

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 Frederick J. Marro, late of Greene Township, Pike County, Pennsylvania, deceased. Letters Testamentary on the above estate having granted to the undersigned, all person indebted to said estate are requested to make payment and those having claims to present the same, without delay to Frederick W. Marro, 1531 Route 390, Canadensis, PA, Executor.
06/21/13 • 06/28/13 • 07/05/13

ESTATE NOTICE

Estate of Inez Elizabeth Dickison, late of Dingmans Ferry, Pike County, Pennsylvania.

Letters Testamentary on the above estate having been granted to Mary Carolyn Hotalen and Janice Morgan all persons indebted to the said estate are

requested to make payment, and those having claims to present the same without delay to their attorney, Joseph Kosierowski, Ridley, Chuff, Kosierowski & Scanlon, P.C., 400 Broad Street, Milford, PA 18337.

06/28/13 • 07/05/13 • 07/12/13

EXECUTRIX NOTICE

ESTATE OF JAMES J. WILLIAMS, late of Lackawaxen 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 JANE COLE, at 101 Pine Knob Circle, Hawley, PA 18428, or to her attorneys, KLEMEYER, FARLEY & BERNATHY, LLC, 2523 Route 6, Suite 1, Hawley, PA 18428.

06/28/13 • 07/05/13 • 07/12/13

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted in the ESTATE OF FRANK J. KOPP, late of Lackawaxen Township, Pike County, Pennsylvania. All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to the Executor, Frank J. Kopp, III of 25701

Mountain Pass Road, Newhall,
California 91321 or John F.
Spall, Esquire, Attorney for the
Estate, 2573 Rt. 6, Hawley,
Pennsylvania 18428.

JOHN F. SPALL, ESQUIRE
07/05/13 • 07/12/13 • 07/19/13

NOTICE

Notice is hereby given that
Articles of Incorporation have
been filed with the Department
of the Commonwealth of
Pennsylvania on 6/6/2013
under the Domestic Business
Corporation Law, for
Lackbarton Holdings, Inc.,
and the addr. of the registered
office is 129 Township Rd.,
Lackawaxen, PA 18435.

**IN THE COURT OF
COMMON PLEAS OF
PIKE COUNTY,
PENNSYLVANIA
CIVIL DIVISION
JANE E. NEUFELD,
Plaintiff,**

vs.

**MARK C. BOAN, HIS
HEIRS, SUCESSORS,
ASSIGNS, AND ANYONE
CLAIMING BY THROUGH
OR UNDER HIS ESTATE,
Defendants.**

**No. 467-2013 - Civil
ACTION TO QUIET TITLE
ORDER**

AND NOW, this day of
June, 2013, upon consideration
of the Plaintiffs Motion for
Judgment and the fact that the
Defendants have not answered
the Complaint or taken any
action to defend this matter, it is

hereby DECREED that:

- 1) The Defendants shall have thirty (30) days from the date of this Order in which to contest the entering of Judgment in this matter;
- 2) If such action is not taken within the thirty-day period, the Defendants shall be forever barred from asserting any right, lien, title or interest in land situated in Delaware Township, Pike County, on file in the Office of the Recorder of deeds in and for the County of Pike, in: Book 94, Page 218 dated June 22, 1938 and recorded on September 1, 1939; Book 95, Page 216 dated May 28, 1940 and recorded on June 3, 1940: Book 2404, page 2010 dated November 9, 2012.
- 3) If such action is not taken within the thirty-day period, the Prothonotary on Praecept of the Plaintiff shall enter final judgment and the Plaintiff is thereby authorized to record the same at their expense as a conveyance from the Defendants to themselves with the Recorder of Deeds of Pike County, Pennsylvania;
- 4) The Plaintiff is hereby ORDERED to serve a copy of this Order upon the Defendants, as provided by previous Order of Court.

BY THE COURT

s/ Hon. Gregory H. Chelak, J.
cc: Alfred J. Howell, Esq.
Mark C. Boan

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

CIVIL ACTION -LAW
BROOKS BANKER, JR.,
ADMINISTRATOR OF
AND ON BEHALF OF
THE ESTATE OF BROOKS
BANKER, SR.
Plaintiff

v.

AMY AI, FORMERLY
KNOWN AS AMY BANKER
Defendant

ACTION TO QUIET TITLE
NO. 675-2013-CIVIL

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NOTICE TO DEFEND

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 Plaintiffs. 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.
LEGAL AID SOCIETY OF
PIKE COUNTY
Pike County Courthouse
Milford, PA 18337
Telephone: (570) 296-7613

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

July 17, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 9-2013r SUR JUDGEMENT NO. 9-2013 AT THE SUIT OF HSBC Bank USA, National Association, as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2006-NCl, Asset Backed pass-Through Certificiates, by its Attorney-in-fact, Ocwen Loan Servicing, LLC vs Elton F. Payne 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 July 17, 2013 at 11:00 AM

PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN
Lot Piece or Parcel of Land
Situatē Lying And Being In
The Township Of Lehman
County Of Pike And State Of
Pennsylvania More Particularly
Described As Follows

LOT Number 50 Stage VIPine
Ridge As Shown On Plat
Of Pine Ridge Inc Stage VI
Recorded In The Office Of The
Recorder Of Deeds Of Pike
County in Plat Book Volume 10
Page 73 On March 28, 1973.

Parcel #06-0-106705

BEING THE SAME
PREMISES which Elton F.
Payne, surviving spouse, by Deed
Date September 19, 2005 and
recorded September 28, 2005
in Book 2134 Page 2581 in
the Office for the Recording of
Deeds of Pike County conveyed
unto Elton Payne.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Elton F. Payne
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$252,138.72,

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Elton F.
Payne DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$252,138.72 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stern & Eisenberg
261 Old York Road, ste. 410
Jenkintown, PA 19046
06/21/13 • 06/28/13 • **07/05/13**

SHERIFF SALE
July 17, 2013
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,

PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO69-2012r SUR
JUDGEMENT NO. 69-2012
AT THE SUIT OF PNC Bank,
National Association vs Arisandy
Gomez 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
July 17, 2013 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: 69-2012

PNC BANK, NATIONAL
ASSOCIATION,
Plaintiff,
vs.
ARISANDY GOMEZ,
Defendant,

LEGAL DESCRIPTION

ALL that certain parcel,
piece, or tract of land situate
in the Township of Dingman,
County of Pike and State of
Pennsylvania, more particularly
described as follows to wit:

Being known and designated
as Lot 8. on a Map of Lands
of James Rocco, Sr., Et Al, by
Victor E. Orben R.S., dated

October 1, 1971, Drawing No.
1-1088 recorded on Novmeber
1, 1974, in the Recorder of
Deeds Office of Pike County,
Pennsylvania, in plat Book
Volume 12, Page 42.

Having erected thereon a
dwelling known as 115 Rock
Court, Dingmans Ferry, PA
18328.

Tax Map ID #
136.00-01-13.006
Parcel ID # 03-0-104761

Being the same premises which
Dogwood Construction by
Special Warranty deed dated
08/27/08 and recorded 08/28/08
in the Recorder of Deeds office
of Pike County, Pennsylvania,
in Instrument # 200800010623,
granted and conveyed unto
Arisandy Gomez.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Arisandy Gomez
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$337,585.33,
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 Arisandy Gomez DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$337,585.33 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Vitti & Vitti & Assoc.
215 Fourth Avenue
Pittsburgh, PA 15222
06/21/13 • 06/28/13 • **07/05/13**

SHERIFF SALE

July 17, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 437-2012 SUR JUDGEMENT NO. 437-2012 AT THE SUIT OF Wells Fargo Bank, NA vs. Hildy Mesnik 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 July 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 2012-00437
WELLS FARGO BANK, N.A.
vs.

HILDY MESNIK
owner(s) of property situate in the TOWNSHIP OF DELAWARE, Pike County, Pennsylvania, being LOT 23-A BLOCK 501 SEC 5 RENEE ROAD, A/K/A 165 RENEE DRIVE, DINGMANS FERRY, PA 18328

Parcel No.: 148.04-03-08
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$210,005.13
Attorneys for Plaintiff:
Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Hildy Mesnik DEFENDANTS, OWNER, OR REPUTED OWNERS

OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$210,005.13,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Hildy Mesnik
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$210,005.13 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan LLP
1617 JFK Blvd, Ste 1400
Philadelphia, PA 19103
06/21/13 • 06/28/13 • 07/05/13

SHERIFF SALE
July 17, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
582-2012 SUR JUDGEMENT
NO. 582-2012 AT THE
SUIT OF Nationstar Mortgage
LLC vs. Elsa Videla aka Elsa
R. Videla 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
July 17, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

**SHORT DESCRIPTION FOR
ADVERTISING**

By virtue of a Writ of Execution
No. 582-2012
NATIONSTAR MORTGAGE
LLC

vs.

ELSA VIDELA
A/K/A ELSA R. VIDELA
owner(s) of property situate
in the TOWNSHIP OF
DINGMAN, Pike County,
Pennsylvania, being
155 SUNRISE DRIVE,
MILFORD, PA 18337-4067
Parcel No.: 122.01-07-57
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$144,314.84
Attorneys for Plaintiff:
Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Elsa Videla aka Elsa R. Videla DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$144,314.84, 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 Elsa Videla aka Elsa R. Videla DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$144,314.84 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan LLP
1617 JFK Blvd, Ste 1400
Philadelphia, PA 19103
06/21/13 • 06/28/13 • **07/05/13**

SHERIFF SALE

July 17, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 902-2012 SUR JUDGEMENT NO. 902-2012 AT THE SUIT OF US Bank, NA as Trustee for Bear Stearns Asset-Backed Securities I Trust 2006-AC3, Asset-Backed Certificates, Series 2006-AC3 vs. Toni M. Filosa 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 July 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

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

BEING KNOWN AS 3620
Hemlock Farms, Hawley, PA
18428

PARCEL NUMBER:
120030302

IMPROVEMENTS:
Residential Property

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Toni M. Filosa
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$165,781.97,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Toni M.
Filosa DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$165,781.97 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Offices, PC
111 Woodcrest Rd, Ste 200
Cherry Hill, NJ 08003-3620
06/21/13 • 06/28/13 • **07/05/13**

SHERIFF SALE

July 17, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
967-2011 SUR JUDGEMENT
NO. 967-2011 AT THE
SUIT OF Flagstar Bank
FSB vs. David R. Thoenig,
Jr. DEFENDANTS, I
WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
July 17, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN lot/
lots, parcel or piece of ground

situate in the Township of Dingman, County of Pike and State of Pennsylvania, being Lot 5, Section No. 1, as shown on map entitled subdivision of Section A, Pocono Mountain Woodland Lakes, Corp., on file in the Recorder's Office at Milford, Pennsylvania, in Plot Book No. 10, page 118.

UNDER AND SUBJECT to all the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as more particularly set forth in the chain of title. Being known as: 109 ALMOND COURT, MILFORD, PENNSYLVANIA 18337.

Title to said premises is vested in David R. Thoenig, Jr. by deed from David R. Thoenig, Jr. and Regina A. Thoenig dated December 31, 2001 and recorded January 11, 2008 in Deed Book 2263, Page 814.

PARCEL NO. 123.04-01-16

TAX I.D. #: 03-0-017454

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

JUDGMENT ON THE AMOUNT OF \$313,432.25, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF David R. Thoenig, Jr. DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$313,432.25 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 S. Broad Street, Ste 1400
Philadelphia, PA 19109
06/21/13 • 06/28/13 • **07/05/13**

SHERIFF SALE
July 17, 2013
BY VIRTUE OF WRIT
OF EXECUTION ISSUED

OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1019-2010r SUR
JUDGEMENT NO. 1019-2010
AT THE SUIT OF Bank
of America, NA vs Mary
Catherine Little and Marcel
Salina 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
July 17, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution
No. 1019-2010
BANK OF AMERICA, N.A.
vs.
MARY CATHERINE
LITTLE
MARCEL SALINA
owner(s) of property situate
in the TOWNSHIP OF
GREENE, Pike County,
Pennsylvania, being
117 FREEDOM PLACE,
A/K/A LOT 2413
SECTION D, SKY VIEW,
GREENTOWN, PA
18426-4817
Parcel No.: 129.01-01-14
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$165,415.38

Attorneys for Plaintiff:
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Mary Catherine
Little and Marcel Salina
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$165,415.38,
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 Mary
Catherine Little and Marcel
Salina DEFENDANTS,
OWNERS REPUTED

OWNERS TO COLLECT
\$165,415.38 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan and Hallinan
1617 JFK Blvd., ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
06/21/13 • 06/28/13 • 07/05/13

SHERIFF SALE

July 17, 2013

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO1101-2011
SUR JUDGEMENT NO.
1101-2011 AT THE SUIT
OF US Bank Trust, NA as
Trustee for Vericrest Opportunity
Loan Trust 2011-NPL2 vs.
Robert Zahorchak & Doriann
Zahorchak 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
July 17, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

Being known as: 3385
SUNRISE LAKE, MILFORD,
PENNSYLVANIA 18337.

ALL THAT CERTAIN lot,
piece, or parcel of land situate,
lying and being in the Township
of Dingman, County of Pike,
Commonwealth of Pennsylvania,
more particularly described
as Lot No. 20, Block No. 9,
Section No. 3, Sunrise Lake,
as shown on plat or map of
Sunrise Lake or Sunnylands,
Inc., subdivisions recorded in the
Office of the Recorder of Deeds
of Pike County in Plat Book 7,
at Page 89.

TOGETHER with all
and singular BUILDING
improvements, ways, streets
, driveways, alleys, passages,
waters, water-courses, liberties,
privileges, rights hereditaments
and appurtenances, whatsoever
thereunto belonging, or in any
wise appertaining, and the
reversions and remainders, rents,
issued and profits thereof; and all
the estate, right, title, interest,
property claim and demand
whatsoever of the said Grantor
in law, equity, or otherwise
howsoever, of, in, and to the
same and every part thereof.

Title to said premises is vested in
Robert Zahorchak and Doriann
Zahorchak by deed from Linda
Pulkowski dated December 30,
1994 and recorded December 30,
1994 in Deed Book 994, Page
113.

PARCEL I.D. #: 122.03-02-11
CONTROL #: 03-0-01675

THE SALE IS MADE BY

VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Robert Zahorchak & Doriann Zahorchak DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$210,526.24, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Robert Zahorchak & Doriann Zahorchak DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$210,526.24 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe, Weisberg & Conway PC
123 S. Broad Street, Ste 1400
Philadelphia, PA 19109
06/21/13 • 06/28/13 • **07/05/13**

SHERIFF SALE

July 17, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1110-2012r SUR JUDGEMENT NO. 1110-2012 AT THE SUIT OF Wells Fargo Bank, NA vs Jason Jennings 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 July 17, 2013 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 WESTFALL, COUNTY OF PIKE AND COMMONWEALTH OF PENNSYLVANIA,

MORE PARTICULARLY BOUNDED AND DESCRIBED IN ACCORDANCE WITH SUBDIVISION PLAN ENTITLED "GLASS HOUSE HILL ESTATES" DRAWN BY VICTOR E. ORBEN, REGISTERED SURVEYOR, WHICH SAID SUBDIVISION PLAN HAS BEEN APPROVED BY THE APPROPRIATE MUNICIPAL AUTHORITIES AND IS RECORDED IN PIKE COUNTY, PENNSYLVANIA, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR SAID COUNTY, IN MAP BOOK 21, PAGE 83, AS FOLLOWS:

BEGINNING AT A POINT IN THE EDGE OF THE RIGHT-OF-WAY OF FIFTY (50) FOOT WIDE PRIVATE ROAD KNOWN AS WHITE BIRCH ROAD AT COMMON CORNER OF LOTS 12 AND 11;

THENCE ALONG THE EDGE OF THE RIGHT-OF-WAY OF WHITE BIRCH ROAD ALONG A CURVE TO THE LEFT HAVING A RADIUS OF TWO HUNDRED (200) FEET, AN ARC DISTANCE OF ONE HUNDRED EIGHT AND SIX HUNDRED EIGHTY-THREE THOUSANDTHS (108.683) FEET TO A POINT AT COMMON CORNER OF

LOTS 12 AND 13; THENCE ALONG COMMON BOUNDARY LINES OF LOTS 12 AND 13, NORTH FIFTY FOUR (54) DEGREES FIFTY NINE (59) MINUTES ELEVEN (11) SECONDS WEST ONE HUNDRED NINETY-EIGHT AND EIGHT HUNDRED THIRTY-FIVE THOUSANDTHS (198.835) FEET TO A POINT IN LINE OF LANDS NOW OR FORMERLY OF E.H. GRASSMAN ESTATE; THENCE ALONG LINE OF LANDS OF GRASSMAN ESTATE, NORTH TWENTY-THREE (23) DEGREES FORTY-THREE (43) MINUTES EAST, TWO HUNDRED SEVENTY-NINE AND FOUR HUNDRED SIX THOUSANDTHS (279.406) FEET TO A POINT AT COMMON CORNER OF LOTS 12 AND 11;

THENCE ALONG COMMON BOUNDARY LINE OF LOTS 12 AND 11, SOUTH TWENTY-THREE (23) DEGREES FIFTY-ONE (51) MINUTES THREE (03) SECONDS EAST, THREE HUNDRED TWENTY-NINE AND NINE HUNDRED THREE THOUSANDTHS (329.903) FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 1.25 ACRES,
MORE OR LESS.

PARCEL No. 13-0-104129

BEING known and numbered
as 115 White Birch Road,
Matamoras, PA, 18336-2419.

BEING the same premises
which Gregg W. Hallman and
Dawn Marie Hallman, his wife,
by Deed dated February 19,
2009 and recorded March 23,
2009 in and for Pike County,
Pennsylvania, in Deed Book
Volume 2303, Page 202, granted
and conveyed unto JASON
JENNINGS, a married man

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

TO Jason Jennings
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$185,938.15,
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 Jason Jennings
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$185,938.15 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Zucker Goldberg & Ackerman
200 Sheffield Street, Ste. 301
Mountainside, NJ 07092
06/21/13 • 06/28/13 • 07/05/13

SHERIFF SALE

July 17, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
1217-2009 SURJUDGEMENT
NO. 1217-2009 AT THE
SUIT OF JP Morgan Chase
Bank, NA. vs. Efrain Cruz &
Lisa Cruz 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
July 17, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

**SHORT DESCRIPTION FOR
ADVERTISING**

By virtue of a Writ of Execution
No. 1217-2009-CIVIL
JP MORGAN CHASE BANK,
N.A.

vs.

EFRAIN CRUZ
LISA CRUZ

owner(s) of property situate
in the TOWNSHIP OF
LEHMAN, Pike County,
Pennsylvania, being
LOT 170 SECTION 2
TRASHER COURT A/K/A
LOT 170 THRASHER
COURT A/K/A 330
POCONO RANCH LANDS,
BUSHKILL, PA 18324
Parcel No.: 182.02-02-63
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$212,000.16
Attorneys for Plaintiff:
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
Efrain Cruz & Lisa Cruz
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE

AMOUNT OF \$212,000.16,
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 Efrain Cruz
& Lisa Cruz DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$212,000.16 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan LLP
1617 JFK Blvd, Ste 1400
Philadelphia, PA 19103
06/21/13 • 06/28/13 • **07/05/13**

SHERIFF SALE
July 17, 2013
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF

COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1251-2010 SUR JUDGEMENT NO. 1251-2010 AT THE SUIT OF Deutsche Bank National Trust Company as Trustee for JPMorgan Mortgage Acquisition Trust 2007-CH3, Asset Backed Pass-Through Certificates, Series 2007-CH3 vs. Stephen E. Kiefer & Marilyn A. Kiefer 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 July 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF LACKAWAXEN, COUNTY OF PIKE AND STATE OF PENNSYLVANIA, BEING DESCRIBED AS LOT NO. II AS SHOWN ON E CERTAIN PLAN OF LOTS ON THE LANDS OF THE GRANTOR HEREIN, AS RECORDED IN PLAT BOOK VOLUME 17, PAGE 11.

Being known as: 116 WOODED ACRES DRIVE, GREELEY,

PENNSYLVANIA 18425.

Title to said premises is vested in Stephen E Kiefer and Marilyn A. Kiefer by deed from Ted Halpern and Libby Halpern, also known as Lesley Halpern; and Marvin E. Black and Annette Black, his wife, dated August 3, 1987 and recorded August 20, 1987 in Deed Book 1158, Page 48.

PARCEL NO:
047.00-02-34.003
CONTROL NO: 05-0-104.010

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Stephen E. Kiefer & Marilyn A. Kiefer DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$136,364.84, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Stephen E. Kiefer & Marilyn A. Kiefer DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$136,364.84 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 S. Broad St, Ste 1400
Philadelphia, PA 19109
06/21/13 • 06/28/13 • **07/05/13**

SHERIFF SALE

July 17, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1321-2012r SUR JUDGEMENT NO. 1321-2012 AT THE SUIT OF PNC Bank, National Association s/b/m to National City Mortgage a division of National City Bank of India vs Galina Chikerinets aka Galina Bartkova and Irina Chikerinets and Roman Chikerinets 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 July 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 1321-2012 PNC BANK, NATIONAL ASSOCIATION S/B/M TO NATIONAL CITY MORTGAGE A DIVISION OF NATIONAL CITY BANK OF INDIANA

vs.

GALINA CHIKERINETS
A/K/A GALINA BARTKOVA
IRINA CHIKERINETS
ROMAN CHIKERINETS

owner(s) of property situate in the TOWNSHIP OF LEHMAN, Pike County, Pennsylvania, being 189 GOLD FINCH ROAD A/K/A 423 RANCLAND A/K/A 612 GOLD FINCH ROAD, BUSHKILL, PA 18324 Parcel No.: 182.04-05-39- (Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$235,121.70
Attorneys for Plaintiff:
Phelan Hallinan, LLP

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

THE COMMONWEALTH OF PENNSYLVANIA TO Galina Chikerinets aka Galina Bartkova and Irina Chikerinets and Roman Chikerinets DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$235,121.70 , PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Galina Chikerinets aka Galina Bartkova and Irina Chikerinets and Roman Chikerinets DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$235,121.70 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan and Hallinan
1617 JFK Blvd., ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
06/21/13 • 06/28/13 • **07/05/13**

SHERIFF SALE

July 17, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1322-2012r SUR JUDGEMENT NO. 1322-2012 AT THE SUIT OF Bank of America, NA successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP vs Amy H. Kolakowski 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 July 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 1322-2012
BANK OF AMERICA, N.A.
SUCCESSOR BY MERGER
TO BAC HOME LOANS

SERVICING, L.P. F/K/A
COUNTRYWIDE HOME
LOANS SERVICING, L.P.

vs.

AMY H. KOLAKOWSKI
owner(s) of property situate
in the TOWNSHIP OF
LACKAWAXEN, Pike County,
Pennsylvania, being
106 SPARROW COURT
A/K/A 695 SPARROW
COURT A/K/A 44
MOUNTAIN LAKE
ESTATES, HAWLEY, PA
18428
Parcel No.: 016.01-05-39
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$51,084.23
Attorneys for Plaintiff:
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Amy H. Kolakowski
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$51,084.23,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES

AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Amy H.
Kolakowski DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$51,084.23 PLUS COSTS AND
INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan and Hallinan
1617 JFK Blvd., ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
06/21/13 • 06/28/13 • 07/05/13

SHERIFF SALE

July 17, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1359-2012 SUR
JUDGEMENT NO. 1359-2012
AT THE SUIT OF Nationstar
Mortgage LLC vs. Theresa
Whitman 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
July 17, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

Being known as: 488 APLEY
DRIVE, BUSHKILL,
PENNSYLVANIA 18324.

ALL THAT CERTAIN LOT
OR PIECE OF GROUND
WITH THE BUILDINGS
AND IMPROVEMENTS
THEREON ERECTED
SITUATE IN THE CITY OF
CHESTER, COUNTY OF
DELAWARE AND STATE
OF PENNSYLVANIA
BOUNDED AND
DESCRIBED AS FOLLOWS,
TO WIT:

BEGINNING AT
A POINT ON THE
NORTHWESTERLY
SIDE OF SIXTEENTH
STREET, 110.56 FEET
MEASURED NORTH 69
DEGREES 52 MINUTES 30
SECONDS EAST, FROM
THE NORTHEASTERLY
CORNER OF MELROSE
AVENUE AND SIXTEENTH
STREET. CONTAINING
IN FRONT ALONG THE
SAID NORTHWESTERLY
BIDE OF SIXTEENTH
STREET MEASURED
NORTH 69 DEGREES 52
MINUTES 30 SECONDS

EAST, 20.00 FEET AND
EXTENDING BETWEEN
PARALLEL LINES
NORTH 20 DEGREES 08
MINUTES 50, SECONDS
WEST, 77.00 FEET TO THE
SOUTHEASTERLY SIDE
OF A 4 FEET WIDE ALLEY
WHICH OPENS INTO
MELROSE AVENUE. THE
NORTHEASTERLY AND
SOUTHWESTERLY LINES
PASSING THROUGH THE
MIDDLE OF THE PARTY
WALL BETWEEN THE
MESSUAGE HEREBY
CONVEYED AND THE
MESSUAGE ADJOINING.
BOUNDED ON THE
NORTHEAST BY LANDS
NOW OR LATE OF
MICHAEL RIGGIERI, ET
UX; ON THE SOUTHWEST
BY LANDS NOW OR
LATE OF ROBERT E.
CRUTENLEY, ET UX.
TOGETHER WITH ALL
RIGHTS, TITLE AND
INTEREST OF, IN AND TO
THE ONE HALF OF THE
BED OF THE SAID 4 FEET
WIDE ALLEY ADJOINING
THE PREMISES HEREIN
DESCRIBED ON THE
NORTHWEST.

Title to said premises is vested in
Theresa Whitman by deed from
Susan G. Buckley and James F.
Buckley dated June
23, 2006 and recorded July 10,
2006 in Deed Book 2183, Page
1856.

PARCEL/MAP #:
192.01-01-53

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Theresa Whitman DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$164,700.21, 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 Theresa Whitman DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$164,700.21 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 S. Broad Street, Ste 1400
Philadelphia, PA 19109
06/21/13 • 06/28/13 • **07/05/13**

SHERIFF SALE

July 17, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1393-2012 SUR JUDGEMENT NO. 1393-2012 AT THE SUIT OF The Bank of New York Mellon f/k/a The Bank of NY as Successor Trustee to JPMorgan Chase Bank, NA as Trusee on behalf of the Certificateholders of the CWHEQ Inc. CWHEQ Revolving Home Equity Loan Trust, Series 2005-M vs. Percy Farrington & Barbara B. Farrington aka Barbara Farrington 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 July 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

Being known as: 204
COUNTRY CLUB DRIVE,

HAWLEY, PENNSYLVANIA
18428.

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 7,
BLOCK XVII, HEMLOCK
FARMS COMMUNITY,
STAGE LIX, AS SHOWN
ON PLAT OF HEMLOCK
FARMS COMMUNITY,
HEMLOCK HILLS,
STAGE LIX, RECORDED
IN OFFICE OF THE
RECORDER OF DEEDS,
PIKE COUNTY, IN PLAT
BOOK 6, PAGE 96, IN THE
2ND DAY OF NOVEMBER,
1967

TOGETHER with all rights,
liabilities and privileges, and
UNDER AND SUBJECT
to all conditions, restrictions,
reservations and exceptions as
more fully set forth in Deed
Book Volume 214, Page 574,
and on the recorded subdivision
plans.

EXCEPTING AND
RESERVING unto Western
Heritage Properties Limited,
(Inc.), its successors and assigns,
the oils, minerals and gases
therein, which reservation
does not include the right of
entry upon the premises for

the purpose of removing the
aforementioned oils, minerals
and gases.

Title to said premises is vested
in Percy Farrington and Barbara
B. Farrington a/k/a Barbara
Farrington by deed from Dr.
Michael M. Poniarski and Hedi
Poniarski, husband and wife
dated February 12, 2001 and
recorded February 26, 2001 in
Deed Book 1876, Page 157.

PARCEL NO. 01-0-361568

TAX I.D. #: 133.0105-59

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Percy Farrington &
Barbara B. Farrington
aka Barbara Farrington
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$153,439.27,
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 Percy Farrington & Barbara B. Farrington aka Barbara Farrington DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$153,439.27 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 S. Broad Street, Ste 1400
Philadelphia, PA 19109
06/21/13 • 06/28/13 • 07/05/13

SHERIFF SALE

July 17, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1428-2012r SUR JUDGEMENT NO. 1428-2012 AT THE SUIT OF Citimortgage, Inc vs John H. Culver, III and Carol Ann Culver 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 July 17, 2013 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 Lackawaxen, County of Pike and State of Pennsylvania, being more particularly described as follows:

Lot No. 11, in the Subdivision of Ledgeview Division, Section VIII, recorded in the Office of the Recorder of Deeds of Pike County in Plat Book Volume 8 at page 107-108 on November 17, 1970.

BEING the same premises which John H. Culver, III and Carol Ann Culver, Co-Executors of the Estate of Laura P. Culver, by Deed dated May 22, 1998 and recorded June 26, 1998, in the Office for the Recorder of Deeds in and for Pike County, in Deed Book Volume 1554, Page 22, conveyed unto John H. Culver, III and Carol Ann Culver, husband and wife.

BEING KNOWN AS: 477 Fawn Lake Forest, Hawley, PA 18428

TAX PARCEL #009.04-02-10

IMPROVEMENTS:

Residential property.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO John H. Culver, III and Carol Ann Culver DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$100,764.27, 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 John H. Culver, III and Carol Ann Culver DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT

\$100,764.27 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Powers Kirn & Javardian
1310 Industrial Blvd, Ste. 101
Southampton, PA 18966
06/21/13 • 06/28/13 • **07/05/13**

SHERIFF SALE

July 17, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO1431-2012r SUR JUDGEMENT NO. 1431-2012 AT THE SUIT OF JPMorgan Chase Bank National Association vs Viktoria Milhauser 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 July 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 1431-2012 JP MORGAN CHASE BANK NATIONAL ASSOCIATION vs.

VIKTORIA MILHAUSER
owner(s) of property situate
in the TOWNSHIP OF
BLOOMING GROVE, Pike
County, Pennsylvania, being
112 BLUE RIDGE LANE,
LORDS VALLEY, PA 18428
Parcel No.: 107.04-01-66
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$230,707.20
Attorneys for Plaintiff:
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Viktoria Milhauser
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$230,707.20,
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 Viktoria
Milhauser DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$230,707.20 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan
1617 JFK Blvd., Ste, 1400
1 Penn Ctr Plaza
Philadelphia, PA 19103
06/21/13 • 06/28/13 • **07/05/13**

SHERIFF SALE

July 17, 2013

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1451-2009
SUR JUDGEMENT NO.
1451-2009 AT THE SUIT
OF Deutsche Bank National
Trust Company as Trustee for
Morgan Stanley ABS Capital
I. Inc. Trust 2006-HE5 vs.
Serge G. Djija & Emma
G. Djija 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 July 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 1451-2009-CV DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-HE5

vs.

SERGE G. DJIYA
EMMA G. DJIYA

owner(s) of property situate in the TOWNSHIP OF DELAWARE, Pike County, Pennsylvania, being 241 WILD ACRES DRIVE A/K/A RR 1 BOX 920, DINGMANS FERRY, PA 18328-4059

Parcel No.1: 175.02-01-10

Parcel No.2: 175.02-01-09

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment amount: \$268,802.87

Attorneys for Plaintiff:

Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Serge G. Djiya & Emma G. Djiya DEFENDANTS,

OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$268,802.87, 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 Serge G. Djiya & Emma G. Djiya DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$268,802.87 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan LLP
1617 JFK Blvd, Ste 1400
Philadelphia, PA 19103
06/21/13 • 06/28/13 • 07/05/13

SHERIFF SALE

July 17, 2013

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1472-2011r
SUR JUDGEMENT NO.
1472-2011 AT THE SUIT
OF Wells Fargo Bank, NA
s/i/i/t Wachovia Bank, NA vs
Muriel Cameron and George
Cameron 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
July 17, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

Being known as: 3114
SUNRISE LAKE, MILFORD,
PENNSYLVANIA 18337.

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

Lot No. 22, Block No. 1,
Section No. 3, Sunrise Lake,
as shown on plat or map of
Sunrise Lake or Sunnylands,
Inc., subdivisions recorded in the
office of the Recorder of Deeds

of Pike County in Plat Book 5,
Page 103.

RESERVING. However, unto
the Grantor, its successors and
assigns.

(A) All gas and oil in, on or
under the premises.

(B) The exclusive right to
dedicate the roads, streets and
avenues abutting the aforesaid
property use without the
jointure, release or consent of the
grantee or grantees herein, his,
her or their heirs and assigns,
and said grantee or grantees
herein, and his, her, or their
heirs and assigns hereby release
all damages or claims whatsoever
therefore and therefrom
resulting.

(C) The right without further
assent or permit from the grantee
or grantees herein, his, her, or
their heirs and assigns, to grant
to any public utility company,
municipality or water company
an easement or a right-of-way
granting the right to erect
and lay or cause or permit to
be erected, laid maintained,
removed or repaired in all roads,
streets, avenues, ways on which
the land to be conveyed abuts,
and also on a ten foot strip of
land located in the rear of the
lots to be conveyed hereunder,
electric light telephone and
telegraph poles and wires, water,
sewer, gas pipes and conduits,
catch basin, surface drains and
such other customary or usual
appurtenances as may, from

time to time in the opinion of the grantor, its successors and assigns, or any utility company or municipality, be deemed necessary or advisable in connection with the beneficial use of the lots shown on a plan of the land to be conveyed hereunder; and all claims for damages, if any, by the construction, maintenance and repair thereof, or on account of temporary or other inconvenience caused thereby against the seller or any utility company or municipality, or any of its agents or servants, are hereby waived by the grantee or grantees herein, his, her, or their heirs and assigns.

UNDER AND SUBJECT NEVERTHELESS, that the hereby granted lot or lots or piece of ground, or any part thereof, and the building now thereon erected, or any which may hereinafter be erected, shall be and remain subject to the following covenants, conditions and restrictions:

1. All lots or parcels of land in Block No. 1 Section 3 of the subdivision known as Sunnylands, Inc., Pike County, Pa, shall be and remain reserved and used for single family residential purposes exclusively, and for no other purposes.
2. No structure or building of any sort shall be moved to erected, or constructed on any plot until a complete set of plans and specifications has

been submitted to and approved in writing by Sunnylands, Inc. Disapproval of plans or specifications by Sunnylands Inc. may be based on any grounds, including purely aesthetic grounds. No tent, trailer, mobile home or other Temporary structure of any kind may be erected on or moved to any lot or lots. No lot shall be cleared of brush, trees or anything else of inflammable nature except after having first obtained the approval of SUNNYLANDS, INC., in writing, such approval to specify the time and manner in which such clearing shall be made.

3. Said premises, in addition to the restrictions and conditions herein contained, are to be conveyed subject to all rules, regulations and ordinances and zoning regulations of the Township of Dingman.

4. No building shall be erected on any plot within 25 feet of the survey lines of said plot unless otherwise agreed upon in writing by the grantor, its successors and assigns.

5. Sewerage from all buildings erected on the premises shall be cared for by the owners or occupants by installing a septic tank which shall at all times be maintained in a proper sanitary condition, in accordance with legal requirements and minimum F.H.A. requirements for drain field. No privy vaults shall be maintained on said premises.

6. Dwellings shall be single family type, only to be erected on any lot. Private garages in harmony with the main building may be erected but must be at least 50 feet from the front line of the plot, except when connected directly with said building. No excavation shall be made on any plot except for the purpose of building thereon and not until the time when building operations are commenced. No earth or said shall be removed from the said premises except as a part of the said excavation. Once building operations are commenced the same shall be completed within six (6) months from the date of the commencement of the building operations.

7. That the lot or any building thereon erected, or any part thereof, shall not be used or occupied as a club, profit or non-profit, or for the carrying on of any, trade or profession.

8. That the lot or any building thereon erected, or any part thereof, shall not be used or occupied for distillation or brewing, manufacturing, building or sale of any malt, vinous, spiritous or intoxicating liquor of any kind.

9. That no poultry, cattle or any livestock whatsoever, shall be kept or bred or raised upon the lot or any building thereon erected, or any part thereof.

10. That not more than two domestic animals may be kept or maintained and none whatsoever may be bred, or raised on the lot or any building thereon erected, or any part thereof.

11. That no oil or gas well shall be drilled on any lot or part lot conveyed.

12. It is covenanted that SUNNYLANDS, INC., its successors and assigns, shall have the right, after giving five (5) days written notice to the lot owner to enter upon any lot or lots upon which any structures or nuisances have been erected or maintained, contrary to any of these covenants, and remove said objectionable structure or nuisance, without liability for damage for such action, assessing the reasonable cost thereof against the owner.

13. No signs of any type, including "For Rent" or "For Sale" signs, shall be erected or maintained on the premises.

14. That if the grantee or grantees, his, her or their heirs, executors, administrators and assigns, herein desire to resell, grant, convey or transfer in any manner the lot or lots or any part thereof. (except that the grantee(s) herein, his, her or their heirs and assigns, shall have the right to devise the lot or lots by will to any member of his, her or their immediate family, on the same may be inherited by the immediate family under

the interstate laws) within thirty years from the date hereof, the said grantor, its successors and assigns shall have the first right or option to purchase the same at a fair market value thereof; said fair market value to be determined by mutual agreement between the parties hereto. If the parties hereto cannot agree as to the fair market value thereof, each shall appoint a competent and disinterested appraiser who shall immediately appraise the property and fix the fair market value and immediately notify the parties hereto of said value and then the grantor, its successors or assigns shall have the right to purchase the same fair market value so found by the appraisers, within ninety days after receiving written notice of said value from the appraisers, and if not purchased in said time, the grantee or grantees herein, his, her or their heirs, executors, administrators and assigns, may then sell to any one, at a price not less than the appraised value. In the event that the two appraisers selected by the parties cannot agree on the fair market value of the property herein conveyed or any part thereof, then they shall choose a third competent and disinterested appraisers and all three shall immediately appraise the premises herein conveyed, and the decision of the majority thereof shall control and fix the fair market value, and they shall immediately give written notice thereof to the parties hereto of the values so fixed after which

the grantor herein, its successors and assigns, may purchase the same within ninety days after the receipt of the written notice from said appraisers. If the premises are not purchased with said period of time the grantee or grantees herein, his, her or their heirs, executors, administrators and assigns, may sell to anyone, at a price not less than the appraised value.

15. Failure to promptly enforce any of the above restrictions, conditions or covenants shall not be deemed a waiver of the right to do so thereafter and the invalidation of any of the above covenants or restrictions by judgment of any competent Court shall in no wise affect any of the other provisions which shall remain in full force and effect. The above covenants, restrictions and condition shall be covenants running with the land and shall be binding upon and shall apply only to Block No. 1 Section No. 3 of the lands owned by the grantor herein.

TOGETHER WITH. the right and privilege to use the private roadways on other lands of Sunnylands, Inc., from the public highway known as Pennsylvania Legislative Route 950 (Dingman Turnpike) to the lot herein conveyed for purposes of ingress, egress and regress to and from the lands herein conveyed to the said public highway, in common, however, with others and the grantor herein, its successors and assigns.

TOGETHER with all and singular the ways, water, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever, of it in law, equity, or otherwise howsoever, of, in and to the same and every part thereof.

Title to said premises is vested in Muriel Cameron and George Cameron by deed from Sunnylands Inc. dated June 27, 1966 and recorded July 11, 1966 in Deed Book 200, Page 254.

PARCEL NO.: 122.03-02-44

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Muriel Cameron and George Cameron DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$66,990.42, 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 Muriel Cameron and George Cameron DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$66,990.42 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street,
Ste. 1400
Philadelphia, PA 19109
06/21/13 • 06/28/13 • 07/05/13

SHERIFF SALE
July 17, 2013
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1502-2012r SUR JUDGEMENT NO. 1502-2012

AT THE SUIT OF One West Bank, FSB vs Julieta Ortiz, Jorge J. Ortiz aka Jorge Jose Ortiz aka Jorge Ortiz 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 July 17, 2013 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
OneWest Bank, FSB
Plaintiff

v.
JULIETA ORTIZ
JORGE J. ORTIZ AKA
JORGE JOSE ORTIZ AKA
JORGE ORTIZ
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Pike County
MORTGAGE FORECLOSURE
NO. 1502-2012

SHORT DESCRIPTION FOR

ADVERTISING
ALL THAT CERTAIN LOT OF LAND SITUATE IN LEHMAN TOWNSHIP, PIKE COUNTY, PENNSYLVANIA:
BEING KNOWN AS 3592 Kensington Drive, Bushkill, PA 18324
PARCEL NUMBER: 06-0-110647
IMPROVEMENTS: Residential Property
UDREN LAW OFFICES, P.C.
S/
Katherine E. Knowlton, Esq
PA ID 311713

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Julieta Ortiz, Jorge J. Ortiz aka Jorge Jose Ortiz aka Jorge Ortiz DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$251,473.71, 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 Julieta
Ortiz, Jorge J. Ortiz aka Jorge
Jose Ortiz aka Jorge Ortiz
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$251,473.71 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Offices
111 Woodcrest Road, Ste. 200
Cherry Hill, NJ 08003-5400
06/21/13 • 06/28/13 • **07/05/13**

SHERIFF SALE

July 17, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1508-2009r SUR
JUDGEMENT NO. 1508-2009
AT THE SUIT OF U.S.
Bank National Association, as
Trustee, successor in interest
to Bank of America, National
Association as Trustee as
Successor by merger to LaSalle
Bank National Association as
Trustee for Certificateholders

of EMC Mortgage Loan
Trust 2004-B, Mortgage Loan
Pass-Through Certificates, Series
2004-B vs Santo Gramando
a/k/a Santo Gramando, Jr.
and the United States of
America DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
July 17, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN parcel
or piece of land and premises
with improvements thereon,
situate in the Township of
Delaware, County of Pike, and
Commonwealth of Pennsylvania,
and designated as Lot 10
ABCD, Block W-601, Section
6, of the Wild Acres subdivision
as depicted on plans recorded
in the Office of the Recorder of
Deeds in and for the County of
Pike, in Plot Book Volume 6,
197.

TAX PARCEL #
175.02-02-38/

CONTROL/ ACCOUNT
#031002/02-0-031002

BEING KNOWN AS: RR
2 Box 328B, a/k/a 118 South
Pound Circle, Dingmans Ferry,
PA 18328

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Santo Gramando a/k/a Santo Gramando, Jr. and the United States of America DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$86,023.17, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Santo Gramando a/k/a Santo Gramando, Jr. and the United States of America DEFENDANTS, OWNERS REPUTED OWNERS TO

COLLECT \$86,023.17 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106
06/21/13 • 06/28/13 • 07/05/13

SHERIFF SALE

July 17, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1573-2012r SUR JUDGEMENT NO. 1573-2012 AT THE SUIT OF Bank of America, NA, as successor by merger to BAC Home Loans Servicing, LP vs Nicole Marie Lemonides, in her capacity as Executrix of the Estate of Kevin Lemonides a/k/a Kevin T. Lemonides and Maryann Tairi a/k/a Mereme Tairi, in her capacity as Devisee or the Esatate of Kevin Lemonides a/k/a Kevin T. Lemonides 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 July 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID

DATE:

SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution
No 1573-2012-CIVIL
BANK OF AMERICA,
N.A. AS SUCCESSOR BY
MERGER TO BAC HOME
LOANS SERVICING, LP

vs.

NICOLE MARIE
LEMONIDES, IN HER
CAPACITY AS EXECUTRIX
OF THE ESTATE OF
KEVIN LEMONIDES A/K/A
KEVIN T. LEMONIDES
MARYANN TAIRI A/K/A
MEREME TAIRI, IN HER
CAPACITY AS DEVISEE OF
THE ESTATE OF KEVIN
LEMONIDES A/K/A KEVIN
T. LEMONIDES

owner(s) of property situate
in the TOWNSHIP OF
LEHMAN, Pike County,
Pennsylvania, being
285 DECKER ROAD A/K/A
LOT 285, SECTION 21,
SAW CREEK ESTATES,
BUSHKILL, PA 18324-0000
Parcel No.: 192.02-01-03
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$137,247.48
Attorneys for Plaintiff:
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Nicole Marie Lemonides,

in her capacity as Executrix
of the Estate of Kevin
Lemonides a/k/a Kevin T.
Lemonides and Maryann
Tairi a/k/a Mereme Tairi, in
her capacity as Devisee or the
Esatate of Kevin Lemonides
a/k/a Kevin T. Lemonides
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$137,247.48,
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 Nicole Marie
Lemonides, in her capacity
as Executrix of the Estate of
Kevin Lemonides a/k/a Kevin
T. Lemonides and Maryann
Tairi a/k/a Mereme Tairi, in
her capacity as Devisee or the

Esatate of Kevin Lemonides
a/k/a Kevin T. Lemonides
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$137,247.48 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan
1617 JFK Blvd, Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
06/21/13 • 06/28/13 • **07/05/13**

SHERIFF SALE

July 17, 2013

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1581-2012
SUR JUDGEMENT NO.
1581-2012 AT THE SUIT
OF JPMorgan Chase Bank,
National Association s/b/m to
Chase Home Finance, LLC,
s/b/m to Chase Manhattan
Mortgage Corporation vs
Anne Gilsten and Peter
Gilsten 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
July 17, 2013 at 11:00 AM
PREVAILING TIME IN THE

AFORENOON OF SAID
DATE:

**SHORT DESCRIPTION FOR
ADVERTISING**

By virtue of a Writ of Execution
No. 1581-2012

JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION
S/B/M TO CHASE HOME
FINANCE LLC, S/B/M TO
CHASE MANHATTAN
MORTGAGE
CORPORATION

vs.

ANNE GILSTEN
PETER GILSTEN

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

Pennsylvania, being
500 CANOEBROOK DRIVE,
MILFORD, PA 18337

Parcel No.: 133.02-01-46-
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment amount: \$245,513.43

Attorneys for Plaintiff:

Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Anne Gilsten and Peter Gilsten
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$245,513.43,
PLUS COSTS & INTEREST.

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Anne
Gilsten and Peter Gilsten
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$245,513.43 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan
1617 JFK Blvd., Ste, 1400
1 Penn Ctr Plaza
Philadelphia, PA 19103
06/21/13 • 06/28/13 • 07/05/13

SHERIFF SALE

July 17, 2013

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

COUNTY, CIVIL DIVISION,
TO EXECUTION NO
1610-2010 SUR JUDGEMENT
NO. 1610-2010 AT THE
SUIT OF Bank of America,
NA successor by merger to
BAC Home Loans Servicing,
LP vs Igor Lukyanovskiy
and Asya Lukyanovskaya
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
July 17, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

**SHORT DESCRIPTION FOR
ADVERTISING**

By virtue of a Writ of Execution
No. 1610-2010-CIVIL
BANK OF AMERICA, N.A.
SUCCESSOR BY MERGER
TO BAC HOME LOANS
SERVICING, LP

vs.

IGOR LUKYANOVSKIY
ASYALUKYANOVSKAYA
owner(s) of property situate
in the TOWNSHIP OF
DINGMAN, Pike County,
Pennsylvania, being LOT 1373
SECTION H WOOLAND
LA, A/K/A 103 WEST
MULBERRY DRIVE,
MILFORD, PA 18337-7224
Parcel No.: 110.02-03-68
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$369,959.01
Attorneys for Plaintiff:
Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Igor Lukyanovskiy and Asya Lukyanovskaya DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$369,959.01, 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 Igor Lukyanovskiy and Asya Lukyanovskaya

DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$369,959.01 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan and Hallinan
1617 JFK Blvd., ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
06/21/13 • 06/28/13 • **07/05/13**

SHERIFF SALE

July 17, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1633-2012 SUR JUDGEMENT NO. 1633-2012 AT THE SUIT OF PNC Bank, NA vs. Ethelyn Knapp Harnish, Michael Kenneth Harnish & United States of America DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY July 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING ALL THAT CERTAIN

LOT OF LAND SITUATE
IN LACKAWAXEN
TOWNSHIP, PIKE
COUNTY, PENNSYLVANIA:
BEING KNOWN AS 445
Rowland Road, Greeley, PA
18425
PARCEL NUMBER:
033.00-01-19 and
033.00-01-19.001
IMPROVEMENTS:
Residential Property

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Ethelyn Knapp Harnish,
Michael Kenneth Harnish &
United States of America
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$98,847.11,
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 Ethelyn
Knapp Harnish, Michael Kenneth
Harnish & United States of
America DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$98,847.11 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Offices, PC
111 Woodcrest Rd, Ste 200
Cherry Hill, NJ 08003-3620
06/21/13 • 06/28/13 • **07/05/13**

SHERIFF SALE

July 17, 2013

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1656-2012r
SUR JUDGEMENT NO.
1656-2012 AT THE SUIT
OF Green Tree Servicing,
LLC vs Elvis Padilla and Luz
Padilla DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA

18337 ON WEDNESDAY
July 17, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN lot,
parcel or piece of ground situate
in the Township of Lehman,
County of Pike and State of
Pennsylvania, being Lot No.
185, Section 3C, as shown
on map of Pocono Mountain
Lake Estates, Inc, on file in the
Recorders Office at Milford,
Pennsylvania, in Plot Book No.
9, page 121.

TAX PARCEL #06-0-038929

BEING KNOWN AS: 185
Pocono Mountain Lake,
Bushkill, PA 18324

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Elvis Padilla and Luz Padilla
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$223,647.17,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS
THE PROPERTY OF
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$223,647.17 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106
06/21/13 • 06/28/13 • 07/05/13

SHERIFF SALE

July 17, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1672-2009 SUR
JUDGEMENT NO. 1672-2009
AT THE SUIT OF Wells
Fargo Bank, NA as Trustee for
Option One Mortgage Loan
Trust 2007-2 Asset-backed
Certificates, Series 2007-2 vs.

Philip Polizzotto & Estelle Polizzotto aka Estelle T. Polizzotto 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 July 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN piece, parcel and lot of land situate, lying and being in the Township of Shohola, County of Pike and Commonwealth of Pennsylvania, more particularly described as Lot 6 in the Chestnut Hill Section of East Cove Woods as recorded on a map recorded in the Recorders Office in and for Pike County at Milford, Pennsylvania in Plat Book Volume 15, Page 24. Being known as: 110 CHESTNUT HILL ROAD, SHOHOLA, PENNSYLVANIA 18458.

Title to said premises is vested in Philip Polizzotto and Estelle Polizzotto aka Estelle T Polizzotto by deed from Universal Development Corporation dated March 31, 1999 and recorded April 8, 1999 in Deed Book 1734, Page 145.

TAX PARCEL NO.:
12-0-110269

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Philip Polizzotto & Estelle Polizzotto aka Estelle T. Polizzotto DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$323,652.21, 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 Philip Polizzotto & Estelle Polizzotto aka Estelle T. Polizzotto DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$323,652.21 PLUS

COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 S. Broad St, Ste 1400
Philadelphia, PA 19109
06/21/13 • 06/28/13 • **07/05/13**

SHERIFF SALE

July 17, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1761-2011r SUR
JUDGEMENT NO. 1761-2011
AT THE SUIT OF The
Bank of New York Mellon
fka The Bank of New York,
not in its individual capacity
but solely as Trustee for the
benefit of the Certificateholders
of The CWABS, Inc.
asset-backed certificates,
series 2005-BC5 vs Edward
Hart, Jr DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
July 17, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution
No. 1761-2011

THE BANK OF NEW
YORK MELLON FKA THE
BANK OF NEW YORK,
NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLELY
AS TRUSTEE FOR
THE BENEFIT OF THE
CERTIFICATEHOLDERS
OF THE CWABS,
INC., ASSET-BACKED
CERTIFICATES, SERIES
2005-BC5

vs.

EDWARD HART, JR
owner(s) of property situate
in the TOWNSHIP OF
DINGMAN, Pike County,
Pennsylvania, being
105 WEST SHORE DRIVE,
MILFORD, PA 18337-4071
Parcel No.: 109.03-02-14
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$232,711.05
Attorneys for Plaintiff:
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Edward Hart, Jr
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$232,711.05,
PLUS COSTS & INTEREST.
THE SALE MADE

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Edward Hart,
Jr DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$232,711.05 PLUS
COSTS AND INTEREST AS
AFORESAID.
PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan and Hallinan
1617 JFK Blvd., Ste. 1400
1 Penn Center Station
Philadelphia, PA 19103
06/21/13 • 06/28/13 • **07/05/13**

SHERIFF SALE

July 17, 2013

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1800-2009r

SUR JUDGEMENT NO.
1800-2009 AT THE SUIT
OF Indian Trails Club
Association, Inc.vs Allen
Fierstein 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
July 17, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

COURT OF COMMON
PLEAS OF THE SIXTIETH
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA - PIKE
COUNTY CIVIL ACTION
NO. 1800 CIVIL 2009

INDIAN TRAILS CLUB
ASSOCIATION, INC.,
Plaintiff
v.
ALLEN FIERSTEIN,
Defendant

PROPERTY DESCRIPTION

ALL THAT CERTAIN piece,
parcel and tract of land situate
in Dingman Township, Pike
County, Penna., and described as
follows, to wit:

BEGINNING at an iron bar
in the westerly line of Indian
Trail, the said point of beginning
being a common corner between
Lot No. 204 and Lot No. 205

of Section 2; thence running along the line of Lot No. 204, North 86 degrees 38 minutes West 241 feet, more or less, to a corner at the East shore of Little Log Tavern Pond; thence along the easterly shore of said pond in a northeasterly direction 100 feet, more or less, to a corner between Lot No. 205 and Lot No. 206; thence running along Lot No. 206, South 86 degrees 38 minutes East 241 feet more or less, to an iron bar in the westerly line of Indian Trail; thence along the line of said Trail, South 03 degrees 22 minutes West 100.0 feet to the point and place of beginning. CONTAINING 0.55 acres and comprising all of Lot No. 205, Section 2, Camp Indian Trails, Inc.

BEING the same premises which Camp Indian Trails, Inc. by Deed dated April 15, 1976 and recorded April 15, 1976 in the Office for the Recording of Deeds in and for Pike County, Pennsylvania, in Deed Book Vol. 540, page 266, granted and conveyed unto Richard Fierstein and Esther Fierstein.

ALSO BEING the same premises which the Pike County Tax Claim Bureau, by Deed dated December 2, 2010, and recorded December 9, 2010 in the Office for the Recording of Deeds in and for Pike County, Pennsylvania, in Record Book Vol. 2352, page 1278, granted and conveyed unto Calvin Damon, Jr.

The property is improved.

Tax Code No. 03-0-018363
Map No. 123-01-04-05

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Allen Fierstein DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$24,983.35, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

REPUTED OWNERS TO COLLECT \$24,983.35 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Nicholas Charles Haros Esq.
802 Main Street
Stroudsburg, PA 18360
06/21/13 • 06/28/13 • 07/05/13

SHERIFF SALE

July 17, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1830-2009r SUR JUDGEMENT NO. 1830-2009 AT THE SUIT OF U.S.

Bank National Association, as Trustee, successor in interest to State Street Bank and Trust, as Trustee for 2001-MS1 vs Edward C. Chang, Jean C. Chang and Ellen E. Taylor 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 July 17, 2013 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 Delaware, County of Pike and State of Pennsylvania, more particularly described as follows, to wit:

Lots 9ABCD, Block W-502, as set forth on a Plan of Lots - Wild Acres, Section 5, Delaware Township, Pike County, Pennsylvania, dated March 1968, 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 6, Page 198, on August 16, 1968. BEING KNOWN AS: 118 Hedge Drive, a/k/a Lots 9ABCD Block W-502 Section 5 Wild Acres, Dingman's Ferry, PA 18328

TAX PARCEL #176.01-01-48

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Edward C. Chang, Jean C. Chang and Ellen E. Taylor DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$103,222.59, 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 Edward C.
Chang, Jean C. Chang and Ellen
E. Taylor DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$103,222.59 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106
06/21/13 • 06/28/13 • **07/05/13**

SHERIFF SALE

July 17, 2013

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1882-2012
SUR JUDGEMENT NO.

1882-2102 AT THE SUIT
OF Metlife Home Loans, a
division of Metlife Bank, NA
vs Jessica A. Blair a/k/a Jessica
Ann Blair 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
July 17, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

**SHORT DESCRIPTION FOR
ADVERTISING**

By virtue of a Writ of Execution
No. 1882-2012
METLIFE HOME LOANS,
A DIVISION OF METLIFE
BANK, N.A.

vs.

JESSICA A. BLAIR A/K/A
JESSICA ANN BLAIR

owner(s) of property situate
in the TOWNSHIP OF
DELAWARE, Pike County,
Pennsylvania, being
165 WILD ACRES DRIVE,
DINGMANS FERRY, PA
18328-4058

Parcel No.: 169.03-03-17
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$147,350.74
Attorneys for Plaintiff:
Phelan Hallinan, LLP

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

THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Jessica A. Blair a/k/a Jessica
Ann Blair DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$147,250.74,
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 Jessica A.
Blair a/k/a Jessica Ann Blair
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$147,250.74 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,

PENNSYLVANIA
Phelan and Hallinan
1617 JFK Blvd., Ste. 1400
1 Penn Center Station
Philadelphia, PA 19103
06/21/13 • 06/28/13 • **07/05/13**

SHERIFF SALE

July 17, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1883-2012r SUR
JUDGEMENT NO. 1883-2012
AT THE SUIT OF Metlife
Home Loans, a division of
Metlife Bank, NA vs Scott
A. Grable 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
July 17, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

**SHORT DESCRIPTION FOR
ADVERTISING**

By virtue of a Writ of Execution
No. 1883-2012
METLIFE HOME LOANS,
A DIVISION OF METLIFE
BANK, N.A.

vs.

SCOTT A. FRABLE
owner(s) of property situate
in the TOWNSHIP OF
DINGMAN, Pike County,

Pennsylvania, being
147 RABBIT RUN CIRCLE,
MILFORD, PA 18337-4440
Parcel No.: 109.03-01-24
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$196,024.71
Attorneys for Plaintiff:
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Scott A. Grable
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$196,024.71,
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 Scott A.
Grable DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$196,024.71 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan and Hallinan
1617 JFK Blvd., ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
06/21/13 • 06/28/13 • 07/05/13

SHERIFF SALE

July 17, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1887-2012r SUR
JUDGEMENT NO. 1887-2012
AT THE SUIT OF U.S.
Bank National Association as
Trustee successor in interest
to Bank of America, National
Association as Trustee successor
by merger to LaSalle Bank NA
as Trustee for Washington
Mutual Asset-Backed
Certificates WMABS Series
2007-HE2 Trust vs Wanda G.
Williams 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 July 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF PENNSYLVANIA, COUNTY OF PIKE, CITY OF BUSHKILL, AND IS DESCRIBED AS FOLLOWS:

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 94, STAGE X, PINE RIDGE, AS SHOWN ON PLAT OF PINE RIDGE, INC., STAGE X, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF PIKE COUNTY IN PLAT BOOK VOL. 12 AT PAGE 100 ON JANUARY 10, 1975.

PARCEL ID NUMBER:
193.04-01-94.002

BEING KNOWN AS: 1175 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 Wanda G. Williams DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$225,189.27, 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 Wanda G. Williams DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$225,189.27 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,

PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106
06/21/13 • 06/28/13 • 07/05/13

SHERIFF SALE

July 17, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1899-2012r SUR
JUDGEMENT NO. 1899-2012
AT THE SUIT OF Metlife
Home Loans, a division of
Metlife Bank, NA vs Vlad
Potiyevsky aka V. Potiyevsky aka
Vladimir Potiyevsky and Lisa
Alexander 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
July 17, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

**SHORT DESCRIPTION FOR
ADVERTISING**

By virtue of a Writ of Execution
No. 1899-2012
METLIFE HOME LOANS,
A DIVISION OF METLIFE
BANK, N.A.
vs.
VLAD POTIYEVSKY A/K/A
V. POTIYEVSKY A/K/A
VLADIMIR POTIYEVSKY

LISA ALEXANDER
owner(s) of property situate
in the TOWNSHIP OF
BLOOMING GROVE, Pike
County, Pennsylvania, being
815 BLOOMING GROVE
ROAD, TAFTON, PA
18464-9756
Parcel No.: 072.00-03-04-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$448,385.95
Attorneys for Plaintiff:
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Vlad Potiyevsky aka
V. Potiyevsky aka Vladimir
Potiyevsky and Lisa Alexander
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$448,385.95,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Vlad Potiyevsky aka V. Potiyevsky aka Vladimir Potiyevsky and Lisa Alexander DÉFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$448,385.95 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan
1617 JFK Blvd., Ste, 1400
1 Penn Ctr Plaza
Philadelphia, PA 19103
06/21/13 • 06/28/13 • 07/05/13

SHERIFF SALE

July 17, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1912-2012r SUR JUDGEMENT NO. 1912-2012 AT THE SUIT OF Bank of America, NA successor by merger to BAC Home Loans Servicing, Lp fka Countrywide Home Loans Servicing, LP vs Joseph R. Medaglia and Colleen A. Medaglia 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 July 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 1912-2012 BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING LP, FKA COUNTRYWIDE HOME LOANS SERVICING LP vs. JOSEPH F. MEDAGLIA COLLEEN A. MEDAGLIA owner(s) of property situate in the TOWNSHIP OF LEHMAN, Pike County, Pennsylvania, being 1975 MANCHESTER, AKA 105 MANCHESTER DRIVE, LEHMAN, PA 18324 Parcel No.: 196.04-07-74 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment amount: \$104,927.30 Attorneys for Plaintiff: Phelan Hallinan, LLP

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

OF PENNSYLVANIA
TO Joseph R. Medaglia
and Colleen A. Medaglia
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$104,927.30,
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 Joseph R.
Medaglia and Colleen A.
Medaglia DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$104,927.30 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Phelan and Hallinan
1617 JFK Blvd., ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
06/21/13 • 06/28/13 • 07/05/13

SHERIFF SALE

July 17, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1913-2012 SUR
JUDGEMENT NO. 1913-2012
AT THE SUIT OF Bank of
America, NA s/b/m/t BAC
Home Loans Servicing, LP vs.
Osvaldo Battiston & Nilda S.
Gutierrez 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
July 17, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

**SHORT DESCRIPTION FOR
ADVERTISING**

By virtue of a Writ of Execution
No. 1913-2012
BANK OF AMERICA, N.A.
SUCCESSOR BY MERGER
TO BAC HOME LOANS
SERVICING, L.P

vs.
OSVALDO BATTISTON
NILDA S. GUTIERREZ
owner(s) of property situate

in the TOWNSHIP OF
LEHMAN, Pike County,
Pennsylvania, being
LOT 845 DORCHESTER
DRIVE A/K/A 845
DORCHESTER DRIVE,
BUSHKILL, PA 18324
Parcel No.: 192.04-05-63
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$175,719.91
Attorneys for Plaintiff:
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Osvaldo Battiston
& Nilda S. Gutierrez
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$175,719.91,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Osvaldo
Battiston & Nilda S. Gutierrez
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$175,719.91 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan LLP
1617 JFK Blvd, Ste 1400
Philadelphia, PA 19103
06/21/13 • 06/28/13 • **07/05/13**

SHERIFF SALE

July 17, 2013

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1935-2012
SUR JUDGEMENT NO.
1935-2012 AT THE SUIT
OF Pennymac Corp. vs. Joseph
O.S. Akumu 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
July 17, 2013 at 11:00 AM

PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution
No. 1935-2012
PENNYMAC CORP.

vs.

JOSEPH O.S. AKUMU
owner(s) of property situate
in the TOWNSHIP OF
LEHMAN, Pike County,
Pennsylvania, being
LOT 109 STAGE 6, A/K/A
1688 PINE RIDGE ROAD,
BUSHKILL, PA 18324-9740
Parcel No.: 188-04-02-66
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$277,908.53
Attorneys for Plaintiff:
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Joseph O.S. Akumu
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$277,908.53,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE

ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Joseph O.S.
Akumu DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$277,908.53 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan LLP
1617 JFK Blvd, Ste 1400
Philadelphia, PA 19103
06/21/13 • 06/28/13 • **07/05/13**

SHERIFF SALE

July 17, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1950-2012 SUR
JUDGEMENT NO. 1950-2012
AT THE SUIT OF Bank
of America, NA vs. Dodson

Waterton 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
July 17, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

Being known as: 25 DAVIS
CIRCLE, BUSHKILL,
PENNSYLVANIA 18324.

Title to said premises is vested in
Dodson Waterton by deed from
Leonard J. Kleiner dated July
29, 2005 and recorded August 9,
2005 in Deed Book 2125, Page
1700.

PARCEL NO. 193.04-03-23
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 25 and part of
Lot 24, Stage 4, Pine Ridge, as
shown on Plat of Pine Ridge,
Inc., Stage 4, recorded in
the Office of the Recorder of
Deeds of Pike County in Plat
Book Volume 7, at page 107,
on July 19, 1969; and as more
particularly described as follows:

Being shown and designated as
Lot 25 and part of Lot 24 of a
certain map entitled "Pine Ridge;

State 4; Lehman Township, Pike
County, Pa; April 1969; Scale
1' = 100" as prepared by Metro
Engineers, Inc., Stroudsburg,
Pa. said map being recorded
in Pike County Plat Book
Volume 7 on page 107 and more
particularly described as follows:

Beginning at an iron pin on
the southwesterly side of David
Circle, a corner common to
lots 25 and 26 as shown on the
above captioned map; thence,
1) along the southwesterly side
of said Davis Circle South 57
degrees 08" East 156.22' to an
iron pin on the sideline of said
road; thence, 2) leaving said
road and through lot 24 South
46 degrees 23' West 265.34" to
an iron pin on line of lot 25, a
corner common to lots 22 and
24; thence, 3) along said lot
22 South 32 degrees 52' West
64.50' to an iron pin on line of
lands of Morton Soble et al., a
corner common to lot 22 and
25; thence, 4) along lands of
said Soble North 32 degrees
22' West 103.77' to an iron
pin, a corner common to lots
25 and 26; thence, 5) along
said lot 26 North 32 degrees
52' East 279.02' to the point of
beginning. Containing 36,336
square feet, more or less.

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

OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$132,270.22, 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 Dodson Waterton DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$132,270.22 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe, Weisberg & Conway PC
123 S. Broad Street, Ste 1400
Philadelphia, PA 19109
06/21/13 • 06/28/13 • 07/05/13

SHERIFF SALE

July 17, 2013
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2052-2007r SUR JUDGEMENT NO. 2052-2007 AT THE SUIT OF Washington Mutual Bank vs Robert H. Murray, Jr., a married man 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 July 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, SITUATE IN THE TOWNSHIP OF LEHMAN, COUNTY OF PIKE AND STATE OF PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT(S) 70 STAGE VII PINE RIDGE AS SHOWN ON PLAT OF PINE RIDGE, INC. STAGE VII, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF PIKE COUNTY IN PLAT BOOK VOL. 10 AT PAGE 26

ON JUNE 20, 1973

UNDER AND SUBJECT
TO ALL THE RIGHTS,
PRIVILEGES, BENEFITS,
EASEMENTS,
COVENANTS,
CONDITIONS,
RESTRICTIONS,
RESERVATIONS, TERMS
AND PROVISIONS AS
MORE PARTICULARLY
SET FORTH IN THE
ABOVE RECITED DEED

PARCEL NO. 06-0-040051

BEING KNOWN AND
NUMBERED AS 207 PINE
RIDGE, BUSHKILL, PA,
18324.

BEING THE SAME
PREMISES WHICH
HARMON HOMES, INC.,
BY DEED DATED JULY
14, 2003 AND RECORDED
JULY 16, 2003 IN AND
FOR PIKE COUNTY,
PENNSYLVANIA, IN DEED
BOOK VOLUME 1993,
PAGE 2300, GRANTED
AND CONVEYED UNTO
ROBERT H. MURRAY, JR.,
A MARRIED MAN

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Robert H. Murray, Jr., a
married man DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE

AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$273,822.22,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Robert H.
Murray, Jr., a married Man
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$273,822.22 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Zucker Goldberg & Ackerman
200 Sheffield Street, Ste. 301
Mountainside, NJ 07092
06/21/13 • 06/28/13 • 07/05/13

SHERIFF SALE

July 17, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
2210-2012 SUR JUDGEMENT
NO. 2210-2012 AT THE
SUIT OF US Bank, NA as
Trustee for Structured Asset
Securities Corporation Trust
2007-GEL2 vs. Maria Heredia-
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
July 17, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:
SHORT DESCRIPTION FOR
ADVERTISING
By virtue of a Writ of Execution
No. 2210-2012
U.S. BANK NATIONAL
ASSOCIATION,
AS TRUSTEE FOR
STRUCTURED
ASSET SECURITIES
CORPORATION TRUST
2007-GEL2
vs.
MARIA
HEREDIA-RODRIGUEZ
owner(s) of property situate
in the TOWNSHIP OF
LEHMAN, Pike County,
Pennsylvania, being
38-5 DOGWOOD A/K/A
2123 DOGWOOD CIRCLE,

BUSHKILL, PA 18324-6846
Parcel No.: 194.01-01-33 -
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$158,720.29
Attorneys for Plaintiff:
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Maria Heredia-Rodriguez
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$158,720.29,
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
Maria Heredia-Rodriguez
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$158,720.29 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan LLP
1617 JFK Blvd, Ste 1400
Philadelphia, PA 19103
06/21/13 • 06/28/13 • **07/05/13**

SHERIFF SALE

July 17, 2013

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 2233-2012
SUR JUDGEMENT NO.
2233-2012 AT THE SUIT OF
RBS Citizens, NA vs. Robert
Carson 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
July 17, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution
No. 2233-2012
RBS CITIZENS N.A.
vs.
ROBERT CARSON
owner(s) of property situate
in the TOWNSHIP OF
DELAWARE, Pike County,
Pennsylvania, being
366 WILD ACRES DRIVE,
DINGMANS FERRY, PA
18328
Parcel No.: 168.04-02-47 -
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$113,388.55
Attorneys for Plaintiff:
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Robert Carson
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$113,388.55,
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 Robert Carson DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$113,388.55 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Phelan Hallinan LLP
1617 JFK Blvd, Ste 1400
Philadelphia, PA 19103
06/21/13 • 06/28/13 • **07/05/13**

SHERIFF SALE

July 17, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2214-2012r SUR JUDGEMENT NO. 2214-2012 AT THE SUIT OF The Bank of New York Mellon fka The Bank of New York, as trustee for the Certificates of CWABS, inc. asset-backed certificates, Series 2007-8 vs Holly Jones and Adam W. Jones 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 July 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

BEGINNING at a point on the southeasterly line of Doe Loop, a common corner of Lot No. 301 and Lot No. 302 as shown on a plan title "Subdivision of Lands of Benjamin Foster, Lehman Township, Pike County, Section Three", prepared by Edward C. Hess Associates, October 17, 1969 and recorded in Plat Book Volume 7, Page 157, October 17, 1969 on file in the Office of the Recorder of Deeds, Milford, Pennsylvania, from which a stone corner marking the southeasterly corner of Parcel No. 2 of lands conveyed by Benjamin Foster to Pocono Ranch Lands, Lmted., by deed dated November 27, 1971 and recorded in the aforementioned office in Deed Book Volume 258, Page 824 bears South 82 degrees 44'50 seconds East distant 7968.95 feet, also from which a stone corner marking the westerly corner of Parcel No. 6 of the above-mentioned lands conveyed by Benjamin Foster to

Pocono Ranch Lands, Lmted., bears South 29 degrees 39 minutes 29 seconds West distant 4063.80 feet; thence by Lot No. 301 South 69 degrees 36 minutes 18 seconds East 200.25 feet to a point; thence by Lot No. 294 South 22 degrees 59 minutes 11 seconds West 76.89 feet to a point; thence by Lot No. 303 North 70 degrees 08 minutes 56 seconds West 200.19 feet to a point on the southeasterly line of Doe Loop; thence along the southeasterly line of Doe Loop on a curve to the right having a radius of 3572.96 feet for an arc length of 61.43 feet (chord bearing and distance being North 22 degrees 45 minutes 53 seconds East 61.43 feet) to a point of tangency of a tangent curve; by the same North 23 degrees 15 minutes 27 seconds East 17.36 feet to the place of BEGINNING.

CONTAINING 15,576 square feet, more or less and being Lot No. 302 on the above mentioned plan.

UNDER AND SUBJECT to all rights and privileges and UNDER AND SUBJECT to the conditions, reservations and restrictions as of record.

Map #175.03-01-61

Control No: 06-0-041581 Map No: 175.03-01-61

PARCEL ID NUMBER:
175.03-01-61

BEING KNOWN AS: 184

Ranchlands, Bushkill, PA 18324

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Holly Jones and Adam W. Jones DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$212,242.35, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Holly Jones and Adam W. Jones DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$212,242.35 PLUS COSTS AND INTEREST AS

AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106
06/21/13 • 06/28/13 • 07/05/13

SHERIFF SALE

July 17, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 2521-2009r SUR
JUDGEMENT NO. 2521-2009
AT THE SUIT OF JPMorgan
Chase Bank, National
Association, s/b/m Chase Home
Finance, LLC vs Joseph E.
McHugh 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
July 17, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION

ALL THAT CERTAN lot,
piece or parcel of land, situate,
lying and being in the Township
of Blooming Grove, County
of Pike, State of Pennsylvania,
more particularly described as

Lot 28, Block XXXIV, Hemlock
Farms Community, Stage XIX,
as shown on Plat of Hemlock
Farms Community, Hemlock
Hills, Stage XIX recorded in the
office of the Recorder of Deeds
of Pike County in Plat Book 6,
page 140, on the 26th day of
April, 1968.

TITLE TO SAID PREMISES
VESTED IN Joseph E.
McHugh, by Deed from Joseph
E. McHugh and Jacqueline
A. McHugh, formerly h/w,
dated 08/31/2005, recorded
09/12/2005 in Book 2131, Page
1485.

PROPERTY: 800 SOUTH
GRANITE COURT, LORDS
VALLEY, PA 18428

PARCEL: 107.03-07-78

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Joseph E. McHugh
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$99,913.66,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Joseph E. McHugh DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$99,913.66 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan and Hallinan
1617 JFK Blvd., ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
06/21/13 • 06/28/13 • **07/05/13**

SHERIFF SALE

July 17, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 45017-2013r SUR JUDGEMENT NO.45017-2013 AT THE SUIT OF Walker Lakeshores Landowners Association

vs Equity Trust Company Custodian for David and Ellen Solinas 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 July 17, 2013 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 Shohola, County of Pike and Commonwealth of Pennsylvania, more particularly described as follows, to wit:

BEING Lot No. 23, Section D, Walker Lake, as set forth on "Map Showing Lots of Walker Lake Inc., Section "d", Pipes on all corners, Fred C. Schoenagel, R.S.", and said map is recorded with the Recorder of Deeds Office of Pike County, Pennsylvania in Plat Book 3 Page 220.

BEING THE SAME PREMISES which EARL W. HERMAN and CHARLOTTE M. HERMAN, his wife, by Indenture bearing date the 21st day of May, 1996 and being recorded at Milford, Pennsylvania in the Office for the Recording of Deeds, in and for the County of Pike, on the 21st day of May, 1996 in Record

Book Volume 1203 at Page 128, granted and conveyed unto KIMBERLY A. RICHARDS, in fee.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Equity Trust Company Custodian for David and Ellen Solinas DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$1,395.85, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

Trust Company Custodian for David and Ellen Solinas DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$1,395.85 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Eric L. Hamill, Esq.
104 West High Street
Milford, PA 18337
06/21/13 • 06/28/13 • 07/05/13
