for the Recording of Deeds in and for Pike County, Pennsylvania in Plat Book 8, Page 105, re-recorded November 17, 1970.

HAVING THEREON ERECTED A DWELLING KNOWN AS 117 FAIRVIEW DRIVE, DINGMANS FERRY, PA 18328.

Under and subject to all restrictions and reservations as set forth in the chain of title.

BEING THE SAME PREMISES WHICH Jeffrey S. Goldstein by deed dated 11/23/05 and recorded 11/29/05 in Pike County Record Book 2146, Page 2519 granted and conveyed unto Jaime Jean Perrelli and Gregory Anthony Perrelli, wife and husband.

TO BE SOLD AS THE PROPERTY OF GREGORY

ANTHONY PERRELLI AND JAIME JEAN PERRELLI UNDER PIKE COUNTY JUDGMENT NO. 254-2012-CIVIL

MAP # 175.02-04-34
CONTROL # 02-0-029050

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Gregory Anthony Perrelli and Jaime Jean Perrelli DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$133,801.46, 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
Anthony Perrelli and Jaime
Jean Perrelli DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$133,801.46 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Purcell, Krug & Haller
1719 N. Front Street
Harrisburg, PA 17102
07/20/12 • 07/27/12 • **08/03/12**

SHERIFF SALE

August 15, 2012

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO.307-2012r SUR
JUDGEMENT NO. 307-2012
AT THE SUIT OF U.S. Bank
National Association as trustee
Ramp 2005EFC6 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
August 15, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution
No. 307-2012

U.S. BANK NATIONAL
ASSOCIATION AS
TRUSTEE RAMP 2005EFC6
vs.
HEATHER MCGRATH

owner(s) of property situate in
DELAWARE TOWNSHIP,
Pike County, Pennsylvania,
being

243 HIGH RIDGE ROAD,
DINGMANS FERRY, PA
18328-4012

Parcel No.: 168.04-08-51
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$120,783.10

Attorneys for Plaintiff:
Phelan Hallinan & Schmieg, LLP

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 \$120,783.10,
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 Heather
McGrath DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$120,783.10 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan, Hallinan & Schmiegel
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
07/20/12 • 07/27/12 • 08/03/12

SHERIFF SALE
August 15, 2012
BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON

PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO.308-2012r
SUR JUDGEMENT NO.
308-2012 AT THE SUIT
OF Bank of America, NA
successor by merger to BAC
Home Loans Servicing, LP
fka Countrywide Home Loans
Servicing, LP vs Anthony
Palma DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
August 15, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution
No. 308-2012

BANK OF AMERICA, N.A.,
SUCCESSOR BY MERGER
TO BAC HOME LOANS
SERVICING, LP FKA
COUNTRYWIDE HOME
LOANS SERVICING, LP
vs.
ANTHONY PALMA

owner(s) of property situate
in the TOWNSHIP OF
DELAWARE, Pike County,
Pennsylvania, being

LOT 2 A CHESTNUT
DRIVE, A/K/A 108

CHESTNUT STREET,
DINGMANS FERRY,
PA 18328
Parcel No.: 162.02-07-46
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$63,057.34

Attorneys for Plaintiff:
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Anthony Palma
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$63,057.34,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Anthony
Palma DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$63,057.34 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan, Hallinan & Schmieg
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
07/20/12 • 07/27/12 • 08/03/12

SHERIFF SALE

August 15, 2012

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO.309-2012r SUR
JUDGEMENT NO. 309-2012
AT THE SUIT OF Wells
Fargo Bank, NA vs Lawrence
A. Bone 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
August 15, 2012 at 11:00 AM
PREVAILING TIME IN THE

AFORENOON OF SAID
DATE:

SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution
No. 309-2012

WELLS FARGO BANK, N.A.
vs.
LAWRENCE A. BONE

owner(s) of property situate
in the TOWNSHIP OF
DELAWARE, Pike County,
Pennsylvania, being

153 HEATHER HILL ROAD,
DINGMANS FERRY, PA
18328-4009
Parcel No.: 168.04-09-58
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$128,959.73

Attorneys for Plaintiff:
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Lawrence A. Bone
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$128,959.73,

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Lawrence
A. Bone DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$128,959.73 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmieg
1617 JFK Blvd., Ste. 1400
One Penn Center Plaza
Philadelphia, PA 19103
07/20/12 • 07/27/12 • 08/03/12

SHERIFF SALE
August 15, 2012
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF

COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 325-2012r SUR JUDGEMENT NO. 325-2012 AT THE SUIT OF Bank of America, NA, successor by merger to BAC Home Loans Servicing, LP d/k/a Countrywide Home Loans Servicing, LP vs Leon M. Bell and Kady-Ann H. Ford-Bell 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 August 15, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Lehman, County of Pike, and Commonwealth of Pennsylvania, being Lot No. 140, Phase II Section III, The Glen at Tamiment, as shown on a plan of lots recorded in the Office of the Recorder of Deeds, in and for the County of Pike, in Plot Book Volume/Page 25/238, 239, 240, 241.

TAX PARCEL #: 187.04-01-34

BEING KNOWN AS: 140 Old Took Road, Tamiment, PA 18371

THE SALE IS MADE BY

VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Leon M. Bell and Kady-Ann H. Ford-Bell DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$316,823.20, 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 Leon M. Bell and Kady-Ann H. Ford-Bell DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$316,823.20 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group, PC
701 Market Street
Philadelphia, PA 19106-1532
07/20/12 • 07/27/12 • 08/03/12

SHERIFF SALE

August 15, 2012

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 373-2012r SUR
JUDGEMENT NO. 373-2012
AT THE SUIT OF Bank
of America, NA vs Alfred
Ramirez 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
August 15, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN
PIECE OR PARCEL OF
LAND, SITUATE, LYING
AND BEING IN THE
TOWNSHIP OF PALMYRA,
COUNTY OF PIKE AND
COMMONWEALTH OF
PENNSYLVANIA, AS
MORE PARTICULARLY
LAID OUT AND PLOTTED
UPON A CERTAIN MAP
SHOWING LANDS OF

PETER FORTER, ET, AL.,
PALMYRA Township., PIKE
COUNTY, PENNSYLVANIA,
HARRY F SCHOENAGAL,
R.S. AND RECORDED IN
PIKE COUNTY RECORDER
OF DEEDS OFFICE IN MAP
BOOK 30 PAGE 14, AND
MORE PARTICULARLY
DESCRIBED AS LOT 4R ON
SAID MAP.

TOGETHER WITH THE
RIGHT OF INGRESS,
AGRESS AND REGRESS
OVER AND ACROSS
ALL ROADWAY
LOCATED WITHIN
THE DEVELOPMENT:
RUNNING FROM
TOWNSHIP ROAD 392 TO
THE PREMISES HEREIN
CONVEYED.

TOGETHER WITH UNTO
THE GRANTEE HEREIN,
ITS SUCCESSORS AND
ASSIGNS IN COMMON
HOWEVER WITH THE
IMMEDIATE PREVIOUS
GRANTORS, THEIR
HEIRS AND ASSIGN,
THE RIGHT TO USE THE
AREA DESIGNATED
“COMMUNITY BEACH
AREA” ON THE
AFORESAID MAP.

Being known as: 4R SAND
COURT, PAUPACK,
PENNSYLVANIA 18451.

Title to said premises is vested
in Alfred Ramirez by deed
from Great Venture, Inc., a
Pennsylvania Corporation dated

April 12, 1994 and recorded
May 4, 1994 in Deed Book 888,
Page 232.

TAX I.D. #: 10-0-071232

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Alfred Ramirez
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$275,156.80,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

OWNERS REPUTED
OWNERS TO COLLECT
\$275,156.80 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street,
Ste. 2080
Philadelphia, PA 19109
07/20/12 • 07/27/12 • **08/03/12**

SHERIFF SALE

August 15, 2012

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
385-2012r SUR JUDGEMENT
NO. 385-2012 AT THE SUIT
OF Wells Fargo Bank, National
Association, as Trustee for
Citigroup Mortgage Loan Trust,
Asset-Backed Pass-Through
Certificates Series 2006-SHL1
vs Isaac Riverson a/k/a Isaac
Riveron and Prosperina Riveron
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
August 15, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ATTORNEY FOR
PLAINTIFF
UDREN LAW OFFICES, P.C.
WOODCREST
CORPORATE CENTER
111 WOODCREST ROAD,
SUITE 200
CHERRY HILL, NJ
08003-3620
856-669-5400

pleadings@udren.com
Wells Fargo Bank, National
Association, as Trustee for
Citigroup Mortgage Loan Trust,
Asset-Backed Pass-Through
Certificates Series 2006-SHL1
Plaintiff

v.
ISAAC RIVERSON A/K/A
ISAAC RIVERON
PROSPERINA RIVERON
Defendant(s)

COURT OF COMMON
PLEAS CIVIL DIVISION
Pike County

Mortgage Foreclosure

NO. 385-2012

SHORT DESCRIPTION FOR
ADVERTISING

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

BEING KNOWN AS 3556
Dorset Drive n/k/a 1006 Dorset
Drive, Bushkill, PA 18324

PARCEL NUMBER:
06-0-110744

IMPROVEMENTS:
Residential Property

UDREN LAW OFFICES, P.C.
S/Attorney for Plaintiff
AMY GLASS, *ESQ.*
PA BAR # 308367
NJ BAR # 13862010

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Isaac Riverson a/k/a Isaac
Riveron and Prosperina Riveron
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$239,424.37,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Isaac
Riverson a/k/a Isaac Riveron
and Prosperina Riveron
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$239,424.37 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
07/20/12 • 07/27/12 • **08/03/12**

SHERIFF SALE

August 15, 2012

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
469-2012r SUR JUDGEMENT
NO. 469-2012 AT THE SUIT
OF HSBC Bank USA, National
Association, as Trustee for
Fremont Home Loan Trust
2005-D, Mortgage-Backed
Certificates, Series 2005-D
vs Jabbar Pringle and Metri
Pringle 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
August 15, 2012 at 11:00 AM

PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ATTORNEY FOR
PLAINTIFF
UDREN LAW OFFICES, P.C.
WOODCREST
CORPORATE CENTER
111 WOODCREST ROAD,
SUITE 200
CHERRY HILL, NJ
08003-3620
856-669-5400
pleadings@udren.com

HSBC Bank USA, National
Association, as Trustee for
Fremont Home Loan Trust
2005-D, Mortgage-Backed
Certificates, Series 2005-D
Plaintiff

v.

JABBAR PRINGLE
METRI PRINGLE
Defendant(s)

COURT OF COMMON
PLEAS CIVIL DIVISION
Pike County

MORTGAGE
FORECLOSURE

NO. 469-2012-Civil

SHORT DESCRIPTION FOR
ADVERTISING

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

BEING KNOWN AS 107

Quail Court, Dingman's Ferry,
PA 18328 a/k/a Wild Acres,
Lots 65 ABCD Block W-404,
Section 4, (Township of
Delaware), Milford, PA 18337

PARCEL NUMBER:
02-0-026987

IMPROVEMENTS:
Residential Property

UDREN LAW OFFICES, P.C.
S/ Attorney for Plaintiff
KASSIA FIALKOFF,
ESQUIRE
PA ID 310530

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Jabbar Pringle and Metri Pringle
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$127,286.39,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Jabbar
Pringle and Metri Pringle
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$127,286.39 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Offices, PC
111 Woodcrest Road, ste. 200
Cherry Hill, NJ 08003-3620
07/20/12 • 07/27/12 • **08/03/12**

SHERIFF SALE

August 15, 2012

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
761-2010r SUR JUDGEMENT
NO. 761-2010 AT THE
SUIT OF Bank of America,
NA successor by merger to
BAC Home Loans Servicing,
LP f/k/a Countrywide Home
Loans Servicing, LP vs Sherri
L. Galanakis and Benjamin
B. Sisco 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
August 15, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

LOT NO. 598, SECTION
B, SHEET 1, AS SHOWN
ON A MAP ENTITLED
SUBDIVISION OF SECTION
B, POCONO MOUNTAIN
WOODLAND LAKES
CORP., ON FILE IN
THE OFFICE OF THE
RECORDER OF DEEDS IN
AND FOR PIKE COUNTY,
PENNSYLVANIA IN PLAT
BOOK NO. 10 AT PAGE 189.

Commonly known as 137 Locust
Dr, Milford, PA 18337

TAX PARCEL NO:
03-0-019499

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

THE COMMONWEALTH
OF PENNSYLVANIA
TO Sherri L. Galanakis
and Benjamin B. Sisco
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$208,155.03,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Sherri L.
Galanakis and Benjamin B. Sisco
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$208,155.03 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
07/20/12 • 07/27/12 • 08/03/12

SHERIFF SALE

August 15, 2012

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO.887-2011r SUR
JUDGEMENT NO. 887-2011
AT THE SUIT OF PHH
Mortgage Corporation vs Darren
E. Stawski 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
August 15, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

**SHORT DESCRIPTION FOR
ADVERTISING**

By virtue of a Writ of Execution
No. 887-2011-CIVIL

**PHH MORTGAGE
CORPORATION**

vs.
DARREN E. STAWSKI

owner(s) of property situate
in the TOWNSHIP OF
WESTFALL, Pike County,
Pennsylvania, being

104 DOUG MILLER ROAD,
MILLRIFT, PA 18340
Parcel No.: 053.01-01-33
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$147,133.19

Attorneys for Plaintiff:
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Darren E. Stawski
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$147,133.19,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Darren E. Stawski DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$147,133.19 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmiege
1617 JFK Blvd., Ste. 1400
One Penn Center Plaza
Philadelphia, PA 19103
07/20/12 • 07/27/12 • 08/03/12

SHERIFF SALE
August 15, 2012

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO.951-2010r SUR JUDGEMENT NO. 951-2010 AT THE SUIT OF GMAC Mortgage, LLC vs Joseph P. Dougherty, III DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY August 15, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID

DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 951-2010-CIVIL

GMAC MORTGAGE, LLC
vs.
JOSEPH P. DOUGHERTY,
III

owner(s) of property situate in LACKAWAXEN TOWNSHIP, Pike County, Pennsylvania, being

67 WOODLEDGE VILLAGE, A/K/A 6 OAKWOOD COURT, HAWLEY, PA 18428
Parcel No.: 016.01-01-77
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$307,364.48

Attorneys for Plaintiff:
Phelan Hallinan & Schmiege, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Joseph P. Dougherty, III DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$307,364.48,

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS
THE PROPERTY OF
Joseph P. Dougherty, III
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$307,364.48 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan, Hallinan & Schmiegel
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
07/20/12 • 07/27/12 • **08/03/12**

SHERIFF SALE

August 15, 2012

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT

OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1064-2010r SUR
JUDGEMENT NO. 1064-2010
AT THE SUIT OF JPMorgan
Chase Bank, NA as Acquirer of
Certain Assets and Liabilities
of Washington Mutual Bank
from the Federal Deposit
Insurance Corporation Acting
as Receiver f/k/a Washington
Mutual Bank, FA vs Alfredo
D'Innocenzo 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
August 15, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN
lot, parcel or piece of land
situate in the Township of
Lehman, County of Pike and
Commonwealth of Pennsylvania
known as lot No 376, Section
20 as is more particularly set
forth on the Plot Map of
Lehman-Pike Development
Corporation, Saw Creek Estates,
as same is duly recorded in the
Office for the Recording of
Deeds, Milford, Pike County,
Pennsylvania in Plot Book
Volume 13, page 85.

UNDER AND SUBJECT to
the conditions and restrictions
as appear of record and in Deed

Book 587, Page
121.

BEING PARCEL NUMBER
192.01-01-10

BEING KNOWN AS 376
SAUNDERS DRIVE,
BUSHKILL, PA 18324

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Alfredo D'Innocenzo
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$109,025.25,
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 Alfredo
D'Innocenzo DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$109,025.25 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group, PC
701 Market Street
Philadelphia, PA 19106-1532
07/20/12 • 07/27/12 • **08/03/12**

SHERIFF SALE

August 15, 2012

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO.1188-2009r SUR
JUDGEMENT NO. 1188-2009
AT THE SUIT OF Bank of
America, NA as successor by
merger to BAC Home Loans
Servicing, LP f/k/a Countrywide
Home Loans Servicing, LP
vs Mario D. Longo and Iris
S. Longo 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
August 15, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID

DATE:

SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution
No. 1188-2009

BANK OF AMERICA,
N.A., AS SUCCESSOR BY
MERGER TO BAC HOME
LOANS SERVICING, LP
F/K/A COUNTRYWIDE
HOME LOANS SERVICING,
LP

vs.

MARIO D. LONGO
IRIS S. LONGO

owner(s) of property situate
in the TOWNSHIP OF
DINGMAN, Pike County,
Pennsylvania, being

101 CRANBERRY RIDGE
DRIVE, A/K/A LOT 22 SEC
1 CRANBERRY ROAD,
MILFORD, PA 18337-6401
Parcel No.: 108.00-01-31
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$435,989.16

Attorneys for Plaintiff:
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Mario D. Longo and Iris S.
Longo DEFENDANTS,

OWNER, OR REPUTED
OWNERS OF THE.
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$435,989.16,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Mario D.
Longo and Iris S. Longo
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$435,989.16 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan, Hallinan & Schmieg
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103

07/20/12 • 07/27/12 • 08/03/12

SHERIFF SALE

August 15, 2012

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1355-2011r
SUR JUDGEMENT NO.
1355-2011 AT THE SUIT OF
Tripodo Investments Limited
Partnership vs John Atwater
Bradley, Thunder Mountain
Partners, LP and Ecosystems
I, Inc. 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
August 15, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

TRACT 4:

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

BEGINNING at a stone corner,
being the northerly corner of
lands of Edna M. Quick and
being the westerlymost corner of

the Van Akin Wood Lot, said
point of beginning also being
a common corner of lands of
Edward J. Grassmann; thence
running along the line of lands
of Edward J. Grassman, North
41 degrees 30 minutes East 1279
feet to a stone corner; thence still
along same, North 29 degrees
00 minutes East 1419.5 feet to
a stone corner; thence running
along lands formerly of Edward
Schlanger, South 61 degrees
00 minutes East 2623 feet to
a stone corner; thence cutting
through lands of the Arizona
Oil Company, Inc. South 46
degrees 55 minutes West 2591.5
feet to a stone corner; thence
running along the line of lands
of Emil Moglia and continuing
along lands of Edna M. Quick,
North 66 degrees 30 minutes
West 2112 feet to the point and
place of beginning. Description
prepared from map of lands of
Arizona Oil Company, Inc.
to George J. Miller, Trustee,
Westfall Township, Pike
County, Pa., Scale 1"-400 feet.
Prepared by Victor E. Orben,
R.S., Milford, Pa., December 15,
1970. Drawing No. H-341.

TRACT 5:

ALL THOSE CERTAIN
tracts, parcels and pieces of
land, situate in the Township
of Westfall, County of Pike,
Commonwealth of Pennsylvania,
bounded and described as
follows, to wit:

PARCEL 1: BEGINNING at
a point in the northerly right
of way line of Interstate Route

84 where the line between the lands of Emil Moglia and lands of Edna M. Quick intersect said right of way line, said point of beginning being the southwest-erlymost corner of the premises herein described; thence running along the lands of Edna M. Quick, North 27 degrees 17 minutes East 112.4 feet, more or less, to an iron pipe for a corner; thence still along same, North 34 degrees 56 minutes East 80.1 feet to an Iron pipe for a corner; thence still along same, North 30 degrees 28 minutes East 668.8 feet to a stone corner; thence North 14 degrees 00 minutes East 132 feet to a stone corner thence still along lands of Edna M. Quick, South 02 degrees 00 minutes East 297 feet to a stone corner near an old wood road; thence still along lands of Edna M. Quick, South 69 degrees 20 minutes West 148.5 feet to a stone corner; thence still along same, South 23 degrees 00 minutes West 381 feet to an Iron pipe; thence still along same, South 77 degrees 00 minutes East 136 feet to an Iron pipe; thence still along lands of Quick, South 00 degrees 16 minutes West 108 feet, more or less, to a point in t he northerly right of way line of Interstate Route 84; thence westerly along the said right of way line, 313.4 feet, more or less, to the point and place of beginning.

PARCEL II: BEGINNING at a stone corner, being a common corner between lands of Edna M. Quick and lands of the grantor

herein, said point of beginning being the southerlymost corner of the premises herein described and located North 74 degrees 45 minutes East 122 feet from the northerly corner of Parcel I above described; thence from said point of beginning, running along the lands of Edna M. Quick, North 24 degrees 40 minutes East 2789 feet to a stone corner located in the line of lands of the Arizona Oil Company, Inc., thence along the line of said lands, South 62 degrees 55 minutes East 785 feet to a stone corner; thence still along lands of Arizona Oil Company, Inc., South 20 degrees 45 minutes West 1992 feet to a stone corner; thence still along lands of Arizona Oil Company, Inc. and continuing along lands of Edna M. Quick, South 74 degrees 45 minutes West 1193 feet to the point and place of beginning. In accordance with a map of land prepared by Victor E. Orben, R.S. December 19 and 20, 1970. Drawing No. H-344.

BEING part of the same premises which Combustion Engineering, Inc., by Deed dated 7/10/1989, granted and conveyed unto Thunder Mountain Partners, L.P., In Record Book 107 page 27.

PREMISES B:

ALL THAT CERTAIN piece, parcel and tract of land situate in Westfall Township, Pike County, Pennsylvania, described as follows:

BEGINNING at a point, in the intersection of lands now or formerly of Frederick A. Dietz, deceased, and lands now or formerly of James Croegen, deceased, and running thence North 37-1/2 degrees West 92 rods to a corner in a fence; thence North 74-1/2 degrees West 70 rods to the center of Mill Brook; thence down the center of Mill Brook about 267 rods to a white Birch tree on the bank of the brook and to the line of lands now or formerly of James Cummins, deceased; thence North 59 degrees East 112 rods to a heap of stone which is also a corner of lands now or formerly of Benjamin Vannoy, and said Cummins; thence North 29-1/2 degrees East 14 rods; thence North 22 degrees East 10 rods; thence North 30 degrees East 10 rods; thence North 3-3/4 (sic) rods East 6 rods; thence North 38-3/4 degrees East 71 rods crossing an old road to a heap of stones and place of BEGINNING.

THE within description is in accordance with a draft of survey marked "Draft of Lands owned by Benjamin Varney, situate on Mill Brook In the Township of Westfall, Pike County, Pennsylvania, as surveyed July 14, 1906, containing 135-3/4 acres, strict measure – Frank Schnorr, County Surveyor.

BEING THE SAME PREMISES which Jayne S. Manzer, Trustee of the

Education Trust Under The Will of Mabel Schroeder, by Deed dated July 26, 2004, and recorded July 27, 2004, in the Recorder of Deeds Office in and for Pike County, PA, in Book 2060, Page 17, granted and conveyed unto Thunder Mountain Partners, LP, a Delaware limited Partnership.

PARCEL NO.1
ALL THOSE CERTAIN pieces, parcels and tracts of land SITUATE, lying and being in the Township of Westfall, County of Pike and Commonwealth of Pennsylvania, more particularly described as follows, to wit:-

PARCEL "A"
TRACT NO. I - BEGINNING at a rock oak; a corner of lands of Stephen M. Palmer, THENCE North seventy-nine and one-quarter degrees west thirty-five perches to a pine; THENCE south five degrees west one hundred seventy-one perches to a stone; THENCE north twenty-two and three-quarters degrees east one hundred seven perches to a stump; THENCE south seventy-six and one-half degrees east ninety-five perches to a chestnut; THENCE south forty-two degrees east forty-two perches to a stone; THENCE north twenty-three degrees east two hundred and twenty-eight perches to a stone; THENCE south sixty seven degrees east sixty perches to a stone; THENCE

north twenty-three degrees East eighty perches to a stone; THENCE north sixty-seven degrees west sixty perches to a stone; THENCE north twenty-three degrees east eighty perches to a stone; THENCE north sixty-seven degrees west one hundred fifty-six perches to a post; THENCE south thirty-five degrees west sixty-nine and one-half perches to a pine; THENCE south sixty and one-half degrees west seventy-four perches to a stone; THENCE south forty-seven degrees west one hundred and twenty-two perches to a stone; THENCE south twenty-seven degrees east one hundred forty-seven perches to the place of BEGINNING.

CONTAINING five hundred three acres and one hundred fifty-seven perches, strict measure; being parts of two tracts of land, one surveyed in the warrantee name of Joseph Erwin and the other surveyed in the warrantee name of Peter Quick.

EXCEPTING and RESERVING out of Tract No. 1 herein conveyed, ALL THAT CERTAIN one hundred (100) acre tract of land, being part of the Joseph Irwin Tract conveyed by James Creegan and wife to Andrew Kiernan by deed dated July 8, 1864 and recorded with the Recorder of Deeds of Pike County, Pennsylvania, in Deed Book Volume 25 at page 524.

TRACT NO. II - BEING part of the property known as the Glass House Tract and described as follows:

BEGINNING as a chestnut in the West line of the Pinehot Tract now owned by James Creegan; THENCE north fifty-five degrees west thirty-eight perches to Quick's Mill Brook; THENCE again commencing at the chestnut aforesaid and running along the line of the Pinehot Tract north thirty-four degrees east eighty-six rods to a post; THENCE along the line of the Pinehot Tract south sixty-seven degrees east two hundred and thirteen and one-half rods to a stone corner; THENCE north twenty-three degrees east seventy-one and three-tenths rods to a stone corner; THENCE north sixty-seven degrees west two hundred and eighty rods to the Quick Mill Brook aforesaid; THENCE down said Mill Brook to where the first mentioned line strikes the said Brook.

CONTAINING one hundred and fifty acres, more or less.

TRACT III - BEGINNING at a stake on the north bank of the Town Brook THENCE north sixty-one and a half degrees east twenty-six and a half perches to a pine; THENCE north thirty-five degrees east sixty-nine and a half perches to a stone; THENCE south sixty-seven degrees east one hundred and fifty-six perches

to a stone; THENCE south twenty-three degrees west eighty perches to a stone; THENCE north seventy-six degrees west one hundred and eighty-two perches to creek thence up said creek the several courses and distances thereof to the place of BEGINNING.

CONTAINING one hundred acres, more or less, being part of a larger tract In the warrantee name of Joseph Irwin, reserving to James Creegan the right of way for a road through the above land.

TRACT NO. IV - ALL THAT piece or parcel of land containing eight (80) acres and being a part of the tract of land surveyed in warrantee name of Peter Quick and numbered on the Commissioner's Books of the County of Pike as No. 117, name being commonly known as Quick's Sawmill Property.

TRACT NO. V - BEGINNING at a corner along the easterly edge or side of the public road commonly known and called the Cummins Hallow Road, which connects with the old State Highway that leads from Milford to Matamoras, Pa., said corner marked by pipe and stone and marked place of beginning on draft of survey hereinafter referred to; THENCE along the edge or side of said road North 20 degrees 40 minutes West 131 feet to stake and stone for a corner; THENCE along the

stone wall the following two courses and distances: North 55 degreed 38 minutes East 82.40 feet to a angle in said stone wall and North 47 degrees 35 minutes East 406.91 feet to stake and stone for a corner; THENCE South 7 degrees 56 minutes West 102.50 feet to pipe and stone for a corner; THENCE along lands of the Grantee herein, South 48 degrees 5 minutes West 181.50 feet to a pipe and stone for a corner; THENCE South 38 degrees 3 minutes West 280.50 feet to a place of BEGINNING.

CONTAINING 36,441.45 square feet. The within description is in accordance with a survey made by R.J. Von Sauers, dated November 12th, 1939.

TRACT NO. VI - ALL THAT CERTAIN piece or parcel of land, SITUATE In the Township of Westfall, County of Pike and State of Pennsylvania, bounded on the North by lands formerly owned by John McAllister, on the East by lands formerly of B.C. Van Aken and B.H. Rose, and on the Southwest by lands of James Creegan, deceased, being the premises known as the "Sally Middaugh Farm."

CONTAINING sixty acres (60 Acres), more or less.

ALSO TRACT VII - BEGINNING at a stone at the northwesterly corner of the

James Van Aken warrantee (Bearings from survey of May 21, 1790) South seventy degrees East eighty-six and five-tenths rods to a corner; THENCE through said James Van Aken warrantee South twenty degrees West one hundred thirty rods to a corner; THENCE along the southerly line of said James Van Aken Warrantee North seventy degrees West forty-eight and five-tenths rods to a stone; THENCE still along the James Van Aken Warrantee and by lands now or formerly of James Creegan North twenty degrees East eighty rods to a pine; THENCE by the same North seventy degrees West thirty-eight rods to a post; THENCE by the same North twenty degrees East fifty rods to the place of BEGINNING.

CONTAINING fifty-one and twenty-eight one-hundredths acres.

TRACT NO. VIII - Known as the Mill Brook Wood Lot, described as follows: BEGINNING at a pile of stones on the line between the lands of one Creegan and VanNoy, and running THENCE South 38-3/4 degrees West 71 rods; THENCE South 3-3/4 degrees West 6 rods; THENCE South 30 degrees West 10 rods; THENCE South 22 degrees West 10 rods; THENCE South 29-1/2 degrees West 14 rods to pile of stones; THENCE South 65 degrees East 24 rods to pile of stones; THENCE

South 5 degrees East 38 rods to pile of stones; THENCE North along lands of Deitz, 40-1/2 degrees East 114 rods to a point; THENCE North 37-1/2 degrees West 66 rods to a pile of stones and place of BEGINNING.

CONTAINING thirty-eight acres and one hundred forty-two perches (38 acres & 142 perches) as survey by Frank Schorr, July 14th 1907.

TRACT NO. IX - BEGINNING at a black oak tree in the line of Peter Quick's land, at the northeast corner of Henry D. Ryder's land and running along said Ryder's land South 70 degrees east one hundred and eight perches to the lands of Jacob F. Dewitt; THENCE along the same North 19 degrees east two hundred and sixty-seven perches to the lands of B. C. Van Auken; THENCE along same North 21-1/4 degrees west one hundred and sixteen perches to the corner of Benjamin H. Rose land; THENCE north 67-1/2 degrees west twenty-six perches to the lands of James S. Wallace; THENCE along same south 22-1/2 degrees west one hundred and eight perches to the lands of S. VanNoY; THENCE along same 40-1/2 degrees east sixty-nine perches; THENCE still along same south 37-1/2 degrees west one hundred and fourteen perches; THENCE North 8 degrees West ten perches to lands of Peter Quick;

THENCE along same south 30 degrees west one hundred and twenty-two perches to the place of BEGINNING.

CONTAINING one hundred and fifty acres of land, more or less.

TRACT X - ALL THAT CERTAIN tract or parcel of land, SITUATE in Westfall Township, Pike County, Pennsylvania, surveyed on a warrant from the Land Office of Pennsylvania granted to James S. Wallace, and numbered on the Commissioners Books of Pike County 173. CONTAINING 42 acres and 82 perches.

TRACT XI - BEGINNING at a stone by the side of the public road leading to Pond Eddy; THENCE by lands late of the heirs of John T. Quick North 22-1/4 degrees East 40 rods to a stones corner; THENCE North 3-1/4 degrees East 7 rods to a chestnut; THENCE South 43 degrees West 11 rods to a sugar maple; THENCE South 33 degrees West 16 rods to a chestnut near the above mentioned road; THENCE near and along said road, South 22 rods to the place of BEGINNING.

CONTAINING one acre and seventy-seven perches (1 acre 77 perches), more or less.

TRACT NO. XII - BEGINNING at a corner of the lands, now or formerly of James Creegan; THENCE by

same North 24-1/2 degrees East 18-1/4 rods to stone corner; THENCE South 30 degrees East 50 rods to a stone corner; THENCE on an original line South 24-1/2 degrees West 18-1/4 rods to a stake; THENCE North 39 degrees West 50 rods to the place of BEGINNING.

CONTAINING five acres (5 acres) more or less, being part of a tract in the Warrantee name of James S. Wallace.

TRACT NO. XIII - BEGINNING at a stone corner, formerly a chestnut tree the most easterly corner of the No. 71 Henry Epple, Warrantee; THENCE along land of Walter A. Goelitz North 48 degrees 45 minutes West (erroneously described as "East" in prior deeds) 527 feet to a center of Cummings Brook; THENCE down along center of said brook about 620 feet to line of Walter A. Goeltz's land THENCE along said land North 66 degrees 45 minutes East 625 feet to place of BEGINNING. Being a triangular piece of land.

CONTAINING 3.4 acres, more or less, in accordance with survey made July 3, 1953 by Ernest Appert, C.E. the above bearings are magnetic 1953. Being part of No. 71 Henry Epple, Warrantee.

TRACT XIV - BEGINNING at stones along the northeast side of road leading to Matamoras, being the east corner of a tract of

land containing 51.28 acres now owned by Walter A. Goelitz, formerly Gerald S. King et al; THENCE along said tract South 28 degrees 25 minutes West 1075 feet to stones for corner; THENCE along land now or formerly of John G. Hilliard, reputed owned South 61 degrees 35 minutes East 469.3 feet to stake and stones for corner; THENCE along other land of Charlotte Bogert the following four courses and distances; North 30 degrees 25 minutes East 1098 feet to stake and stones on south side of road leading to Matamoras; THENCE North 18 degrees 20 minutes West 32.8 to stake and stones on north side of said road; THENCE North 70 degrees 50 minutes West 262.8 feet to stones on northeast side of said road; THENCE North 61 degrees 35 minutes West 222.3 feet to place of BEGINNING.

CONTAINING 12.1 acres, more or less, in accordance with survey made July 3, 1953 by Ernest Appert, C.E. The above bearings are magnetic 1952.

TRACT XV - BEGINNING at stones, the south corner of a tract of land containing 51.28 acres, now owned by Walter A. Goelitz, et ux formerly Gerald S. King et al; THENCE along said tract North 28 degrees 25 minutes East 1070 feet to stones, a corner of land formerly belonging to Charlotte Bogert, now the Grantee herein; THENCE South 61 degrees 35

minutes East 469.3 feet along land formerly of Charlotte Bogert, now grantee herein to stones; THENCE across the No. 8 James Van Akin Warrantee by a line South 29 degrees 17 minutes West 1070 feet to stones for corner, also a corner of the Joshua Seely tract; THENCE along said Tract North 61 degrees 36 minutes West 453 feet to place of BEGINNING.

CONTAINING 11.3 acres, more or less, in accordance to survey made April 4, 1952 by Ernest Appert, C.E. The above bearings are magnetic 1952, being part of the James Van Akin Warrantee tract of land No. 8. the within description is in accordance with a draft of survey made by Ernest Appert, July 6, 1953 Drawing No. A-1446 marked "Draft showing lines surveyed for Walter A. Goelitz April 4, 1952, Premises located in Westfall Township, Pike County, Pa.

The aforesaid tracts of land and the land in the possession of the grantor is described in accordance with a recent survey made by Victor E. Orben, as set forth on a draft of survey entitle "Map of Land the property of Edward J. Grassmann and Realty Transfer Co. Inc., SITUATE in Westfall Township, Pike County, Pennsylvania, Surveyed by: Victor E. Orben, County Surveyor, Milford, Pa., Nov., 1961, Scale 1" - 300" Dwg. No. 173", as follows:

BEGINNING at a stone corner, said corner being a common corner between the Henry Epple Tract, the Joseph Irvine Tract and the northeastermost corner of the Peter Quick Tract; THENCE along the division line of the Henry Epple tract and the J. Irvine tract, North 65 degrees 55 minutes East 655.5 feet to a stone corner set on the easterly bank of Cummings Creek; THENCE up and along the said Cummings Creek the following twelve courses and distances: North 12 degrees 50 minutes East 105.8 feet, North 20 degrees 05 minutes East 184.3 feet; North 12 degrees 50 minutes East 129 feet; North 29 degrees 25 minutes East 210.3 feet; North 4 degrees 10 minutes East 289.5 feet; North 19 degrees 10 minutes East 267 feet; North 22 degrees 25 minutes East 240.4 feet; North 12 degrees 23 minutes East 235 feet; North 23 degrees 10 minutes East 326 feet; North 22 degrees East 182.3 feet; North 32 degrees 20 minutes East 224 feet; North 27 degrees 15 minutes East 223 feet to an old stone corner found on the easterly bank of said Cummings Creek; THENCE cutting through the Moses Cohen tract and cutting through the Michael Conner Tract, also known as the "Glass House Tract" and along the line of lands of the Rocky Housing Gun Club reportedly owned by Clifton Berger, South 62 degrees 35 minutes East 2,892 feet to a large white oak

tree for a corner In the edge of a swamp; THENCE still through the said Glass House Tract and along the line of lands of Slate Stone Hunting Club, Inc., South 61 degrees 35 minutes East 1,583.1 feet to a found stone corner; THENCE along the lands of Donald E. LaBar, South 61 degrees 35 minutes East 345.3 feet to an old stone corner; THENCE still along the lands of LaBar, South 28 degrees 25 minutes West 1,266.3 feet to an old stone corner, sad corner being a common corner between the lands of the grantor and the lands of Donald E. LaBar and the lands of Christopher Synder; THENCE along the lands of Christopher Synder, said lands being know as "High Acres," South 28 degrees 45 minutes West 2,886 feet to a stone corner set in the intersection of the old stone walls; THENCE still along the lands of C. Snyder and an old stone wall, South 61 degrees 35 minutes East 995 feet to a stone corner; THENCE still along same, South 59 degrees 25 minutes East 222.3 feet to a stone corner by the edge of a road; THENCE still along the lands of C. Snyder, South 70 degrees 50 minutes East 262.8 feet to a stone corner by a stone pillar by a gate across the old mountain road, also know as the Heaters Hill Road which leads from the premises here into Matamoras; THENCE crossing said road, South 17 degrees 30 minutes East 32.8 feet to a stone corner by said pillar; THENCE still along the lands of C. Snyder

(High Acres), South 30 degrees 40 minutes West 1,098 feet to a stone corner, said corner being a common corner between the lands of C. Snyder, the lands of Edward Schlanger, and the lands of Louis Berkowitz; THENCE along the lands of Louis Berkowitz, South 30 degrees West 1,083.5 feet crossing to a brook to an old stone corner. THENCE still along the lands of Louis Berkowitz, South 29 degrees 15 minutes West 333.5 feet to an old stone corner; THENCE still along Berkowitz, South 44 degrees West 1122.5 feet to a stone corner, said corner being a common corner of the Joshua Seely Tract and the John Coalebaugh Tract, said corner being also a common corner between the lands of Louis Berkowitz and the lands of Edna Quick; THENCE along the line of the Joshua Seely Tract and the lands of Edna Quick, South 25 degrees 50 minutes West 4,435.6 feet to a cedar found on the top of the Cliffs; THENCE leaving the cliffs and still along the Joshua Seely Tract North 63 degrees 21 minutes West 1,800.5 feet to an old black oak stump for a corner; THENCE along the lands of Arthur P. and William A. MacArthur, North 36 degrees 39 minutes East 2,021.5 feet to an old stone corner; THENCE along same, North 1 degree 45 minutes West 487.5 feet to an old stone corner; THENCE along the lands of MacArthur and crossing the brook, North 61 degrees 20 minutes West 403.1 feet to

a stone corner found by an old wood road; THENCE along the line of said MacArthur, South 62 degrees 39 minutes West 2,522 feet and crossing Cummings Creek to a point in the center line of the public road, said road being known as the Cummings Hill Road and being Legislative Route No. 51011; THENCE up and along the center line of said road the following seventeen courses and distances: North 59 degrees (erroneously set forth as 459 In deeds of prior record), 05 minutes West 117.9 feet; North 13 degrees West 121 feet; North 39 degrees 50 minutes East 167.9 feet; North 29 degrees 15 minutes East 181.5 feet, North 8 degrees 10 minutes East 365.6 feet; North 2 degrees 45 minutes East 460.75 feet; North 6 degrees 10 minutes West 242.9 feet; North 3 degrees 15 minutes East 131.5 feet North 14 degrees 35 minutes East 216.6 feet; North 27 degrees 25 minutes East 165.5 feet; North 6 degrees West 150.3 feet; North 00 degrees 55 minutes East 337.8 feet; North 4 degrees 55 minutes West 222.4 feet; North 25 degrees 50 minutes West 185.1 feet; North 15 degrees 50 minutes West 147.85 feet; North 5 degrees 35 minutes East 257.3 feet; North 1 degree 5 minutes East 393.75 feet to a point; and point being above the driveway that leads to the premises herein described; THENCE leaving the center of said road, North 38 degrees 03 minutes East 25.15 feet to an Iron pipe found in the easterly line of said road;

THENCE along the easterly line of said road, North 20 degrees 40 minutes West 131 feet to an old stone corner set in the end of an old stone wall; THENCE along said stone wall, North 55 degrees 38 minutes East 82.4 feet to a stone set in the bend of said stone wall; THENCE still along the line of the old stone wall, North 47 degrees 35 minutes East 406.91 feet to an old stake and stone corner; THENCE along an old fence line and running into and along an old stone wall, North 7 degrees 30 minutes East 1,385.6 feet to a stone corner set in a stone wall, said corner being a common corner between the lands of the grantor herein and the lands of William Palmer; THENCE cutting across the open field, South 83 degrees 15 minutes East 577.5 feet to an old iron pipe at the end of old stone walls; THENCE up and along the line of an old stone wall and along the land of William Palmer, North 21 degrees 35 minutes West 2,332.2 feet to an old stone corner by an old wood road; THENCE along the line of lands of E. Hoyt Palmer, North 52 degrees 25 minutes East 2,008.3 feet to the point and place of BEGINNING. As surveyed by Victor E. Orben, C.S., November 1961. Magnetic meridian as of November 1961. Drawing No. 173.

EXCEPTING from the above described lands ALL THAT CERTAIN piece, parcel and tract of land, SITUATE in

Westfall Township, Pike County, Pennsylvania, described as follows:

BEGINNING at a point, the intersection of lands now or formerly of Frederick A. Dietz, deceased and lands now or formerly of James Crosgen, deceased, and running THENCE North 37-1/2 degrees West 92 rods to a corner in a fence; THENCE North 74-1/2 degrees West 70 rods to the center of Mill Brook; THENCE down the center of Mill Brook about 267 rods to a white Birch tree on the Bank of the Brook and to the line of lands now or formerly of James Cummins, deceased; THENCE North 59 degrees East 112 rods to a heap of stone which is also a corner of lands now or formerly of Benjamin VanNoy, and said Cummins; THENCE North 29-1/2 degrees East 14 rods; THENCE North 22 degrees East 10 rods; THENCE North 30 degrees East 10 rods; THENCE North 3-3/4 rods East 6 rods; THENCE North 38-3/4 degrees East 71 rods crossing an old road to a heap of stone and place of BEGINNING. The within description is in accordance with a draft of survey marked, "Draft of lands owner by Benjamin Varney, SITUATE on Mill Brook in the Township of Westfall, Pike County, Pennsylvania, as survey July 14, 1906, contained 135-3/4 acres, strict measure - Frank Schnorr, County Surveyor. Being the

same premises with Benjamin VanNoy, unmarried, by his deed dated August 6, 1906, and recorded with the Recorder of Deeds of Pike County, Pennsylvania In Deed Book Volume 60 page 493, granted and conveyed to the grantors herein.

FURTHER EXCEPTING AND RESERVING ALL THOSE two previously conveyed premises, as follows:

(1) ALL THAT CERTAIN piece or parcel or lot of land SITUATE In Westfall Township, Pike County, Pennsylvania, CONTAINING 23.704 acres and being Lot No. 3, on Plan of Graerock Estates, In Plat Book 29 page 155, conveyed unto John A. Gallagher, Jr., by deed dated May 13, 1992, recorded in Record Book 0548 page 041.

(2) ALL THAT CERTAIN piece or parcel or tract of land SITUATE in Westfall Township, Pike County, Pennsylvania, CONTAINING 25.02 acres conveyed unto Bruce Earlin by deed dated December 9, 1991, recorded in Record Book 477 page 153.

BEING PART OF THE SAME PREMISES which W. Emlen Roosevelt, et al., Trustees of Realty Transfer Company Liquidating Trust, granted and conveyed unto Thunder Mountain Partners, L.P., a Delaware limited partnership,

by Deed dated June 27, 1989, recorded in Record Book 0107 page 043.

ALSO BEING PART OF THE SAME PREMISES which Charles Danziq, et al., granted and conveyed unto Thunder Mountain Partners, L.P., a Delaware limited partnership, by Deed dated June 30, 1989, recorded in Record Book 0107 page 59.

PARCEL NO. 2
ALL THAT CERTAIN piece, parcel or tract of land, lying and being SITUATE In the Township of Westfall, County of Pike and Commonwealth of Pennsylvania, more particularly described as follows, to wit:-

BEGINNING at an iron bar corner 25 feet from the centerline of Cummins Hill Road at the line of lands of James Cole and Bruce Earlin; THENCE along lands of James Cole North 73 degrees 41 minutes 24 seconds East 391.15 feet to a stone corner; THENCE cutting lands of Bruce Earlin North 73 degrees 41 minutes 24 seconds East 397.69 feet to an Iron bar corner; THENCE still cutting same South 61 degrees 10 minutes 56 seconds East 242.2 feet to an iron bar corner at a point of curve; THENCE along a curve to the left an arc length of 130.63 feet based on a radius of 125.00 feet to an Iron bar corner; THENCE still cutting same North 68 degrees 56 minutes East 250.37 feet to

an iron bar corner in the line of lands of Thunder Mountain Partners, L.P.; THENCE along same South 21 degrees 24 minutes 00 seconds East 778.78 feet to a found stone corner; THENCE along same North 88 degrees 02 minutes 24 seconds West 505.26 feet to a found stone corner; THENCE along other lands of Bruce Earlin North 11 degrees 29 minutes 45 seconds West 443.48 feet to a found stone corner; THENCE still along same North 56 degrees 05 minutes 13 seconds West 890.71 feet to a found stone corner; THENCE still along other lands of Bruce Earlin South 73 degrees 41 minutes 24 seconds West 684.98 feet to an iron bar located 25 feet from the centerline of Cummins Hill Road; THENCE along same North 13 degrees 47 minutes 17 seconds West 38.78 feet; THENCE along same North 13 degrees 14 minutes 07 seconds West 25.90 feet to the point and place of BEGINNING.

CONTAINING 8.12 acres, more or less. As surveyed by Victor E. Orben, P.L.S., July 22, 1981, Drawing No. R-91-280, Rev. A.

Being the same premises which Bruce Earlin, by Deed dated December 9, 1991 and recorded December 10, 1991, in Pike County in Record Book 477 page 149, granted and conveyed unto Thunder Mountain Partners, L.P., a Delaware limited partnership.

ALL THOSE CERTAIN pieces, parcels and tracts of land situate, lying and being in the Township of Westfall, County of Pike and Commonwealth of Pennsylvania, more particularly described as follows, to wit:

TRACT 1:

BEGINNING at a corner at the Bridge in Public Road leading from Milford to Matamoras; thence South 17 3/4 degrees East 31 perches; thence North 80 1/2 degrees East 74 perches; thence South 35 3/4 degrees West 21 perches; thence South 80 degrees West 70 perches to a corner at low water mark of the Delaware River; thence along the same North 86 1/2 degrees West 66 perches; thence North 25 degrees West 22 perches; thence North 42 1/4 degrees West 29 1/4 perches; thence North 20 degrees East 260 perches; thence South 70 degrees East 69 perches; thence South 20 degrees West 167 perches; thence North 70 degrees West 8 perches; thence South 8 degrees West 8 perches; thence South 5 degrees East 52 perches to the place of Beginning. CONTAINING 128 3/4 Acres and allowances of 6% for roads.

TRACT II:

BEGINNING at a point in the fence near the road running along the side hill leading to the house late of Drusilla Quick and Charles B. Quick, her husband,

on the lands hereby conveyed; thence South 3 degrees East, across said road, 9 1/2 rods to the center of the road leading from Milford to Matamoras; thence along said public road North 83 degrees East 14 rods to a point; thence North 8 degrees West 6 rods; thence South 85 degrees West 2 1/2 rods to a point; thence North 5 degrees West 28 3/4 rods to a stone corner; thence South 68 degrees West 9 rods to a point; thence South 20 degrees West 23 1/4 rods to a post on corner in a fence; thence South 80 degrees East along the line of said fence, 8 1/4 rods to the place or point of Beginning. CONTAINING about 3 Acres and 17 1/2 rods, more or less.

TRACT III:

BEGINNING at a point, a rock corner, near old road, where the land hereby conveyed, the land now or formerly owned by one Heater and the land now or formerly owned by Drusilla Quick; adjoining; running thence South 78 degrees 30 minutes East 486 feet to stones for a corner; thence South 4 degrees 35 minutes East 374 feet to stones for a corner; thence South 85 degrees 11 minutes West 468 1/2 feet to stones for a corner; thence along the line of land now or formerly of Drusilla Quick, North 4 degrees 35 minutes West 511 feet to the point and place of Beginning. CONTAINING 4.7 Acres, be the same more or less. The said

described piece of land lying on the high ground or ridge just above the road or public highway leading from Matamoras to the Borough of Milford and being a portion of a larger tract of land.

TRACT IV:

BEGINNING at a Maple stump on the line of land formerly of Lydia Galaway, now or formerly of Drusilla Quick, and thence along said line South 6 3/4 degrees East 18 perches to a stone corner; thence by lands formerly of Benjamin C. VanAkin, now or formerly of Drusilla Quick, aforesaid, South 81 degrees East 29 perches to a stone; thence by same lands, North 6 3/4 degrees West 30 perches to a stone; and thence by lands formerly of said Lydia Galaway, now or formerly of Mary Quinn, South 70 degrees West 29 perches (more or less) to the place of Beginning. CONTAINING 5 Acres, be the same more or less. Being and comprising a portion of a larger tract of land surveyed in a warrant Issued out of the Land Office of Pennsylvania, and granted to Joshua Seely and numbered on the Books of the County Commissioners' and map of the County of Pike No. 15.

EXCEPTING THEREFROM all parcels of land conveyed by Indentures duly recorded In the Pike County Recorder of Deeds Office In Milford, Pennsylvania.

BEING THE SAME PREMISES WHICH Cynthia M. Q. Wells and Ryan M. Wells, her husband, by Deed December 2, 2000 and recorded March 2, 2001 in Record Book Volume 1876, Page 1601, granted and conveyed unto ECOSYSTEMS I, INC., a Delaware corporation.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO John Atwater Bradley, Thunder Mountain Partners, LP and Ecosystems I, Inc. DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$3,256,353.59 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 John Atwater Bradley, Thunder Mountain Partners, LP and Ecosystems I, Inc. DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$3,256,353.59 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Cozen O'Connor
1900 Market Street
Philadelphia, PA 19103
07/20/12 • 07/27/12 • 08/03/12

SHERIFF SALE

August 15, 2012

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1367-2010r SUR JUDGEMENT NO. 1367-2010 AT THE SUIT OF Bank of America, NA, as successor by merger to BAC Home Loans Servicing, LP vs Nicole D. Hairston 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

August 15, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:
SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution
No. 1367-2010-CIVIL

BANK OF AMERICA,
N.A. AS SUCCESSOR BY
MERGER TO BAC HOME
LOANS SERVICING, LP
vs.
NICOLE D. HAIRSTON

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

2750 DECKER ROAD,
BUSHKILL, PA 18324
Parcel No.: 196.02-10-51
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$145,986.10

Attorneys for Plaintiff:
Phelan Hallinan & Schmieg, LLP

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

EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$145,986.10,
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 Nicole D.
Hairston DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$145,986.10 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmieg
1 Penn Center Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
07/20/12 • 07/27/12 • 08/03/12

SHERIFF SALE
August 15, 2012

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1378-2011+ SUR JUDGEMENT NO. 1378-2011 AT THE SUIT OF Wells Fargo Bank, NA vs Shaun Flanagan and Daniel Faasse 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 August 15, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF LACKAWAXEN, COUNTY OF PIKE AND STATE OF PENNSYLVANIA, BEING KNOWN AND DESIGNATED AS LOT 478 AS SHOWN ON MAP ENTITLED SECTION 5, SHEET 2 OF 2, TINK-WIG MOUNTAIN LAKE FOREST CORPORATION, LACKAWAXEN TOWNSHIP, BY ROBERT E. FELKER, R.S. DATED JANUARY 31, 1973,

REVISED OCTOBER 29, 1973, SCALE 1" = 100' AND RECORDED IN PIKE COUNTY PLAT BOOK VOLUME 10, PAGE 234.

PARCEL NO. 016.04-03-48

BEING KNOWN AND NUMBERED AS 79 MOUNTAIN LAKE ESTATE, HAWLEY, PA, 18428.

BEING THE SAME PREMISES WHICH ANDREW C. LYNAM AND ROSANNA LYNAM, HUSBAND AND WIFE, BY DEED DATED NOVEMBER 9, 2006 AND RECORDED NOVEMBER 28, 2006 IN AND FOR PIKE COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 2206, PAGE 2512, GRANTED AND CONVEYED UNTO SHAUN FLANAGAN AND DANIEL FAASSE, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, AS TENANTS BY THE ENTIRETY

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Shaun Flanagan and Daniel Faasse DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL

PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$150,775.50, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Shaun Flanagan and Daniel Faasse DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$150,775.50 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Zucker, Goldberg & Ackerman
200 Sheffield Street, Ste. 101
Mountainside, NJ 07092
07/20/12 • 07/27/12 • **08/03/12**

SHERIFF SALE
August 15, 2012

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1420-2010r SUR JUDGEMENT NO. 1420-2010 AT THE SUIT OF GMAC Mortgage, LLC vs Jane A. Escolastico and Jaime Rodriguez 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 August 15, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

BEING Lot/Lots No. 65, Block No. 9, Section No. 2, as shown on map entitled "Sunnylands Inc. or Sunrise Lake" on file in the Recorder of Deeds Office at Milford, Pennsylvania in Plat Book No. 7, Page 44.

TAX PARCEL #:
122-02-01-66

BEING KNOWN AS: 118
Rock Bass Road, Milford, PA

18337

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jane A. Escolastico and Jaime Rodriguez DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$224,516.38, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Jane A. Escolastico and Jaime Rodriguez DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$224,516.38 PLUS

COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106
07/20/12 • 07/27/12 • 08/03/12

SHERIFF SALE

August 15, 2012

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1654-2011r SUR JUDGEMENT NO. 1654-2011 AT THE SUIT OF The Bank of New York Mellon, as Trustee for CIT Home Equity Loan Trust 2003-1 vs Ellyne K. Miller and James P. 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 August 15, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN, PIECE, PARCEL OR LOT OF LAND, LYING AND BEING SITUATE

IN THE TOWNSHIP OF DINGMAN, COUNTY OF PIKE AND STATE OF PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON BAR LOCATED IN THE EASTERLY LINE OF THE CUL-DE-SAC OF STONE HEDGE LANE BEING THE NORTHWESTERLY CORNER OF LOT 20-B AND THE NORTHWESTERLY LINE OF A 30 FOOT WIDE RIGHT OF WAY OF LOT 20-A; THE SAID CORNER ALSO BEING A COMMON CORNER OF LOT 21; THENCE ALONG THE LINE OF LOT 21 NORTH 68 DEGREES 30 MINUTES 07 SECONDS EAST 120.93 FEET TO AN IRON BAR; THENCE ALONG LOT 20-A SOUTH 21 DEGREES 29 MINUTES 53 SECONDS EAST 264.36 FEET TO AN IRON BAR IN THE LINE OF LANDS OF RENEE EMERY; THENCE ALONG LANDS OF RENEE EMERY SOUTH 51 DEGREES 03 MINUTES 28 SECONDS WEST 232.91 FEET TO AN IRON; THENCE RUNNING ALONG THE EASTERLY LINE OF ANOTHER 30 FOOT WIDE PRIVATE DRIVE TO LOTS 18 AND 19 ONLY NORTH 07 DEGREES 41 MINUTES 46 SECONDS WEST 296.72

FEET TO AN IRON BAR IN THE SOUTHERLY LINE OF THE CUL-DE SAC OF STONE HEDGE LANE; THENCE ALONG THE LINE OF STONE HEDGE LANE CUL-DE-SAC ON A CURVE TO THE LEFT AN ARC LENGTH OF 58.48 FEET BASED ON A RADIUS OF 50.00 FEET TO THE POINT AND PLACE OF BEGINNING.

THE FOREGOING DESCRIPTION IS IN ACCORDANCE WITH SURVEY OF STONE HEDGE FARMS BY VICTOR E. ORBEN, R.S. RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF PIKE COUNTY, PENNSYLVANIA IN PLAT BOOK 27 AT PAGE 65.

RESERVING UNTO JAMES F. LEIGHTY CONSTRUCTION, INC., ITS SUCCESSORS AND ASSIGNS THE RIGHT OF INGRESS, EGRESS AND REGRESS OVER AND ACROSS A 30 FOOT RIGHT OF WAY AS SET FORTH ON THE ABOVE MAP ALONG THE NORTHERLY LINE OF THE WITHIN PREMISES TO LOT 20-A AND ALSO TO LOT 21. SAID RIGHT OF WAY MAY BE USED TO SERVE LOTS 20-A AND 21. SAID RIGHT OF WAY MAY NOT BE USED TO SERVE LOT 20B.

MAP/PLATE NUMBER:
112.00-03-25.012. CONTROL
NUMBER: 03-0-10-108244

BEING KNOWN AND
NUMBERED AS 118 STONE
HEDGE LANE, MILFORD,
PA, 18337.

BEING THE SAME
PREMISES WHICH
ROBERT S. CARPENTER
AND MARGARET D.
CARPENTER, HIS WIFE, BY
DEED DATED MAY 15, 2000
AND RECORDED MAY
16, 2000 IN AND FOR PIKE
COUNTY, PENNSYLVANIA,
IN DEED BOOK VOLUME
1853, PAGE 1861, GRANTED
AND CONVEYED UNTO
JAMES P. MILLER AND
ELLYNE K. MILLER, HIS
WIFE

Zucker, Goldberg & Ackerman,
LLC
XCP-157807

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Ellyne K. Miller and James
P. Miller DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$318,702.42,
PLUS COSTS & INTEREST.

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Ellyne K.
Miller and James P. Miller
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$318,702.42 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Zucker Goldberg & Ackerman
200 Sheffield Street, Ste. 101
Mountainside, NJ 07092
07/20/12 • 07/27/12 • **08/03/12**

SHERIFF SALE
August 15, 2012
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL

DIVISION, TO EXECUTION
NO 1669-2011r SUR
JUDGEMENT NO. 1669-2011
AT THE SUIT OF Wells
 Fargo Bank, NA, s/b/m/t Wells
 Fargo Bank Southwest, NA
 f/k/a Wachovia Mortgage, FSB
 f/k/a World Savings Bank, FSB
 vs Alethia S. Detweiler a/k/a
 Alethia Sarah Detweiler a/k/a
 Alethia S. Gewertz a/k/a Alethia
 Detweiler 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
 August 15, 2012 at 11:00 AM
 PREVAILING TIME IN THE
 AFORENOON OF SAID
 DATE:

Exhibit A

Legal Description

ALL THAT CERTAIN
piece, parcel or lot of land,
situate in the Township of
Palmyra, County of Pike and
Commonwealth of Pennsylvania,
known and designated as
Lot Number 341, on Map 4
of Plan of Lots prepared for
Tanglwood Lakes, Inc., by
Harry P. Schoenagel, Registered
Surveyor, dated May 28, 1969
and recorded in the Office of the
Recorder of Deeds in and for
Pike County, Pennsylvania in
Plat Book Number 7, Page 185.

TOGETHER with all rights

of way and UNDER AND
SUBJECT to all exceptions,
reservations, restrictions,
easements, covenants and
conditions of record as found in
the chain of title.

Parcel No. 087.01.01.48

Being known as 111 Butternut
Lane, Greentown, PA 18426

BEING the same premises
which Stanley Gerwertz and
Aletha M. Gerwerts, husband
and wife, by Deed dated
10/5/07, and recorded 10/11/07,
in the Office of the Recorder of
Deeds in and for the County of
Pike, in Book 2252, Page 2320,
granted and conveyed unto
Alethia S. Detweiler.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Alethia S. Detweiler a/k/a
Alethia Sarah Detweiler
a/k/a Alethia S. Gewertz
a/k/a Alethia Detweiler
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$127,122.89,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE

ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Alethia S. Detweiler a/k/a Alethia Sarah Detweiler a/k/a Alethia S. Gewertz a/k/a Alethia Detweiler DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$127,122.89 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Federman & Associates
305 York Road, Ste. 300
Jenkintown, PA 19046
07/20/12 • 07/27/12 • **08/03/12**

SHERIFF SALE
August 15, 2012
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO.1670-2011r SUR
JUDGEMENT NO. 1670-2011

AT THE SUIT OF Wells Fargo Bank, NA s/b/m Wells Fargo Home Mortgage, Inc. vs Timothy A. Durgin and Dawn Durgin 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 August 15, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution
No. 1670-2011-CIVIL

WELLS FARGO BANK,
N.A., S/B/M WELLS FARGO
HOME MORTGAGE, INC.
vs.
TIMOTHY A. DURGIN
DAWN DURGIN

owner(s) of property situate
in the TOWNSHIP OF
DELAWARE, Pike County,
Pennsylvania, being

106 CLAUDINE COURT,
DINGMANS FERRY, PA
18328-3113
Parcel No.: 148.04-05-23
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$131,096.42

Attorneys for Plaintiff:
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Timothy A. Durgin and Dawn Durgin DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$131,096.42, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

REPUTED OWNERS TO COLLECT \$131,096.42 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Phelan Hallinan & Schmieg
1617 JFK Blvd., Ste. 1400

One Penn Center Plaza
Philadelphia, PA 19103

07/20/12 • 07/27/12 • 08/03/12

SHERIFF SALE

August 15, 2012

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1752-2011r SUR JUDGEMENT NO. 1752-2011 AT THE SUIT OF First Horizon Home Loans, a division of First Tennessee Bank, National Association vs Nina M. Masucci 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 August 15, 2012 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 State of Pennsylvania, more

particularly described as follows,
to wit:

LOT 8ABC, BLOCK B-40
as set forth on a Plan of
Lots-Birchwood Lakes, Section
6, Delaware Township, Pike
County Pennsylvania, dated
January 1965 by John B. Aicher,
Monroe Engineering, Inc.,
Stroudsburg, Pennsylvania
and filed in the Office for the
Recording of Deeds at Pike
County, Pa., in Plat Book 4,
Page 111 on January 28, 1965.

PARCEL IDENTIFICATION
NO: 149.04-06-58, CONTROL
#: 02-0-031857

For information purposes only,
property is a/k/a
141 Basswood Drive
Dingmans Ferry, PA 18328

BEING the same premises that
Carmella Perretti and Frank
Perretti, her husband, by their
deed dated March 19, 2002
and recorded in Pike County
Record Book Volume 1920
Page 2498 granted and conveyed
to Carmella Perretti, grantor
herein.

TITLE TO SAID PREMISES
IS VESTED IN Nina M.
Masucci, by Deed from Carmella
Perretti, dated 03/27/2008,
recorded 04/09/2008 in Book
2272, Page 2327.

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

THE COMMONWEALTH
OF PENNSYLVANIA
TO Nina M. Masucci
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$95,930.54,
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 Nina M.
Masucci DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$95,930.54 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Parker McCay

9000 Midlantic Drive, Ste. 300
Mount Laurel, NJ 08054
07/20/12 • 07/27/12 • 08/03/12

SHERIFF SALE

August 15, 2012

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1787-2011r SUR
JUDGEMENT NO. 1787-2011
AT THE SUIT OF Wells
Fargo Bank, NA vs Edna
Gomes-Ruiz 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
August 15, 2012 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(S) NO.(S) 21,

BLOCK NO. 5, SECTION
NO. 3, SUNRISE LAKE,
AS SHOWN ON A PLAT
MAP OF SUNRISE LAKE
OF SUNNYLANDS,
INC., SUBDIVISIONS
RECORDED IN THE
OFFICE OF THE
RECORDER OF DEEDS OF
PIKE COUNTY IN PLAT
BOOK 7, PAGE 230.

PARCEL NO. 03-0-017691

BEING KNOWN AND
NUMBERED AS 109
LIMESTONE COURT,
MILFORD, PA, 18337-4433.

BEING THE SAME
PREMISES WHICH
AGUSTIN VALENTIN, A
SINGLE MAN, BY DEED
DATED SEPTEMBER 17,
2009 AND RECORDED
SEPTEMBER 30, 2009 IN
AND FOR PIKE COUNTY,
PENNSYLVANIA, IN DEED
BOOK VOLUME 2320,
PAGE 1495, GRANTED
AND CONVEYED UNTO
EDNA GOMES-RUIZ, A
SINGLE WOMAN

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Edna Gomes Ruiz
DEEENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A

JUDGMENT ON THE AMOUNT OF \$237,792.67, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Edna Gomes-Ruiz DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$237,792.67 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Zucker, Goldberg & Ackerman
200 Sheffield Street, Ste. 101
Mountainside, NJ 07092
07/20/12 • 07/27/12 • **08/03/12**

SHERIFF SALE
August 15, 2012
BY VIRTUE OF WRIT
OF EXECUTION ISSUED

OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO.1830-2011r SUR JUDGEMENT NO. 1830-2011 AT THE SUIT OF Bank of America, NA successor by Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP vs Thomas Deluca and Elizabeth Deluca 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 August 15, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 1830-2011

BANK OF AMERICA, N.A.
SUCCESSOR BY MERGER
TO BAC HOME LOANS
SERVICING, LP F/K/A
COUNTRYWIDE HOME
LOANS SERVICING, LP
vs.
THOMAS DELUCA
ELIZABETH DELUCA

owner(s) of property situate in the TOWNSHIP OF MILFORD, Pike County, Pennsylvania, being

198 FIRE TOWER ROAD,
MILFORD, PA 18337-9340
Parcel No.: 096.00-01-60.002
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$292,931.71

Attorneys for Plaintiff:
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Thomas Deluca
and Elizabeth Deluca
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$292,931.71,
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 Thomas
Deluca and Elizabeth Deluca
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$292,931.71 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmieg
1617 JFK Blvd., Ste. 1400
One Penn Center Plaza
Philadelphia, PA 19103
07/20/12 • 07/27/12 • **08/03/12**

SHERIFF SALE

August 15, 2012

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO.1948-2011r SUR
JUDGEMENT NO. 1948-2011
AT THE SUIT OF Aurora
Loan Services, LLC vs Alan
Peters 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
August 15, 2012 at 11:00 AM

PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution
No. CIVIL-1948-2011

AURORA LOAN SERVICES,
LLC.

vs.

ALAN PETERS

owner(s) of property situate in
MATAMORAS BOROUGH,
Pike County, Pennsylvania,
being

401 (AKA LOT 744) AVENUE
M, MATAMORAS, PA
18336-1607
Parcel No.: 083.10-05-55
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$122,882.79

Attorneys for Plaintiff:
Phelan Hallinan & Schmieg, LLP

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

JUDGMENT ON THE
AMOUNT OF \$122,882.79,
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 Alan Peters
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$122,882.79 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan, Hallinan & Schmieg
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
07/20/12 • 07/27/12 • **08/03/12**

SHERIFF SALE
August 15, 2012
BY VIRTUE OF WRIT
OF EXECUTION

ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1972-2010r SUR JUDGEMENT NO. 1972-2010 AT THE SUIT OF Bank of America, NA as successor by merger to BAC Home Loans Servicing, LP vs Edward Curbelo and Leah Curbelo 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 August 15, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 1972-2010-CIVIL

BANK OF AMERICA, N.A. AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP vs. EDWARD CURBELO LEAH CURBELO

owner(s) of property situate in the PALMYRA TOWNSHIP, Pike County, Pennsylvania, being

555 GRASSHOPPER LANE, A/K/A 111 GRASSHOPPER

LANE, GREENTOWN, PA 18426
Parcel No.: 086.02-04-65
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$246,265.51

Attorneys for Plaintiff:
Phelan Hallinan & Schmiege, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Edward Curbelo and Leah Curbelo DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$246,265.51, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Edward Curbelo and Leah Curbelo DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$246,265.51 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmieg
1617 JFK Blvd., , Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
07/20/12 • 07/27/12 • **08/03/12**

SHERIFF SALE

August 15, 2012

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2020-2010r SUR JUDGEMENT NO. 2020-2010 AT THE SUIT OF PNC Mortgage, a division of PNC Bank, NA vs Jean J. Anselme and Elizabeth Dessalines Anselme 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 August 15, 2012 at 11:00 AM

PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, parcel, or piece of land situate in Lehman Township, Pike County, PA, being Lot No. 1519, Section No. 6, 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, PA in Plot Book Volume 21, Page 8.

UNDER AND SUBJECT to the covenants, conditions and restrictions in Vol. 910, Page 288.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jean J. Anselme and Elizabeth Dessalines Anselme DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$189,763.42, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Jean J. Anselme and Elizabeth Dessalines Anselme DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$189,763.42 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Offices, PC
111 Woodcrest Road, ste. 200
Cherry Hill, NJ 08003-3620
07/20/12 • 07/27/12 • **08/03/12**

SHERIFF SALE

August 15, 2012

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO.2025-2011r SUR JUDGEMENT NO. 2025-2011 AT THE SUIT OF U.S.Bank, National Association, as Trustee for Mastr Alternative Loan

Trust 2005-AB1 vs Saeeda A. Mahmud 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 August 15, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 2025-2011

U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ALTERNATIVE LOAN TRUST 2005-ABI

vs.
SAEEDA A. MAHMUD

owner(s) of property situate in the TOWNSHIP OF MILFORD, Pike County, Pennsylvania, being

UNIT#1C, BUILDING 1, MILFORD TOWN GREEN, MILFORD, PA 18337
Parcel No.: 113.02-01-36
(Acreage or street address)

Improvements thereon:
CONDOMINIUM UNIT
Judgment amount: \$163,312.83

Attorneys for Plaintiff:
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Saeeda A. Mahmud DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$163,312.83, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Saeeda A. Mahmud DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$163,312.83 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan, Hallinan & Schmieg
1 Penn Ctr Plaza, Ste. 1400
1617 JFK Blvd
Philadelphia, PA 19103
07/20/12 • 07/27/12 • **08/03/12**

SHERIFF SALE

August 15, 2012

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2033-2009r SUR JUDGEMENT NO. 2033-2009 AT THE SUIT OF BANC of America Funding Corporation, Mortgage Pass-Through Certificates, Series 2005-B vs Steven R. Leader and Francine R. Leader 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 August 15, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot or piece of ground situate in Blooming Grove Township, County of Pike, Commonwealth of Pennsylvania more particularly described as Lot 7, Block I, Hemlock Farms Community,

Stage LSSS, as shown on plat of Hemlock Farms Community Maple Ridge, Stage LSSS, recorded in the Office of the Recorder of Deeds of Pike County, in Plat Book 9, Page 43, on the 29th day of September, 1971 .

Being known as: 105
FARRIER LANE, HAWLEY,
PENNSYLVANIA 18428.

Title to said premises is vested in Steven R Leader and Francine R Leader by deed from Frank L. Ortolano and Constanza M. Ortolano, husband and wife, dated December 10, 2004 in Deed Book 2086, Page 682 Instrument # 200400025032.

TAX I.D. #: 01-0-036373

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Steven R. Leader and Francine R. Leader DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$125,926.74, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Steven R. Leader and Francine R. Leader DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$125,926.74 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street,
Ste. 2080
Philadelphia, PA 19109
07/20/12 • 07/27/12 • **08/03/12**

SHERIFF SALE
August 15, 2012
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO. 2035-2011 SUR JUDGEMENT NO. 2035-2011 AT THE SUIT OF WILMINGTON TRUST COMPANY AS

SUCCESSOR TRUSTEE TO BANK OF AMERICA, NA AS S/B/M/T LASALLE BANK NA, AS TRUSTEE UNDER THE TRUST AGREEMENT FOR THE STRUCTURED ASSET INVESTMENT LOAN TRUST SERIES 2005-1 vs. CRAIG J. KARINJA & DOLORES M. KARINJA 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 August 15, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 2035-2011

WILMINGTON TRUST COMPANY AS SUCCESSOR TRUSTEE TO BANK OF AMERICA NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER THE TRUST AGREEMENT FOR THE STRUCTURED ASSET INVESTMENT LOAN TRUST SERIES 2005-1 vs. CRAIG J. KARINJA DOLORES M. KARINJA

owner(s) of property situate in the TOWNSHIP OF LEHMAN, Pike County, Pennsylvania, being

138 LAUREL COURT, AKA 1460 PINE RIDGE, BUSHKILL, PA 18324-9769 Parcel No.: 193.02-02-11 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment amount: \$150,792.21

Attorneys for Plaintiff: Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO CRAIG J. KARINJA & DOLORES M. KARINJA DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$150,792.21, 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 CRAIG J. KARINJA & DOLORES M. KARINJA DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$150,792.21 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
PHELAN HALLINAN &
SCHMIEG
1617 JFK BLVD, STE 1400
PHILADELPHIA, PA 19103
07/20/12 • 07/27/12 • 08/03/12

SHERIFF SALE

August 15, 2012

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO.2062-2011r SUR JUDGEMENT NO. 2062-2011 AT THE SUIT OF Wells Fargo Bank, NA, s/b/m Wells Fargo Home Mortgage, Inc. vs Nancy Mucha and Bryan Mucha 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 August 15, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 2062-2011-CIVIL

WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE, INC.

vs.

NANCY MUCHA
BRYAN MUCHA

owner(s) of property situate in the TOWNSHIP OF LACKAWAXEN, Pike County, Pennsylvania, being

934 ROUTE 434, GREELEY, PA 18425-9643

Parcel No.: 047.00-03-01.001
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$225,526.30

Attorneys for Plaintiff:

Phelan Hallinan & Schmieg, LLP
THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY

THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Nancy Mucha and Bryan Mucha
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$225,526.30,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Nancy
Mucha and Bryan Mucha
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$225,526.30 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Phelan, Hallinan & Schmieg
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
07/20/12 • 07/27/12 • 08/03/12

SHERIFF SALE

August 15, 2012

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO. 2104-2011 SUR
JUDGEMENT NO. 2104-2011
AT THE SUIT OF WELLS
FARGO BANK, NA vs.
JUAN R. OZUNA & DELKIS
OZUNA 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
August 15, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

**SHORT DESCRIPTION FOR
ADVERTISING**

By virtue of a Writ of Execution
No. 2104-2011

WELLS FARGO BANK, N.A.
vs.
JUAN R. OZUNA
DELKIS OZUNA

owner(s) of property situate
in the TOWNSHIP OF

LEHMAN, Pike County,
Pennsylvania, being

138 CARROCK WAY,
TAMIMENT, PA 18371
Parcel No.: 187.04-02-19
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$208,837.90

Attorneys for Plaintiff:
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO JUAN R. OZUNA
& DELKIS OZUNA
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$208,837.90,
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 JUAN R.
OZUNA & DELKIS OZUNA
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$208,837.90 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
PHELAN HALLINAN &
SCHMIEG
1617 JFK BLVD, STE 1400
PHILADELPHIA, PA 19103
07/20/12 • 07/27/12 • **08/03/12**

SHERIFF SALE

August 15, 2012

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO.
2122-2011 SURJUDGEMENT
NO. 2122-2011 AT THE SUIT
OF PNC MORTGAGE A
DIVISION OF PNC BANK,
NA S/B/M NATIONAL
CITY MORTGAGE, A
DIVISION OF NATIONAL
CITY BANK OF INDIANA
vs. LINDA SIMIDIAN &
MATTHEW E. PRAINITO
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
August 15, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution
No. 2122-2011

PNC MORTGAGE, A
DIVISION OF PNC BANK
N.A., S/B/M NATIONAL
CITY MORTGAGE, A
DIVISION OF NATIONAL
CITY BANK OF INDIANA
vs.
MATTHEW E. PRAINITO
LINDA SIMIDIAN

owner(s) of property situate
in the TOWNSHIP OF
LEHMAN, Pike County,
Pennsylvania, being

LOT 139 THE GLEN AT
TAMIMENT, A/K/A 2139
THISTLE BROOK COURT,
TAMIMENT, PA 18371
Parcel No.: 187.04-01-35
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$220,239.65

Attorneys for Plaintiff:

Phelan Hallinan & Schmiegel, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO LINDA SIMIDIAN &
MATTHEW E. PRAINITO
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$220,239.65,
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 LINDA
SIMIDIAN & MATTHEW E.
PRAINITO DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT

\$220,239.65 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
PHELAN HALLINAN &
SCHMIEG
1617 JFK BLVD, STE 1400
PHILADELPHIA, PA 19103
07/20/12 • 07/27/12 • 08/03/12

SHERIFF SALE

August 15, 2012

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 2123-2011r SUR
JUDGEMENT NO. 2123-2011
AT THE SUIT OF Nationstar
Mortgage, LLC vs Luis Tomas
Gonzalez 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
August 15, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution
No. 2123-2011

NATIONSTAR MORTGAGE

LLC
vs.
LUIS TOMAS GONZALEZ

owner(s) of property situate
in the TOWNSHIP OF
LEHMAN, Pike County,
Pennsylvania, being

46 THE GLEN, A/K/A 2017
BRANDYSHIRE DRIVE,
TAMIMENT, PA 18371-9703
Parcel No.: 188.03-03-33
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$292,842.55

Attorneys for Plaintiff:
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Luis Tomas Gonzalez
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$292,842.55,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES

AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Luis Tomas
Gonzalez DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$292,842.55 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmieg
1617 JFK Blvd., , Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
07/20/12 • 07/27/12 • **08/03/12**

SHERIFF SALE

August 15, 2012

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO.2151-2011r
SUR JUDGEMENT NO.
2151-2011 AT THE SUIT
OF Wells Fargo Financial
Pennsylvania, Inc. vs Mary L.
Mouser-Falcone a/k/a Mary

I. Falcone, a/k/a Mary Louise
Mouser-Falcone and John B.
Mouser 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
August 15, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

**SHORT DESCRIPTION FOR
ADVERTISING**

By virtue of a Writ of Execution
No. 2151-2011

WELLS FARGO
FINANCIAL
PENNSYLVANIA, INC.

vs.

MARY L.
MOUSER-FALCONE
A/K/A MARY L. FALCONE
A/K/A MARY LOUISE
MOUSER-FALCONE
JOHN B. MOUSER

owner(s) of property situate
in the TOWNSHIP OF
DELAWARE, Pike County,
Pennsylvania, being

152 BASSWOOD DRIVE,
A/K/A 2031 BIRCHWOOD
LAKES, DINGMANS
FERRY, PA 18328-4201
Parcel No.: 149.04-06-42
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment amount: \$137,824.29

Attorneys for Plaintiff:
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Mary L. Mouser Falcone a/k/a Mary I. Falcone, a/k/a Mary Louise Mouser-Falcone and John B. Mouser DEFENDANTS, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$137,824.29, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Mary L. Mouser-Falcone a/k/a Mary I. Falcone, a/k/a Mary Louise Mouser-Falcone and John B. Mouser DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$137,824.29 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan, Hallinan & Schmieg
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
07/20/12 • 07/27/12 • 08/03/12

SHERIFF SALE

August 15, 2012

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO.2156-2009r SUR JUDGEMENT NO. 2156-2009 AT THE SUIT OF National City Mortgage, a division of National City Bank vs Shane M. Crum and Erin C. Brown 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 August 15, 2012 at 11:00 AM

PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution
No. 2156-2009-CIVIL

NATIONAL CITY
MORTGAGE, A DIVISION
OF NATIONAL CITY BANK
vs.

SHANE M. CRUM
ERIN C. BROWN

owner(s) of property situate
in the TOWNSHIP OF
DINGMAN, Pike County,
Pennsylvania, being

117 FISHER TERRACE,
MILFORD, PA 18337
Parcel No.: 125.00-01-21.003
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$231,096.03

Attorneys for Plaintiff:
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Shane M. Crum and Erin
C. Brown DEFENDANTS,
OWNER, OR REPUED
OWNERS OF THE
AFORESAID REAL

PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$231,096.03,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Shane M.
Crum and Erin C. Brown
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$231,096.03 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan, Hallinan & Schmieg
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
07/20/12 • 07/27/12 • 08/03/12

SHERIFF SALE

August 15, 2012
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 2357-2009r SUR
JUDGEMENT NO. 2357-2009
AT THE SUIT OF Deutsche
Bank National Trust Company,
as Trustee for Long Beach
Mortgage Loan Trust 2006-4
vs Carl F. Herrmann aka Carl
F. Hermann 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
August 15, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN lot,
piece or parcel of land, situate,
lying and being in the Township
of Blooming Grove, County of
Pike and State of Pennsylvania,
more particularly described as
Lot 36, Block XVI Hemlock
Farms Community, Stage LXXI
as shown on plat of Hemlock
Farms Community, Maple
Ridge, State LXXI, recorded
in the Office of the Recorder of
Deeds of Pike County in Plat
Book 7, at Page 96 on the 13th
day of June 1969.

PARCEL NO. 133.01-01-78

BEING THE SAME Premises
which Frank Santiago by
Indenture dated 3/15/06 and
recorded 3/24/06 in and for
Pike County as Instrument No.
200600004999 granted and
conveyed to Carl F. Hermann.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Carl F. Herrmann
aka Carl F. Hermann
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$282,703.55,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

IN EXECUTION AS THE PROPERTY OF Carl F. Herrmann aka Carl F. Herrmann DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$282,703.55 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, ste. 150
King of Prussia, PA 19406
07/20/12 • 07/27/12 • 08/03/12

SHERIFF SALE

August 15, 2012

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2395-2009r SUR JUDGEMENT NO. 2395-2009 AT THE SUIT OF Wells Fargo Bank, NA as Trustee for MASTR Asset Backed Securities Trust 2003-0PT1 Mortgage Pass-Through Certificates Series 2003-0PT1 vs Mary Adams and Karen Loach DEFENDANTS, I WILL EXPOSE TO SALE OF PUBL1C VENDUE OR OUTCRY 1N THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY August 15, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

BEGINNING at a point on the southeasterly side of Walnut Trail as shown on a certain map entitled "Plan of Lots of Rustic Acres Estates, Section 2; Lehman Township, Pike County, Pennsylvania, August 1965; Secal 1" equals 50" as prepared by Monroe Engineering, Inc., Stroudsburg, Pennsylvania, said point being a corner common to Lots 14 and 16; thence (1) leaving said road and along said Lot 16, South 37 degrees 23 minutes East 150.00 feet to a point, a corner common to Lots 14 and 16; thence (2) along other lands of the grantor herein, of which this lot was formerly a part South 52 degrees 37 minutes West 100.00 feet to a point; a corner common to Lots 12 and 14; thence (3) along said Lot 12, North 37 degrees 23 minutes West 150.00 feet to a point on the southeasterly side of the aforementioned Walnut Trail, a corner common to Lots 13 and 14; thence (4) along said Walnut Trail, North 52 degrees 37 minutes East 100.00 feet to the place of BEGINNING. Being shown a Lot No. 14 on the above-captioned map.

Parcel# 06-0-038-180
200.01-02-13

Property address: 14 Walnut

Drive, Rustic Acres, Bushkill,
PA 18324

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Mary Adams and Karen Loach DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$118,331.47, 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 Mary Adams and Karen Loach DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$118,331.47 PLUS

COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
07/20/12 • 07/27/12 • **08/03/12**

SHERIFF SALE

August 15, 2012

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2444-2010r SUR JUDGEMENT NO. 2444-2010 AT THE SUIT OF Ocwen Loan Servicing, LLC vs Florence Robinson 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 August 15, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF GROUND SITUATE, LYING AND BEING IN THE TOWNSHIP OF LEHMAN, COUNTY OF PIKE, AND STATE OF

PENNSYLVANIA.

Tax Parcel No.: 193.02-01-53

Property Address: 1008 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 Florence Robinson DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$183,451.63 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 Florence

Robinson DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$183,451.63 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
07/20/12 • 07/27/12 • **08/03/12**

SHERIFF SALE

August 15, 2012

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2629-2010r SUR JUDGEMENT NO. 2629-2010 AT THE SUIT OF The Bank of New York Mellon Trust Company, National Association as Grantor Trustee of The Protium Master Grantor Trust vs Kathleen Ann Keegan-Kresge 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 August 15, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

IN THE COURT OF

COMMON PLEAS OF PIKE
COUNTY, PENNSYLVANIA
CIVIL DIVISION

THE BANK OF NEW
YORK MELLON TRUST
COMPANY, NATIONAL
ASSOCIATION as
GRANTOR TRUSTEE OF
THE PROTIUM MASTER
GRANTOR TRUST, Plaintiff,
v.
KATHLEEN ANN
KEEGAN-KRESGE,
Defendant.

NO: 2629-2010-CIVIL

LONG FORM
DESCRIPTION

ALL THAT CERTAIN
lot, piece or parcel of land
lying, situate and being in the
Township of Palmyra, County
of Pike and Commonwealth of
Pennsylvania, as laid out and
plotted upon a map of "Lands
of Jan Stibbe, Pike Co., Penna.,
showing Plan of Lots, Scale
Fred C. Schoenagel, R.S., dated
July 2, 1953, more particularly
bounded and described as
follows:

BEGINNING at the common
corner of lots numbered 54,
61 and 00, said corner being
located in the center of a thirty
foot wide private road: thence
along the centerline of the said
private road, North 17 degrees
02 minutes 00 seconds East
230.00 feet to a corner within
the bounds of another private
road; thence along a line within

the bounds of a private road,
North 72 degrees 58 minutes 00
seconds West 182.60 feet to a
corner in the center of "Old Pa,
Route #507"; thence along the
centerline of said public highway
the following three courses
and distances: (1) South 49
degrees 17 minutes 40 seconds
West 49.96 feet to a corner, (2)
South 37 degrees 59 minutes 02
seconds West 119.95 feet to a
corner and (3) South 28 degrees
07 minutes 22 seconds West
77.18 feet to a corner; thence
along lots numbered 53 and 54,
South 72 degrees 58 minutes 00
seconds East 267.00 feet to the
point and place of beginning.

CONTAINING one and
twenty-three one hundredths
(1.23) acres of land, be the same
more or less.

EXCEPTING AND
RESERVING subject to public
highway purposes that portion of
the right-of-way of Pennsylvania
Route No. 507 which crosses
the westerly side of the above
described premises.

ALSO EXCEPTING AND
RESERVING a strip of land
fifteen (15) feet wide along
the easterly side of the above
described premises for the
one-half width of a thirty foot
wide private road and for utility
installation and maintenance.

ALSO EXCEPTING AND
RESERVING a strip of land
twenty (20) feet wide along
the northerly side of the above

described premises for the one-half width of a private road and for utility installation and maintenance.

TOGETHER with unto the Grantees, their heirs and assigns, in common however, with the former Grantors, their heirs and assigns, the following:

- a. The right of ingress, egress and regress over all roadways as shown on map of lands of the former grantors entitled "Lands of Jan Stibbe, Pike Co., Penna., showing Plan of Lots, Scale I "=50' Fred C Schoenagel, R.S., dated July 2, 1953. "
- b. The right to the use of a common dock and land to be provided for the common use of the Grantees, their heirs and assigns.
- c. The right to the use of the aforesaid roadways and facilities as is hereby granted, upon the condition and subject to the restriction that the Grantees, their heirs and assigns, shall share with the former Grantors, their heirs and assigns, a proportionate amount for the maintenance and repair of the said roadways and common dock.
- d. The aforementioned rights and privileges are granted upon the condition and subject to the restrictions, as to the Grantees, their heirs and assigns, that no dock for boating shall be allowed in areas set aside for swimming and that any dock in a common

use area shall be for common use (as the term common use is hereinafter defined), and individually owned and used docks are not permitted as to the Grantees, their heirs and assigns, except in front of private lake front property owned by the Grantees, their heirs and assigns.

e. The grantees, their heirs and assigns, shall have the right to the use of the waters of Lake Wallenpaupack for recreation and other purposes to the same extent as is now enjoyed by the former Grantors subject however, to the manner, form and restrictions as set forth in an Agreement from the Pennsylvania Power and Light Co., to the former Grantors, and recorded in Deed Book 113, page 631.

f. That the term common use, as hereinbefore used shall be construed to mean the exclusive use by owners and other guests of the property developed by the former grantors and land described in and conveyed to the former grantors by deed from Pennsylvania Realty & Investment Co. on the 1st day of September, 1950, and recorded in Deed Book 113, page 629.

TOGETHER with all rights of way and under and subject to all exceptions, reservations, restrictions and conditions of record as found in the chain of title.

BEING the same premises

which August Reidenbach and Margaret Reidenbach, his wife, by deed dated July 7, 1993, and recorded in Pike County Deed Book 736 at page 19, granted and conveyed unto Kathleen Ann Keegan Kresge and Kenneth G. Kresge, the Grantors herein.

Being Parcel No. 10-0-071109

BEING the same premises which Kenneth G. Kresge and Kathleen Ann Keegan Kresge, his wife, by Deed dated December 12, 2003, and recorded December 31, 2003, in the Office of the Recorder of Deeds in and for the County of Pike, Deed Book 2025, Page 2321, granted and conveyed Kathleen Ann Keegan Kresge, in fee.

WELTMAN, WEINBERG & REIS, CO., L.P.A.
S/Patrick Thomas Woodman,
Esquire
Attorney for Plaintiff
1400 Koppers Building
436 Seventh Avenue
Pittsburgh, Pennsylvania 15219

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Kathleen Ann Keegan-Kresge DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A

JUDGMENT ON THE AMOUNT OF \$212,094.27, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Kathleen Ann Keegan-Kresge DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$212,094.27 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Weltman Weinberg & Reis
1400 Koppers Bldg
436 7th Ave
Pittsburgh, PA 15219
07/20/12 • 07/27/12 • 08/03/12

SHERIFF SALE
August 15, 2012
BY VIRTUE OF WRIT

OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO2680-2010r
SUR JUDGEMENT NO.
2680-2010 AT THE SUIT
OF PNC Mortgage vs Jeffrey
Anthony Perez and Maureen
Orbe 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
August 15, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

IN THE COURT OF
COMMON PLEAS OF PIKE
COUNTY, PENNSYLVANIA
CIVIL DIVISION
PNC MORTGAGE, A
DIVISION OF PNC BANK,
N.A., Plaintiff,
vs
JEFFREY ANTHONY
PEREZ and MAUREEN
ORBE, Defendants.

NO: 2680-2010

LEGAL DESCRIPTION

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

Lot Number 254, Stage VI,
Pine Ridge, as shown on Plat
of Pine Ridge, Inc., Stage VI,
and recorded in the Office of
the Recorder of Deeds of Pike
County in Plat Book Volume 10,
on Page 74 on March 28, 1973.

HAVING erected thereon a
dwelling known as 1663 Pine
Ridge, Bushkill, PA 18324.

PARCEL NO. 06-0-037959.

BEING the same premises
which Jeffrey Anthony Perez,
unmarried and Daisy L.
Braxton, married, by Deed
dated 6/16/2006 and recorded
6/27/2006 in the Recorder's
Office of Pike County,
Pennsylvania, Deed Book
Volume 2181, Page 2266,
Instrument #200600011387,
granted and conveyed unto
Jeffrey Anthony Perez and
Maureen Orbe, as joint tenants
with the right of survivorship
and not as tenants in common.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Jeffrey Anthony
Perez and Maureen Orbe
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$240,307.62,

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE;
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Jeffrey
Anthony Perez and Maureen
Orbe DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$240,307.62 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Vitti & Vitti & Associates
215 4th Avenue
Pittsburgh, PA 15222
07/20/12 • 07/27/12 • **08/03/12**
