

## LEGAL NOTICES

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

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### ESTATE NOTICES

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

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### ESTATE NOTICE

Estate of Raymond Schall, deceased, late of Pike County, Pennsylvania, Letters of Administration have been granted to the undersigned, who requests all persons having claims or demands against the Estate of the Decedent to make known the same, and all persons indebted to the Decedent to make payments without delay to: Judy Ann Schall, Administratrix or to her attorney:  
Edwin A. Abrahamsen, Esquire  
1006 Pittston Avenue  
Scranton, PA 18505  
11/06/15 • 11/13/15 • 11/20/15

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### EXECUTOR'S NOTICE

Estate of John R. Edwards, Deceased, late of Westfall Township, Pike County, Pennsylvania.  
Letters Testamentary on the above estate have been granted to the undersigned. All persons

indebted to the said estate are requested to make payment, and those having claims should present the same without delay to: Donna M. Edwards, Executor, of P.O. Box 593, Mill Rift, PA 18340, or to the Attorneys for the Estate, Levy, Stieh & Gaughan, P.C., P.O. Box D, Milford, PA 18337.  
Donna M. Edwards  
By: John T. Stieh, Esquire  
Attorney for Administrator/  
Executor  
11/06/15 • 11/13/15 • 11/20/15

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### ESTATE NOTICE

Estate of JOHN E. ROTH, Deceased, late of the Township of Porter, County of Pike, and Commonwealth of Pennsylvania.  
Letters Testamentary have been granted on October 28, 2015 to the undersigned, who requests all persons having claims or demands against the Estate of the Decedent to make known the same, and all persons indebted to the Decedent to make payment without delay to: John K. Roth, Executor  
c/o Brian M. Monahan, Esquire  
701 Washington Street  
Easton, PA 18042  
11/13/15 • 11/20/15 • 11/27/15

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### ESTATE NOTICE

Estate of Jerome J. May, late of 136 Friendship Drive, Hawley, Pennsylvania, 18428, Pike County, Pennsylvania, deceased. Letters of administration on the

above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present the same without delay to Deborah May, 136 Friendship Drive, Hawley, Pennsylvania, 18428 Administratrix.  
11/13/15 • 11/20/15 • 11/27/15

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**NOTICE**

Estate of CARIE JANE QUICK  
Late of Lackawaxen Township, Pike County, Pa,  
Executor  
LARRY JENSEN  
2470 STATE HIGHWAY 97  
HANCOCK, NY 13783  
Attorney  
THOMAS F. KILROE  
918 CHURCH STREET  
HONESDALE, PA 18431  
11/13/15 • 11/20/15 • 11/27/15

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**PUBLIC NOTICE**

ESTATE NOTICE Estate of Manuel L. Loureiro, Deceased Letters of Administration on the Estate of Manuel L. Loureiro, who died on July 1, 2015, having been granted to Olivia Silva, all persons indebted to the Estate are requested to make payment, and those having claims to present same without delay, to: Olivia Silva, Administrator c/o John L. Dewitsky, Jr., Esq. 41 N. 7th St. Stroudsburg, PA 18360 (570) 424-0300.  
11/13/15 • 11/20/15 • 11/27/15

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**ADMINISTRATOR'S NOTICE**

ESTATE OF JEFFREY C.

TYNE late of Shohola, Pike County, Pennsylvania, deceased. Letters of administration on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present the same without delay to Gerald P. Tyne, Administrator, 104 North Washington Avenue, Bergenfield, New Jersey 07621.  
11/20/15 • 11/27/15 • 12/04/15

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**ESTATE NOTICE**

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

**LETTERS**

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

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**ESTATE NOTICE**

Estate of Joseph Sommer Sr., late of Lehman\_Township, Pike\_County, Commonwealth of Pennsylvania, deceased. Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Joseph Sommer Jr.  
23 Phyllis Pl.  
Randolph, NJ 07869  
or To:  
Bonnie T Miller  
334 S. Union Ave  
Cranford, NJ 07016  
**11/20/15 • 11/27/15 • 12/04/15**

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**ADMINISTRATOR'S NOTICE**

Estate of Leonard A. Janes Jr., deceased, late of Dingman Township, Pike County, Pennsylvania, deceased. Letters of Administration on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present the same without delay to:

Laura Brown  
8701 Claymont Drive, Apt B  
Henrico, VA 23229  
Michele Fausak  
108 Spruce Street, Apt 1A  
Newark, NJ 07108  
Administratrix  
**11/20/15 • 11/27/15 • 12/04/15**

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**EXECUTOR'S NOTICE**  
ESTATE OF Raymond F. Toumey late of Delaware Township, Pike County, Pennsylvania, deceased. Letters Testamentary on the above estate having been granted to the undersigned, all persons indebted to said estate are requested to make payment and those having claims to present same, without delay to Robert or Michael Toumey, 113 Seneca Trail, Dingmans Ferry, PA 18328, Executor.  
**11/20/15 • 11/27/15 • 12/04/15**

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**NOTICE OF ACTION  
IN MORTGAGE  
FORECLOSURE  
IN THE COURT OF  
COMMON PLEAS OF PIKE  
COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW**  
U.S. BANK NATIONAL  
ASSOCIATION, AS  
TRUSTEE, SUCCESSOR  
IN INTEREST TO BANK  
OF AMERICA NATIONAL  
ASSOCIATION, AS  
TRUSTEE, SUCCESSOR  
BY MERGER TO LASALLE  
BANK NATIONAL  
ASSOCIATION,  
AS TRUSTEE FOR  
RESIDENTIAL ASSET  
MORTGAGE PRODUCTS,

INC., MORTGAGE  
ASSET-BACKED  
PASS-THROUGH  
CERTIFICATES, SERIES  
2007-RP3

Plaintiff

vs.

JULIA BARRICELLI, in her  
capacity as Heir of MICHAEL  
BARRICELLI, Deceased  
RAYMOND BARRICELLI,  
in his capacity as Heir of  
MICHAEL BARRICELLI,  
Deceased

FAITH BARRICELLI, in her  
capacity as Heir of MICHAEL  
BARRICELLI, Deceased

UNKNOWN HEIRS,  
SUCCESSORS,  
ASSIGNS, AND ALL  
PERSONS, FIRMS,  
OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE  
OR INTEREST FROM  
OR UNDER MICHAEL  
BARRICELLI A/K/A  
MICHAEL G. BARRICELLI,  
DECEASED

Defendants

COURT OF COMMON  
PLEAS

CIVIL DIVISION

PIKE COUNTY

No. 894-2015

**NOTICE**

To UNKNOWN  
HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL  
PERSONS, FIRMS,  
OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE  
OR INTEREST FROM  
OR UNDER MICHAEL  
BARRICELLI A/K/A  
MICHAEL G. BARRICELLI,  
DECEASED

You are hereby notified  
that on June 25, 2015, Plaintiff,  
U.S. BANK NATIONAL  
ASSOCIATION, AS  
TRUSTEE, SUCCESSOR  
IN INTEREST TO BANK  
OF AMERICA NATIONAL  
ASSOCIATION, AS  
TRUSTEE, SUCCESSOR  
BY MERGER TO LASALLE  
BANK NATIONAL  
ASSOCIATION,  
AS TRUSTEE FOR  
RESIDENTIAL ASSET  
MORTGAGE PRODUCTS,  
INC., MORTGAGE  
ASSET-BACKED  
PASS-THROUGH  
CERTIFICATES, SERIES  
2007-RP3, filed a Mortgage  
Foreclosure Complaint  
endorsed with a Notice to  
Defend, against you in the  
Court of Common Pleas of  
PIKE County Pennsylvania,  
docketed to No. 894-2015.  
Wherein Plaintiff seeks to  
foreclose on the mortgage  
secured on your property located  
at 113 SAWKILL AVENUE,  
MILFORD, PA 18337-1112  
whereupon your property would  
be sold by the Sheriff of PIKE  
County.

You are hereby notified to  
plead to the above referenced  
Complaint on or before 20 days  
from the date of this publication  
or a Judgment will be entered  
against you.

**NOTICE**

If you wish to defend, you  
must enter a written appearance  
personally or by attorney and  
file your defenses or objections  
in writing with the court. You

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

**YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.**

**IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

Notice to Defend:

Pike County

Commissioner's Office

Pike County Administration

Building

506 Broad Street

Milford, PA 18337

Telephone (570) 296-7613

Lawyer Referral Service:

Pennsylvania Lawyer Referral  
Service

Pennsylvania Bar Association

100 South Street

P.O. Box 186

Harrisburg, PA 17108

Telephone (800) 692-7375

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## **SHERIFF SALES**

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

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## **SHERIFF SALE**

**December 16, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 15-2015r SUR JUDGEMENT NO. 15-2015 AT THE SUIT OF Wells Fargo Bank, NA vs Maria Teresa Duncker and Robert Paul Duncker aka Robert Duncker aka Robert T. Duncker DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY December 16, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

## **SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 15-2015

Wells Fargo Bank, N.A.

v.

Maria Teresa Duncker

Robert Paul Duncker a/k/a

Robert Duncker a/k/a Robert P.

Duncker

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

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Maria Teresa Duncker and Robert Paul Duncker aka Robert Duncker aka Robert T. Duncker DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$186,520.83, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Maria Teresa Duncker and Robert Paul Duncker aka Robert Duncker aka Robert T. Duncker DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$186,520.83 PLUS COSTS AND INTEREST AS AFORESAID.

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

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**SHERIFF SALE**  
**December 16, 2015**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 23-2015r SUR JUDGEMENT NO. 23-2015 AT THE SUIT OF HSBC Bank USA, NA vs Timothy J. Kustka and Sitvanit C. Kustka DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION

BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY December 16, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

All that certain piece or parcel or Tract of land situate Township of Lehman, Pike County, Pennsylvania, and being known as 342 The Glen, Tamiment, Pennsylvania 18371.

Map Number: 188.03-03-41

Control Number: 06-0-110121

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$224,329.47

SEIZED AND TAKEN

IN EXECUTION AS THE

PROPERTY OF: Timothy J.

Kustka and Sitvanit C. Kustka

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite

1400

Philadelphia, PA 19109

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Timothy J. Kustka and Sitvanit C. Kustka DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$224,329.47,

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

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Timothy J. Kustka and Sitvanit C. Kustka DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$224,329.47 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

McCabe Weisberg & Conway  
123 South Broad Street, Ste.  
1400

Philadelphia, PA 19109

11/20/15 · 11/27/15 · 12/04/15

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**SHERIFF SALE**

**December 16, 2015**

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

COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 27-2015r SUR JUDGEMENT NO. 27-2015 AT THE SUIT OF Deutsche Bank National Trust Company, as Trustee, on behalf of the registered holders of GSAMP Trust 2005-HE3, Mortgage Pass-Through Certificates, Series 2005-HE3 vs Judy Farber DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY December 16, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

THE SALE IS MADE BY

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

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

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,



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

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**SHERIFF SALE  
December 16, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
111-2015r SUR JUDGEMENT  
NO. 111-2015 AT THE SUIT  
OF Federal National Mortgage  
Association vs Alexandre E.  
Korsounski and Tatiana P.  
Korsounskaia DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
December 16, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT PROPERTY  
DESCRIPTION  
BY VIRTUE OF A WRIT OF  
EXECUTION TO CASE NO.  
2015-00111  
ISSUED TO PLAINTIFF:  
FEDERAL NATIONAL  
MORTGAGE  
ASSOCIATION ("FANNIE  
MAE")  
PROPERTY BEING  
KNOWN AS:  
ALL THAT CERTAIN piece,

parcel and tract of land, situate,  
lying and being in the Township  
of Blooming Grove, County of  
Pike and State of Pennsylvania,  
set forth on map entitled 'Map  
Showing Lands of Hidden  
Estates, Hemlock Investors,  
Inc.' by William F. Schoenagel,  
PLS dated March 23, 2000, as  
revised, which is recorded in  
Pike County Plat Book 38, pages  
96 and 97.

BEING Lot 2 on the above  
referenced map and comprising  
2.00 acres, more or less.  
SUBJECT TO the provisions  
of a certain 'Declaration of  
Covenants - Hidden Estates  
Subdivision, a Planned  
Community' recorded in Pike  
County Record Book 2052, Page  
65.

SUBJECT to easements,  
restrictions, covenants and  
conditions of record, including  
matters shown on recorded plats.  
TAX ID# 01-0-11957 MAP#  
091.00-01-37.006

BEING KNOWN AS: 119  
Vallone Way Hawley, PA 18428  
IMPROVEMENTS

THEREON CONSIST OF:

Residential Dwelling  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Alexandre  
E. Korsounski and Tatiana P.  
Korsounskaia

PIN NUMBER, WHICH  
IS THE ASSESSMENT  
OR PARCEL NO., MAP,  
BLOCK AND LOT): TAX  
ID# 01-0-11957 MAP #

091.00-01-37.006  
ATTORNEY ON WRIT:  
MARTHA E. VON

ROSENSTIEL, P.C.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Alexandre E. Korsounski and Tatiana P. Korsounskaia DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$386,563.13, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

\$386,563.13 PLUS COSTS AND INTEREST AS AFORESAID.

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

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**SHERIFF SALE  
December 16, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 131-2014r SUR JUDGEMENT NO. 131-2014 AT THE SUIT OF Deutsche Bank National Trust Company, as Trustee for the Holders of Morgan Stanley ABS Capital I Inc., Trust 2005-HE3, Mortgage Pass-Through Certificates, Series 2005-HE3 vs Kenneth A. Englehardt and Tracy m. Endlehardt and United States of America DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY December 16, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION

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

BEING Lot 2ABC, Block B-8, as set forth on a Plan of Lots - Birchwood Lakes, Section 2, Delaware Township, Pike County, Pennsylvania, dated March 1963 by John B. Aicher, Monroe Engineering, Inc., Stroudsburg, Pennsylvania, and filed in the Office for the Recorder of Deeds in and for Pike County, Pennsylvania in Plat Book 3, Page 238, on March 27, 1963.

PARCEL No. 029745 BEING known and numbered as 134 East Shore Drive, Dingmans Ferry, PA 18328.

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

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Kenneth A. Englehardt and Tracy m. Endlehardt and United States of America DEFENDANTS, OWNER,

OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$116,500.07, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Kenneth A. Englehardt and Tracy m. Endlehardt and United States of America DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$116,500.07 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Zucker Goldberg & Ackerman  
LLC  
200 Sheffield Street, Ste. 101

Mountainside, NJ 07092  
11/20/15 · 11/27/15 · 12/04/15

**SHERIFF SALE  
December 16, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
140-2015r SUR JUDGEMENT  
NO. 140-2015 AT THE SUIT  
OF Bank of America, NA  
successor by merger to BAC  
Home Loans servicing, LP  
fka Countrywide Home Loans  
Servicing, LP vs Streisand N.  
McKenzie DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
December 16, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
DOCKET NO: 2015-00140  
ALL THAT CERTAIN lot  
or piece of ground situate in  
Lehman Township, County of  
Pike, and Commonwealth of  
Pennsylvania  
TAX PARCEL NO:  
06-0-110687  
PROPERTY ADDRESS 3494  
Kensington Drive, Bushkill, PA  
18324  
IMPROVEMENTS: a  
Residential Dwelling

SOLD AS THE PROPERTY  
OF: Streisand N. McKenzie  
ATTORNEY'S NAME: Robert  
W. Williams, Esquire  
SHERIFF'S NAME: Phil Bueki

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Streisand N. McKenzie  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$272,041.95,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

OWNERS REPUTED  
OWNERS TO COLLECT  
\$272,041.95 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

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

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**SHERIFF SALE  
December 16, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
191-2015r SUR JUDGEMENT  
NO. 191-2015 AT THE SUIT  
OF HSBC Bank, USA, NA  
vs Tammie Capponi and Jason  
Capponi DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
December 16, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
All that certain piece or parcel or  
Tract of land situate Township  
of Dingman, Pike County,  
Pennsylvania, and being known  
as 108 Husson Road, Dingman,

Pennsylvania 18337.  
Map Number: 111.03-01-05  
Control Number: 03-0-016513  
THE IMPROVEMENTS  
THEREON ARE: Residential  
Dwelling  
REAL DEBT: \$167,516.82  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF: Tammie  
Capponi and Jason Capponi  
McCabe, Weisberg and Conway,  
P.C.  
123 South Broad Street, Suite  
1400  
Philadelphia, PA 19109

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Tammie Capponi  
and Jason Capponi  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$167,516.82,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

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

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

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**SHERIFF SALE**

**December 16, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 197-2014r SUR JUDGEMENT NO. 197-2014 AT THE SUIT OF Lakeview Loan Servicing, LLC vs Candice Snyder and Christian Snyder DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION

BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY December 16, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

BEGINNING at a point in the center of certain fifty (50 feet) foot wide private roadway common of the tract known as Meadow Ridge Acres, said point of beginning being a common corner of lots 24 and 25 of said tract; thence along the common line dividing said lots South seventy-seven (77) degrees forty-seven (47) minutes thirty-six (36) seconds East four hundred two and fourteen one hundredths (402.14) feet to a corner in line of lands now or formerly or Harold MacGragor; thence along said line of lands South fifteen (15) degrees nineteen (19) minutes fifty-two (52) seconds West one hundred fifty-two and two-tenths (152.2)

feet to corner in the center of said Lot No. 25; thence through the center of said Lot No. 25 North seventy-eight (78) degrees eleven (11) minutes nineteen (19) seconds West four hundred one and eighty-three (401.83) feet to a corner in the center of the aforementioned private roadway; thence along the center of the same North fifteen (15) degrees nine (9) minutes twenty-one (21) seconds East one hundred fifty-four and ninety-five one hundredths (154.95) feet to the point or place of BEGINNING. BEING the northerly one-half (1/2) of Lot No. 25 of the tract known as Meadow Ridge Acres. TAX PARCEL #150.01-01-07 CONTROL # 02-0-031388 BEING KNOWN AS: 145 Meadow Ridge Acres Road, Dingmans Ferry, Pa 18328.

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

UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Candice Snyder and Christian Snyder DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$156,850.54 PLUS COSTS AND INTEREST AS AFORESAID.

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

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**SHERIFF SALE**  
**December 16, 2015**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 204-2015r SUR JUDGEMENT NO. 204-2015 AT THE SUIT OF Peoples Security Bank &

Trust Co. successor by merger to Pen Security Bank & Trust Co. vs Javier Pastrana and Ana Cruz Rolon DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY December 16, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY PEOPLES SECURITY BANK & TRUST, SUCCESSOR BY MERGER TO PENN SECURITY BANK & TRUST CO. V. JAVIER PASTRANA AND ANA CRUZ ROLON

Case No. 204-CV-2015  
ALL THAT CERTAIN piece or parcel of land located in the Township of Lehman, County of Pike, Commonwealth of Pennsylvania, and being more particularly described as follows: Lot 125, Phase I, of the Glen at Tamiment Subdivision, as set forth on certain Plat Maps prepared by R.K.R. Hess Associates and entitled "Final Plan, Phase I, The Glen at Tamiment," recorded in the Office of the Recorder of Deeds in and for Pike County Pennsylvania in Plat Book No. 245, at Page 74, Plat Book No. 24, at Page 75, Plat Book No. 24, at Page 76, Plat Book No.

24, at Page 77 and Revised Maps of the Glen at Tamiment, Phase I, recorded on March 9, 1987, in Plat Book 24, at Pages 154, 155, 156 and 157, in the Township of Lehman, County of Pike and Commonwealth of Pennsylvania. UNDER AND SUBJECT to the Declaration of Covenants, Conditions and Restrictions with Exhibits attached thereto, for The Glen at Tamiment, which is recorded in the Recorder of Deeds in and for Pike County, Pennsylvania, in Deed Book Volume 1076, at Page 270, and as such Declaration may be supplemented and amended from time to time.

ALSO UNDER AND SUBJECT to the Mast Declaration of Tamiment Resort and County Club, recorded in the Recorder of Deeds in and for Pike County, Pennsylvania, in Deed Book Volume 916, at Page 207, as such Declaration may be supplemented and amended from time to time.

BEING the same premises which Crystal Lake Homes, Inc, a Pennsylvania Corporation, granted and conveyed to Javier Pastrana and Cruz Rolon by deed dated July 8, 2000, and recorded October 17, 2000 in Deed Book 1865, Page 2586.

MAP/PARCEL/PLATE:

188.01-02-63

PIN NO. 06-0-104370

LOT SIZE: .55 Acres

PROPERTY ADDRESS: 199

The Glen, Tamiment, PA 18371

THE SALE IS MADE BY VIRTUE OF A WRIT OF



EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Javier Pastrana and Ana Cruz Rolon DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$178,687.60, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Javier Pastrana and Ana Cruz Rolon DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$178,687.60 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF

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

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**SHERIFF SALE**

**December 16, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 207-2015r SUR JUDGEMENT NO. 207-2015 AT THE SUIT OF HSBC Bank USA, NA, as Indenture Trustee for The Registered Noteholders of Renaissance Home Equity Loan Trust 2006-2 vs Karen L. Worzel DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY December 16, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

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

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

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Karen L. Worzel  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$170,810.71,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Karen L.  
Worzel DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$170,810.71 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

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

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**SHERIFF SALE**

**December 16, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
274-2015r SUR JUDGEMENT  
NO. 274-2015 AT THE SUIT  
OF Deutsche Bank National  
Trust Company, as Trustee for  
Morgan Stanley Capital I Inc.  
Trust 2006-HE2 Mortgage  
Pass-Through Certificates,  
Series 2006-HE2 vs Kenneth  
Lust DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY

ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
December 16, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN lot,  
piece or parcel of land, situate,  
lying and being in the Township  
of Blooming Grove, County of  
Pike and State of Pennsylvania,  
more particularly described as  
Lot 3, Block XL, Hemlock  
Farms Community, Stage IVB,  
as shown on Plat of Hemlock  
Farms Community, Laurel  
Ridge, Stage IVB, recorded in  
the Office of the Recorder of  
Deeds, Pike County, in Plat  
Book 4, Page 223, on the 3rd  
day of November, 1965.  
BEING the same premises  
which Keith Springman and Jan  
Springman, husband and wife,  
by Deed dated February 28,  
1990, and recorded in the Office  
for the Recording of Deeds  
&c., in and for Pike County, at  
Milford, Pennsylvania, in Record  
Book Volume 0227, Page 090,  
granted and conveyed unto  
James C. Bivetto and Evelyn A.  
Bivetto, husband and wife.  
ALSO BEING the same  
premises which James C. Bivetto  
and Evelyn A. Bivetto, husband  
and wife, by Deed of even date  
herewith and intended to be  
forthwith recorded in the Office  
for the Recording of Deeds  
&c., in and for Pike County, at  
Milford, Pennsylvania, granted  
and conveyed unto Kenneth

Lust, Mortgagor hereof.  
BEING KNOWN AS: 423  
Forest Drive, Blooming Grove,  
PA 18428  
PROPERTY ID NO.:  
01-0-035959  
TITLE TO SAID PREMISES  
IS VESTED IN Kenneth  
Lust, a Single Man BY DEED  
FROM James C. Bivetto and  
Evelyn A. Bivetto, Husband  
and Wife DATED 12/09/2005  
RECORDED 12/13/2005 IN  
DEED BOOK 2149 PAGE  
1475.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Kenneth Lust  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$127,562.51,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Kenneth Lust DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$127,562.51 PLUS COSTS AND INTEREST AS AFORESAID.

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

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

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 275-2015r SUR JUDGEMENT NO. 275-2015 AT THE SUIT OF The Bank of New York Mellon fka The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc. Asset-Backed Certificates, Series 2006-25 vs Karen Zimmerman and Ted Zimmerman DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION

BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY December 16, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot or parcel of land situate in the Township of Delaware, County of Pike and Commonwealth of Pennsylvania, BEING LOT 11ABC BLOCK B-8 SECTION 2, as shown on a map or Plan of BIRCHWOOD LAKES on file in the Recorder of Deeds Office at Milford [previously erroneously stated as Pike], Pike County, Pennsylvania, in Plat Book Volume 3 Page 238. BEING THE SAME PREMISES which Karen Robinson nka Karen Zimmerman, and Ted Zimmerman, by Deed dated 7/12/05 and recorded 7/27/05 in the Office of the Recorder of Deeds in and for the County of Pike, in Deed Book 2123, Page 1034, Instrument #20050013968, granted and conveyed unto Ted Zimmerman and Karen Zimmerman, Husband and Wife.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Karen Zimmerman and Ted Zimmerman DEFENDANTS, OWNER,

OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$150,839.95, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Karen Zimmerman and Ted Zimmerman DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$150,839.95 PLUS COSTS AND INTEREST AS AFORESAID.

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

**SHERIFF SALE**

**December 16, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 277-2015r SUR JUDGEMENT NO. 277-2015 AT THE SUIT OF Nationstar Mortgage, LLC vs Stephen N. Martini and Candance J. Martini DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY December 16, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, parcel or piece of ground Situate in Lehman Township, Pike County PA, being Lot No. 693, Section No. 12 as is more particularly set forth on the Plat Map of Lehman-Pike Development Corporation, Saw Creek Estates, as same is duly recorded in the Office for the Recording of Deeds, Milford, Pike County, PA in Plot Book Volume No. 18 page 69. BEING Parcel #06-0-067152 BEING THE SAME PREMISES which Robert E. Hamill, Widower, by Deed dated 9/29/2009 and recorded 10/7/2009 in the Office of the

Recorder of Deeds in and for the County of Pike, in Deed Book 2321 and Page 633, granted and conveyed unto Stephen N. Martini and Candace J. Martini, his wife.

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

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

PROPERTY OF Stephen N. Martini and Candance J. Martini DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$82,629.49 PLUS COSTS AND INTEREST AS AFORESAID.

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

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**SHERIFF SALE  
December 16, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 311-2015r SUR JUDGEMENT NO. 311-2015 AT THE SUIT OF Bank of America, NA vs Nicholas J. Labella aka Nicholas J. LA Bella and Lisa Labella aka Lisa LA Bella DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY December 16, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION  
By virtue of a Writ of Execution  
No. CIVIL-311-2015

Bank of America, N.A.  
v.  
Nicholas J. Labella a/k/a  
Nicholas J. LA Bella  
Lisa Labella a/k/a Lisa LA Bella  
owner(s) of property situate in  
the BLOOMING GROVE  
TOWNSHIP, PIKE County,  
Pennsylvania, being 121  
Canterbrook Drive, Hawley, PA  
18428  
Parcel No. 133.01-02-65-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$101,011.20  
Attorneys for Plaintiff  
Phelan Hallinan Diamond &  
Jones, LLP

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

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS

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

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

**SHERIFF SALE**  
**December 16, 2015**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
327-2015r SUR JUDGEMENT  
NO. 327-2015 AT THE  
SUIT OF The Bank of New  
York Mellon fka The Bank

of New York, as Trustee for the Certificateholders of CWALT, Inc. Alternative Loan Trust 2005-52CB, Mortgage Pass-Through Certificates, Series 2005-52CB vs Theodore Campo aka Theodore T. Campo aka Teddy Campo and Patricia A. Campo DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY December 16, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

All that certain piece or parcel or Tract of land situate Township of Porter, Pike County, Pennsylvania, and being known as 115 Lincoln Drive, Porter Township, Pennsylvania 18428. Map Number: 133.01-06-58 Control Number: 11-0-001248 THE IMPROVEMENTS THEREON ARE: Residential Dwelling REAL DEBT: \$140,121.68 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Theodore Campo a/k/a Theodore T. Campo a/k/a Teddy Campo and Patricia A. Campo McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 1400 Philadelphia, PA 19109

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Theodore Campo aka Theodore T. Campo aka Teddy Campo and Patricia A. Campo DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$140,121.68, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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



\$140,121.68 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

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

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**SHERIFF SALE**

**December 16, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
400-2015r SUR JUDGEMENT  
NO. 400-2015 AT THE  
SUIT OF OCWEN Loan  
Servicing, LLC vs Ronald C.  
Trimble DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
December 16, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of execution  
No. 400-2015-CV  
OCWEN Loan Servicing, LLC  
v.  
Ronald C. Trimble  
owner(s) of property situate

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

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH OF  
PENNSYLVANIA  
TO Ronald C. Trimble  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$134,268.37,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Ronald C. Trimble DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$134,268.37 PLUS COSTS AND INTEREST AS AFORESAID.

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

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

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 401-2015r SUR JUDGEMENT NO. 401-2015 AT THE SUIT OF Bank of America, National Association vs Edward R. Deigert DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY December 16, 2015 at 11:00 AM PREVAILING TIME IN THE

AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

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

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Edward R. Deigert DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$160,137.85, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Edward R. Deigert DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$160,137.85 PLUS COSTS AND INTEREST AS AFORESAID.

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

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**SHERIFF SALE**

**December 16, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 565-2015r SUR JUDGEMENT NO. 565-2015 AT THE SUIT OF Christiana Trust, a division of Wilmington

Savings Fund Society, FSB, as trustee for Stanwich mortgage Loan Trust, Series 2013-7 vs Rebecca Doss and Shawn Doss DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY December 16, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN parcel, piece or tract of land situate, lying and being in the Township of Dingman, County of Pike and State of Pennsylvania, more particularly described as BEING Lot No. 23 and Lot No. 24, Block No. 3, Section No. 2, Sunrise Lake, as shown on a map or plan of Sunrise Lake, on file in the Recorder of Deeds Office, Pike County, Pennsylvania in Plat Book 5, page 98. TAX PARCEL # 122.01-05-36 UPI/PIN ID: 03-0-017671 BEING KNOWN AS: 152 Buck Run Drive, Milford, PA 18337

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Rebecca Doss and Shawn Doss DEFENDANTS, OWNER, OR REPUTED OWNERS

OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$242,936.21,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Rebecca  
Doss and Shawn Doss  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$242,936.21 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

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

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**SHERIFF SALE**

**December 16, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
604-2015r SUR JUDGEMENT  
NO. 604-2015 AT THE  
SUIT OF Wells Fargo  
Bank, NA as Trustee for the  
Certificateholders of the LMT  
2006-9 Trust vs Richard C.  
Dmochowski DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
December 16, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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

ALL THAT CERTAIN lot,  
piece or parcel of land situate,  
lying and being in the Township  
of Blooming Grove, County of  
Pike and State of Pennsylvania,  
more particularly described  
as Lot 27, Block V, Hemlock  
Farms Community, Stage  
LXXXIII, as shown on plat of  
Hemlock Farms Community,  
Elm Ridge, Stage LXXXIII,  
recorded in the Office of the

Recorder of Deeds, Pike County, in Plat Book 8, Page 145, on the 18th day of March, 1971.

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

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

BEING THE SAME PREMISES which Richard C. Dmochowski, Individually, and as executor of the estate of Eleanor K. Dmochowski, deceased, by deed dated 5/16/2005 and recorded in the Pike County Recorder of Deeds Office on 5/18/2005 in Deed Book 2110 Page 595 Instrument #200500008618, granted and conveyed unto Richard C. Dmochowski, A Married Man.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Richard C. Dmochowski DEFENDANTS, OWNER, OR REPUTED OWNERS

OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$252,773.06, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Richard C. Dmochowski DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$252,773.06 PLUS COSTS AND INTEREST AS AFORESAID.

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

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**SHERIFF SALE**

**December 16, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
743-2013r SUR JUDGEMENT  
NO. 743-2013 AT THE  
SUIT OF Bank of America,  
NA Successor by Merger to  
BAC Home Loans Servicing vs  
Lawrence Fosmire and Melanie  
Fosmire DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
December 16, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 743-2013-CV  
Bank of America, N.A.  
Successor by Merger to BAC  
Home Loans Servicing, L.P.  
v.  
Lawrence Fosmire  
Melanie Fosmire  
owner(s) of property situate  
in the DELAWARE  
TOWNSHIP, PIKE County,  
Pennsylvania, being 109 Laverne  
Drive, Dingmans Ferry, PA  
18328-3086  
Parcel No. 148.04-01-19-  
(Acreage or street address)  
Improvements thereon:

RESIDENTIAL DWELLING  
Judgment Amount: 4232,020.44  
Attorneys for Plaintiff  
Phelan Hallinan Diamond &  
Jones, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Lawrence Fosmire  
and Melanie Fosmire  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$232,020.44,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

Fosmire and Melanie Fosmire  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$232,020.44 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

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

**SHERIFF SALE**

**December 16, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
877-2014r SUR JUDGEMENT  
NO. 877-2014 AT THE SUIT  
OF Bayview Loan Servicing,  
LLC vs Charles Michael Ferrara  
& Rosemary Drummond  
Blackwell DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
December 16, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
By virtue of a Writ of Execution

No. 877-2014-CIVIL  
Bayview Loan Servicing, LLC  
v.  
Charles Michael Ferrara  
Rosemary Drummond Blackwell  
owner(s) of property situate in  
the PORTER TOWNSHIP,  
PIKE County, Pennsylvania,  
being 208 Rock Hill Road, a/k/a  
208 Rock Hill Drive, Dingmans  
Ferry, Pa 18328-9642  
Parcel No. 133.03-04-10.001-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$326,411.44  
Attorneys for Plaintiff  
Phelan Hallinan Diamond &  
Jones, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Charles Michael Ferrara &  
Rosemary Drummond Blackwell  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$326,411.44,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT

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

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

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**SHERIFF SALE**

**December 16, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 967-2011r SUR JUDGEMENT NO. 967-2011 AT THE SUIT OF Flagstar Bank, FSB vs David R. Thoenig, Jr DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC

VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY December 16, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

All that certain piece or parcel or Tract of land situate Dingman Township, Pike County, Pennsylvania, and being known as 109 Almond Court, Milford, Pennsylvania 18337.

Map Number 123.04-01-16  
Control Number: 03-0-017454

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$313,432.25

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: David R.

Thoenig, Jr.  
McCabe, Weisberg and Conway,  
P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

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



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

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

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

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

OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1031-2014r SUR JUDGEMENT NO. 1031-2014 AT THE SUIT OF Wells Fargo Bank, NA d/b/a Americas Servicing Company vs Yul Yoon and John Doe claiming to Be Known as Yul Yoon DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY December 16, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION  
By virtue of a Writ of Execution No. 1031-2014-JD Wells Fargo Bank, N.A. d/b/a Americas Servicing Company v. Yul Yoon John Doe Claiming to Be Known as Yul Yoon owner(s) of property situate in the DINGMAN TOWNSHIP, PIKE County, Pennsylvania, being 124 Overlook Drive, Milford, Pa 18337 Parcel No. 109.00-01-03- (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$268,034.82 Attorneys for Plaintiff

Phelan Hallinan Diamond &  
Jones, LLP

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

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Yul Yoon and John Doe claiming to Be Known as Yul Yoon DEFENDANTS, OWNERS

REPUTED OWNERS TO COLLECT \$268,034.82 PLUS COSTS AND INTEREST AS AFORESAID.

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

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**SHERIFF SALE**

**December 16, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1337-2012r SUR JUDGEMENT NO. 1337-2012 AT THE SUIT OF Nationstar Mortgage, LLC VS Melvin D. Watkins and Virginia S. Watkins DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY December 16, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN Lot, Piece or Parcel of Land Situate, Lying and Being in the Township of Dingman, County

of Pike and Commonwealth of Pennsylvania, More Particularly Described as Lot 51, Block 5, Section 3, Sunrise Lake, as Shown on Plat or Map of Sunrise Lake or Sunnylands, Inc. Subdivision Recorded in the Office of the Recorder of Deeds of Pike County, in Plat Book 7 Page 230.

BEING KNOWN AS: 105 Pumice Court, Milford, PA 18337

TAX PARCEL # 122.01-02-50

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Melvin D. Watkins and Virginia S. Watkins DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$292,317.25, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Melvin D. Watkins and Virginia S. Watkins DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$292,317.25 PLUS COSTS AND INTEREST AS AFORESAID.

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

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

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1351-2013r SUR JUDGEMENT NO. 1351-2013 AT THE SUIT OF Deutsche Bank National Trust Company as Trustee for the Certificateholders of The Morgan Stanley ABS Capital I Inc. Trust 2005-HE2, Mortgage Pass-Through Certificates, Series 2005-HE2 vs Matthew P. Wasileski aka Matthew Wasileski and Susan M. Wasileski aka Susan Wasileski DEFENDANTS,

I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
December 16, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
DOCKET NO: 1351-2013  
ALL THAT CERTAIN lot  
or piece of ground situate in  
Dingman Township, County  
of Pike, and Commonwealth of  
Pennsylvania  
TAX PARCEL NO:  
110-040369  
PROPERTY ADDRESS 210  
Arbutus Lane, Milford, PA  
18337  
IMPROVEMENTS: a  
Residential Dwelling  
SOLD AS THE PROPERTY  
OF: Matthew P. Wasileski a/k/a  
Matthew Wasileski  
Susan M. Wasileski a/k/a Susan  
Wasileski  
ATTORNEY'S NAME: Robert  
W. Williams, Esquire  
SHERIFF'S NAME: Phil Bueki

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Matthew P. Wasileski  
aka Matthew Wasileski  
and Susan M. Wasileski  
aka Susan Wasileski

DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$279,376.71,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Matthew  
P. Wasileski aka Matthew  
Wasileski and Susan M.  
Wasileski aka Susan Wasileski  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$279,376.71 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Milstead & Assoc.  
1 E. Stow Road

Marlton, NJ 08053  
11/20/15 · 11/27/15 · 12/04/15

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

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

**SHORT DESCRIPTION**  
By virtue of a Writ of Execution  
No. 1602-2014-CIVIL  
Wells Fargo Bank, N.A.  
v.  
Martha Barnes  
owner(s) of property situate  
in LEHMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being 3504 Bedford Drive,  
Bushkill, Pa 18301  
Parcel No. 197.01-03-60-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$182,607.14  
Attorneys for Plaintiff

Phelan Hallinan Diamond &  
Jones, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Martha Barnes  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$182,607.14,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Martha Barnes  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$182,607.14 PLUS  
COSTS AND INTEREST AS

AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

Phelan Hallinan Diamond &  
Jones

1 Penn Center Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103

11/20/15 · 11/27/15 · 12/04/15

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**SHERIFF SALE**

**December 16, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1725-2014r SUR  
JUDGEMENT NO. 1725-2014  
AT THE SUIT OF US Bank,  
National Association, as trustee  
on behalf of the holders of  
the CSMC Mortgage-Backed  
Pass-Through Certificates,  
Series 2007-7 vs Conrad R.  
Schock, III DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
December 16, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
DOCKET NO: 1725-2014  
ALL THAT CERTAIN lot  
or piece of ground situate in

Matamoras Borough, County  
of Pike, and Commonwealth of  
Pennsylvania

TAX PARCEL NO:

083.14-03-17

PROPERTY ADDRESS: 610  
Avenue N, Matamoras, PA  
18336

IMPROVEMENTS: A

Residential Dwelling

SOLD AS THE PROPERTY

OF: Conrad R. Schock, III

ATTORNEY'S NAME: Robert  
W. Williams, Esquire

SHERIFF'S NAME: Phil Bueki

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Conrad R. Schock, III  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$203,445.09,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Conrad R. Schock, III DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$203,445.09 PLUS COSTS AND INTEREST AS AFORESAID.

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

**SHERIFF SALE  
December 16, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1788-2014r SUR JUDGEMENT NO. 1788-2014 AT THE SUIT OF HSBC Bank USA, National Association, as Trustee for Deutsche Alt-B Securities Mortgage Loan Trust, Series 2006-AB1 c/o Wells Fargo Bank, NA vs Thomas H. Lotterman DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY

ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY December 16, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

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

DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

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

**SHERIFF SALE  
December 16, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1817-2014r

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

SHORT DESCRIPTION  
DOCKET NO: 1817-2014  
ALL THAT CERTAIN lot  
or piece of ground situate in  
Dingman Township, County  
of Pike, and Commonwealth of  
Pennsylvania

TAX PARCEL NO:  
109.04-01-37

PROPERTY ADDRESS 3051  
Sunrise Lake n/k/a 111 Spruce  
Lake Drive, Milford, PA 18837

IMPROVEMENTS: a  
Residential Dwelling  
SOLD AS THE PROPERTY  
OF: Michael H. Smith,  
UNITED STATES OF  
AMERICA

ATTORNEY'S NAME: Robert  
W. Williams, Esquire  
SHERIFF'S NAME: Phil Bueki

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



TO Michael H. Smith  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$54,856.81,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Michael  
H. Smith DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$54,856.81 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Milstead & Assoc.  
1 E. Stow Road  
Marlton, NJ 08053

11/20/15 · 11/27/15 · 12/04/15

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**SHERIFF SALE**

**December 16, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1837-2014r SUR  
JUDGEMENT NO. 1837-2014  
AT THE SUIT OF Nationstar  
Mortgage LLC d/b/a Champion  
Mortgage Company vs  
Lourdes Torres and David San  
Inocencio DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
December 16, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 1837-2014-CIVIL  
Nationstar Mortgage LLC d/b/a  
Champion Mortgage Company  
v.  
Lourdes Torres  
David San Inocencio  
owner(s) of property situate in  
the LEHMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being 1942 Pine Ridge Drive  
a/k/a, 4281 Pine Ridge Drive,  
Bushkill, PA 18324-9615  
Parcel No. 188.04-02-79-  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$397,650.76  
Attorneys for Plaintiff  
Phelan Hallinan Diamond &  
Jones, LLP

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

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

PROPERTY OF Lourdes  
Torres and David San Inocencio  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$397,650.76 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

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

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**SHERIFF SALE**

**December 16, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1911-2014r SUR  
JUDGEMENT NO. 1911-2014  
AT THE SUIT OF US Bank  
National Association, as Trustee  
for The Pennsylvania Housing  
Finance Agency vs George  
F. Banci DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
December 16, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT LEGAL FOR  
ADVERTISING:

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

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

DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

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

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**SHERIFF SALE**  
**December 16, 2015**  
BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1983-2011r

SUR JUDGEMENT NO.  
1983-2011 AT THE SUIT  
OF JPMorgan Chase Bank,  
National Association vs Connie  
Campbell DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
December 16, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 1983-2011  
JPMorgan Chase Bank, National  
Association  
v.  
Connie Campbell  
owner(s) of property situate  
in the DELAWARE  
TOWNSHIP, PIKE County,  
Pennsylvania, being 1 Tamarack  
Lane, a/k/a 112 Gumtree Lane,  
Dingmans Ferry, PA 18328  
Parcel No. 149.04-08-46-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$158,791.76  
Attorneys for Plaintiff  
Phelan Hallinan Diamond &  
Jones, LLP

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

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

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Connie  
Campbell DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$158,791.76 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1 Penn Center Plaza

1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
11/20/15 · 11/27/15 · 12/04/15

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

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 2017-2013r SUR  
JUDGEMENT NO. 2017-2013  
AT THE SUIT OF PNC Bank,  
National Association vs Charles  
Strozeski DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
December 16, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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

vs.  
CHARLES STROZESKI,  
Defendant  
CIVIL DIVISION

No. 2017-2013-Civil  
ALL that certain lot or lots,  
parcel or piece of ground situate  
in Lehman Township, Pike  
County, Commonwealth of  
Pennsylvania, being lot or lots

No. 213, Section No. 22 as is  
more particularly set forth on  
the Plot Map of Lehman-Pike  
Development corporation, Saw  
Creek Estates, as same is duly  
recorded in the Office for the  
Recording of Deeds, Milford,  
Pike County, Pennsylvania in  
Plot Book Volume 14, page 35.  
Being the same property which  
Richard Perez and Patricia  
Perez, husband and wife,  
granted and conveyed unto  
Charles Strozeski, single by  
deed dated January 25, 2001 and  
recorded February 1, 2001 in the  
Recorder's Office of said County  
in Book 1874 Page 1082.  
UNDER AND SUBJECT to  
the covenants, restrictions and  
conditions as set forth in Deed  
dated November 29, 1977 and  
recorded on December 2, 1977  
in the Office of the Recorder of  
Deeds in and for Pike County  
in Record Book Volume 612 at  
Page 91.  
213 Decker Road, Bushkill, PA  
18324

Permanent Parcel No.:  
192.01-03-12  
Michael C. Mazack, Esquire  
Attorney for Plaintiff

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

JUDGMENT ON THE AMOUNT OF \$117,082.66, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Charles Strozeski DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$117,082.66 PLUS COSTS AND INTEREST AS AFORESAID.

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

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

OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 45479-2013r SUR JUDGEMENT NO. 45479-2013 AT THE SUIT OF Pocono Mountain Lake Estates, CA vs Louis H. Couch, JR. DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY December 16, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION  
ALL THAT CERTAIN piece, parcel and tract of land situate, lying and being in the Township of Lehman, County of Pike and Commonwealth of Pennsylvania, more particularly described as follows, to wit:  
BEGINNING at a point on the easterly line of Pa. Legislative Route 51001, a common corner of Lot No. 251 and Lot No. 252 as shown on a plan titled "Revision of a portion of Section 1, Section 1G, Pocono Mountain Lake Estates, Inc. drawn by Edward G. Hess Associates, Inc., Stroudsburg, PA and intended to be recorded; thence by Lot No. 252 South 63 degrees 35 minutes 23 seconds East 220.22 feet to a point; thence by Lot No. 662 and by Lot No. 273 South 23 degrees 53 minutes

14 seconds West 84.98 feet to a point thence by Lot No. 250 North 63 degrees 35 minutes 23 seconds West 219.81 feet to a point on the easterly line of Pa. Legislative Route No. 51001; thence along the easterly line of Pa. Legislative Route No. 51001 North 23 degrees 36 minutes 36 seconds East 85.00 feet to the place of BEGINNING.  
BEING Lot No. 251, Section No. 1G.

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

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

BEING THE SAME PREMISES WHICH THE SECRETARY OF VETERANS AFFAIRS AN OFFICER OF THE UNITED STATES OF AMERICA, CONVEYED TO LOUIS H. COUCH, JR., BY DEED DATED NOVEMBER 14, 2007 AND RECORDED ON DECEMBER 3, 2007 IN THE OFFICE OF THE RECORDER OF DEEDS OF PIKE COUNTY, PENNSYLVANIA, IN RECORD BOOK 2259, PAGE 104, OF WHICH IS A COPY OF SAID RECORDED DEED IS ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBIT "A".

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

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

NOTICE TO ALL PARTIES AND CLAIMANTS IS 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 Louis H. Couch, JR. DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$1,715.80 PLUS COSTS AND INTEREST AS AFORESAID.

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