

LEGAL NOTICES

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

ESTATE NOTICES

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

ESTATE NOTICE

Notice is hereby given, that Letters Testamentary have been granted to Rachel A. Fearon, Executrix of the Estate of Carolyn J. Fearon a/k/a Carolyn Jean Fearon, late of Pike County, Pennsylvania who died on September 29, 2015. All persons indebted to said Estate are required to make payment and those having claims or demands to present the same without delay to the Executrix, Rachel A. Fearon c/o Mark R. Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.
12/18/15 • 12/25/15 • **01/01/16**

EXECUTRIX'S NOTICE

Estate of Beverly Zak, deceased, late of 104 Fisher Terrace, Milford, PA 18337. Letters Testamentary on the above Estate having been granted to the undersigned, all

persons indebted to the said Estate are requested to make payment, and those having claims to present the same, without delay to: Kristen M. Walters, 77 New Mashipacong Rd., Montague, NJ 07827, Executrix.
12/25/15 • **01/01/16** • 01/08/16

ESTATE NOTICE

Estate of Howard Breindel, late of Dingman Township, Pike County, Pennsylvania. Letters Testamentary on the above estate having been granted to Carol Witschel, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to her attorney, Joseph Kosierowski, Esq. of Ridley, Chuff, Kosierowski & Scanlon, P.C., 400 Broad Street, Milford, PA 18337.
12/25/15 • **01/01/16** • 01/08/16

EXECUTOR'S NOTICE

Estate of Gary D. Maltby, Deceased, late of Borough of Matamoras, Pike County, Pennsylvania. Letters of 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: Roger K. Maltby of 605 3rd

Street, Matamoros PA 18336, or to Levy, Stieh & Gaughan, P.C., Attorneys for the Estate, P.O. Box D, Milford, PA 18337. Roger K. Maltby, Executor By: Kelly A. Gaughan, Esquire Attorney for the Executor
01/01/16 • 01/08/16 • 01/15/16

SHERIFF SALES

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

SHERIFF SALE

January 20, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 62-2015r SUR JUDGEMENT NO. 62-2015 AT THE SUIT OF HSBC Bank USA, National Association, as Trustee for the Benefit of People's Financial Realty Mortgage Securities Trust, Series 2006-1, Mortgage Pass-Through Certificates, Series 2006-1, by its Servicer Ocwen loan Servicing, LLC vs Renee Reinhardt 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 January 20, 2016 at 11:00 AM

PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

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

BEING Lot No. 276, Section 5, as shown on map entitled subdivision of section 5, Pocono Mountain Water Forest on file in the recorder's Office at Milford, Pennsylvania in plat book 10 page 52.

Premises being 104 White Ash Court, Milford, PA 18337

Parcel no. 136-01-01-09

BEING the same premises which Farrell Holzer and Phyllis T. Holzer, his wife by Deed dated June 15, 2006 and recorded June 16, 2006 in the Office of the Recorder of Deeds in and for Pike County in Deed Book: 2179 Page 1394, granted and conveyed unto Renee Reinhardt.

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

EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$208,676.56, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Renee Reinhardt DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$208,676.56 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stern & Eisenberg
1581 Main Street, Ste. 200
Warrington, PA 18976
12/25/15 · 01/01/16 · 01/08/16

SHERIFF SALE
January 20, 2016
BY VIRTUE OF WRIT

OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 112-2015r SUR JUDGEMENT NO. 112-2015 AT THE SUIT OF PNC Bank, National Association vs Sondra L. Bresemann 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 January 20, 2016 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.
SONDRA L. BRESEMANN,
Defendant.
CIVIL DIVISION
No. 112-2015-CIVIL
ALL that certain lot, parcel or piece of ground situate in Lehman Township, Pike County, Pennsylvania, being Lot No. 1350, Section No. 11 as in more particularly set forth on the Plot Map of Lehman-Pike Development Corporation, Saw Creek Estates, as same I duly recorded in the Office of the Recording of Deeds, Milford, Pike County, Pennsylvania, in

Plot Book Volume 17, Page 2.
Being the same property which
Daniel T. Donnelly and
Catherine Donnelly, granted
and conveyed unto Sondra L.
Bresemann by deed dated June
16, 2006 and recorded June 23,
2006 in the Recorder's Office
of said County in or Book 2181
Page 642.

TOGETHER WITH all
rights and privileges and
UNDER AND SUBJECT
to the covenants, exceptions,
conditions, reservations and
restrictions as of record.
TOGETHER with all
and singular the buildings,
improvements, ways, streets,
alleys, driveways, passages,
waters, water-courses,
rights, liberties, privileges,
hereditaments and appurtenances
whatsoever unto the hereby
granted premises belonging, or
in any wise appertaining, and the
reversions and remainders, rents,
issues and profits thereof; and
all the estate, right, title, interest
property, claim and demand
whatsoever of the said parties of
the first part, in law, equity or
otherwise, howsoever, in and to
the same and every part thereof.
387 Wickes Road, Bushkill,
Pennsylvania 18324
Permanent Parcel No.:
192.04-02-73
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 Sondra L. Bresemann
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$237,829.64,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Sondra L.
Bresemann DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$237,829.64 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Tucker Arensburg PC
1500 1 PPG Place

Pittsburgh, PA 15222
12/25/15 · 01/01/16 · 01/08/16

SHERIFF SALE

January 20, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
141-2015r SUR JUDGEMENT
NO. 141-2015 AT THE
SUIT OF Deutsche Bank
National Trust Company, as
Trustee, in trust for registered
Holders of Long Beach
Mortgage Loan Trust 2006-2,
Asset-Backed Certificates,
Series 2006-2 vs Mario O.
Castillo 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
January 20, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

DOCKET NO: 141-2015
ALL THAT CERTAIN lot
or piece of ground situate in
Dingman Township, County
of Pike, and Commonwealth of
Pennsylvania
TAX PARCEL NO:
110-03-01-47
PROPERTY ADDRESS 113
E. Lake Drive, Milford, PA
18337

IMPROVEMENTS: a
Residential Dwelling
SOLD AS THE PROPERTY
OF: Mario O. Castillo
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 Mario O. Castillo
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$304,696.65,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

PROPERTY OF Mario O. Castillo DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$304,696.65 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Assoc.
1 E. Stow Road
Marlton, NJ 08053
12/25/15 · 01/01/16 · 01/08/16

SHERIFF SALE
January 20, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 154-2015r SUR JUDGEMENT NO. 154-2015 AT THE SUIT OF NBT Bank, NA, formerly Pennstar Bank, a division of NBT Bank, NA vs Michael A. Ferrante, Jr. and Deborah Ferrante 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 January 20, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

BY VIRTUE OF A WRIT OF EXECUTION ISSUED

BY NBT BANK, NA, FORMERLY PENNSTAR BANK, A DIVISION OF NBT BANK, NA V. MICHAEL A. FERRANTE, JR. AND DEBORAH FERRANTE
Case No. 154-2015

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the Township of Blooming Grove, County of Pike, and Commonwealth of Pennsylvania, more particularly described as Lot 4, Block 11, Stage 26, Hemlock Farms Community, as shown on plat of Hemlock Farms Community, Elm Ridge, Stage 26 recorded in the Office of the Recorder of Deeds, Pike County, in Plat Book 8 Page 227, on the 6th day of July 1971.

BEING the same premises which Michael A. Ferrante, Jr. and Deborah Giordano, n/b/m Deborah Ferrante, by deed dated July 30, 1990 and recorded July 30, 1990 in the Recorder of Deeds Office in and for Pike County at Milford, Pennsylvania, in Record Book Volume 288, page 310, granted and conveyed unto Michael A. Ferrante, Jr. and Deborah Ferrante, husband and wife.

MAP/PARCEL/PLATE:
107.01-02-25

PIN NO. 01-0-064415

LOT SIZE: .29 Acres

PROPERTY ADDRESS: 126 Wagoner Lane, Hawley, PA 18428

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

THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Michael A. Ferrante,
Jr. and Deborah Ferrante
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$114,432.96,
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
A. Ferrante, Jr. and Deborah
Ferrante DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$114,432.96 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,
PENNSYLVANIA
Hourigank Kluger & Quinn
600 3rd Avenue
Kingston, PA 18704
12/25/15 · 01/01/16 · 01/08/16

SHERIFF SALE

January 20, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
235-2015r SUR JUDGEMENT
NO. 235-2015 AT THE SUIT
OF PHH Mortgage Corporation
fka Coldwell Banker Mortgage
vs Kristine M. Muren and Marc
P. Muren 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
January 20, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 235-2015
PHH Mortgage Corporation,
f/k/a Coldwell Banker Mortgage
v.
Kristine M. Muren
Marc P. Muren
owner(s) of property situate in
the DINGMAN TOWNSHIP,
PIKE County, Pennsylvania,
being 52-12 Spruce Lake, a/k/a

107 Spruce Lake Drive, Milford,
PA 18337
Parcel No. 03-0-104262
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$100,901.43
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 Kristine M. Muren
and Marc P. Muren
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$100,901.43,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Kristine M.
Muren and Marc P. Muren
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$100,901.43 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
12/25/15 · 01/01/16 · 01/08/16

SHERIFF SALE

January 20, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
265-2015r SUR JUDGEMENT
NO. 265-2015 AT THE
SUIT OF The Dime Bank
vs Arthur Garris, Jr. and
Shirley M. Garris aka Shirley
Garris 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
January 20, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID

DATE:

LEGAL DESCRIPTION

CONTROL# 06-0-039736

ALL THAT CERTAIN lot piece or parcel of land situate lying and being in Lehman Township, Pike County, Pennsylvania bounded and described as follows, to wit: BEGINNING at an iron pin on the easterly edge of a certain road being thirty-three (33.00') feet in width known as SR 2003, Bushkill Falls Road, said pin being the most southwesterly corner of Lot 3 as shown on a certain map entitled "Re-Subdivision for Arthur and Shirley Garris, Lehman Township, Pike County, Pennsylvania, as recorded in the Office for the Recording of Deeds, etc., at Milford, Pennsylvania, in and for the County of Pike, in Plot Book Volume 38, Page 204 (the "Subdivision Plan"), thence by the following nine (9) courses and distances:

- 1) leaving said Bushkill Falls Road and along Lot 3, South eighty-two degrees thirty-one minutes ten seconds East (S 82° 31' 10" E) ninety-four and seventy-three one-hundredth (94.73') feet to an iron pin;
- 2) Thence by the same, South fifty-three degrees thirty minutes seventeen seconds East (S 53° 30' 17" E) one hundred four and thirty-six one-hundredths (104.36') feet to an iron pin on the southerly side of a dirt lane to Lot 1;
- 3) Thence by the same and

along the southerly side of said lane, North seventy-six degrees thirty-seven minutes twenty seconds East (N 76° 37' 20" E) forty-six and zero one-hundredths (46.00') feet to an iron pin'

4) Thence by the same, North sixty-seven degrees eleven minutes twenty-six seconds East (N 67° 11' 26" E) eighty-one and seventy-two one-hundredths (81.72') feet to an iron pin;

5) Thence by the same and leaving the southerly side of said lane, South twenty-six degrees forty-seven minutes thirty-seven seconds East (S 26° 47' 37" E) fifty-three and forty-six one-hundredths (53.46') feet to an iron pin;

6) Thence by the same, South forty-two degrees thirty-three minutes fifty seconds West (S 42° 33' 50" W) one hundred eighteen and forty-four one-hundredths (118.44') feet to an iron pin; the most southwesterly corner to Lot 3 and on line with lands now

or formerly of International Missionary Society;

7) Thence along said lands of International Missionary Society, South sixty-nine degrees forty-three minutes fifty-seven seconds West (S 69° 43' 57" W) passing over a found iron pipe at one hundred sixty-seven and eighty four one-hundredths (167.84') feet, four hundred sixty and forty-two one-hundredths (460.42') feet to a railroad spike set on the southerly side of said Bushkill Falls Road;

8) Thence along the easterly side

of said road, North three degrees thirty-one minutes fourteen seconds East (N 03° 31' 14" E) sixty-four and forty-seven one-hundredths (64.47") feet to an iron pin;

9) Thence by the same, North seven degrees twenty-six minutes fifty-seven seconds East (N 07° 26' 57" E) two hundred five and one one-hundredths (205.01') feet to the PLACE OF BEGINNING.

CONTAINING a total of 53186.76 square feet or 1.221 acres, more or less. Bearings are based on a Magnetic Meridian. BEING Lot 4 shown on the Subdivision Plan. Lot 4 is comprised of Parcel A-2 and Parcel C-2 as shown on the said Subdivision Plan.

UNDER AND SUBJECT to all covenants, easements, conditions, and restrictions as of record including without limitation, all easements, covenants, notes, and conditions as set forth in the Subdivision Plan.

BEING THE SAME PREMISES which Arthur Garris, Jr. and Shirley Garris, His Wife by their deed dated August 5, 2002 and recorded in the Office for the Recording of Deeds, etc., at Milford, Pennsylvania, in and for the County of Pike, in Deed Book volume 1938, Page 1123, granted and conveyed unto Robert Bateman and Cheryl Bateman, his Wife, Grantors hereof, in fee.

THE SALE IS MADE BY

VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Arthur Garris, Jr. and Shirley M.Garris aka Shirley Garris DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$62,909.98, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Arthur Garris, Jr. and Shirley M.Garris aka Shirley Garris DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$62,909.98 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Kimberly D. Martin, Esq.
1022 Court Street
Honesdale, PA 18431
12/25/15 · 01/01/16 · 01/08/16

SHERIFF SALE

January 20, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
276-2015r SUR JUDGEMENT
NO. 276-2015 AT THE SUIT
OF JP Morgan Chase Bank,
National Association vs Dale
G. Faught, Jr. and Jessica Ann
Faught 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
January 20, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

PARCEL NO. 1

BEGINNING at the point
on the Northwesterly line of

Gold Finch Road, a common
corner of Lot No. 722 and Lot
No. 723, as shown on a plan
titled "Subdivision of Lands
of Benjamin Foster, Lehman
Township, Pike County, Section
One" prepared by Edward C.
Hess Associates, October 17,
1969, and recorded in Plat
Book Volume 7, Page 155,
October 17, 1969, on file in
the Office of the Recorder of
Deeds, Milford, Pennsylvania,
from which an iron pin marking
the Southwesterly corner of
Parcel No. 1 of lands conveyed
by Benjamin Foster to Pocono
Ranch Lands, Lmt'd, by Deed
dated November 27, 1971, and
recorded in the aforementioned
office in Deed Book Volume
258, Page 824, bears South 18
degrees 50 minutes 30 seconds
East distant 1959.27 feet, also
from which a stone corner
marking the Northeasterly
corner of Parcel No. 7, of the
above mentioned lands conveyed
by Benjamin Foster to Pocono
Ranch Lands, Lmt'd. Bears
South 62 degrees 37 minutes 22
seconds West a distant 2211.06
feet; thence by Lot No. 723
North 68 degrees 17 minutes 36
seconds West 200.00 feet to a
point; thence by lands of Pocono
Ranch Lands, Lmt'd., North 21
degrees 42 minutes 24 seconds
East 75.00 feet to a point;
thence by Lot No. 721 South 68
degrees 17 minutes 36 seconds
East 200.00 feet to a point on
the Northwesterly line of Gold
Finch Road; thence along the
Northwesterly line of Gold
Finch road South 21 degrees 42

minutes 24 seconds West 75.00 feet to the place of beginning. CONTAINING 15,000 square feet, more or less BEING Lot No. 722 on the above mentioned plan. Prepared by Edward C. Hess Associates, Inc. PARCEL NO. 2 BEGINNING AT A POINT ON THE Northwesterly line of Gold Finch Road, a common corner of Lot No. 723 and Lot No. 724, as shown on a plan titled "Subdivision of Lands of Benjamin Foster, Lehman Township, Pike County, Section One" prepared by Edward C. Hess Associates, October 17, 1969, on file in the Office of the Recorder of Deeds, Milford, Pennsylvania; thence by Lot No. 724 North 68 degrees 17 minutes 36 seconds West 200.00 feet to a point; thence by Lot No. 722 South 68 degrees 17 minutes 36 seconds East 200.00 feet to a point on the Northwesterly line of Gold Finch Road; thence along the Northwesterly line of Gold Finch Road South 21 degrees 42 minutes 24 seconds West 75.00 feet to the place of beginning. CONTAINING 15,000 square feet, more or less. BEING Lot No. 723 on the above mentioned plan. TAX PARCEL NUMBER: 06.03.040447/Map #182.04-05-68 BEING KNOWN AS 722 Goldfinch Road, Bushkill, Pa 18324 BEING THE SAME PREMISES which US Bank,

NA, as Trustee for the Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates Series 2006-BC4 by Wilshire Credit Corporation as Attorney In Fact, by Deed dated 3/24/09 and recorded 4/24/09 in the Office of the Recorder of Deeds in and for the County of Pike, in Deed Book 2306, Page 19, Instrument #200900003838, granted and conveyed unto Dale G. Faught, Jr. and Jessica Ann Faught, in fee.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Dale G. Faught, Jr. and Jessica Ann Faught DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$71,226.54, 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 Dale G. Faught, Jr. and Jessica Ann Faught DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$71,226.54 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & Denardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
12/25/15 · 01/01/16 · 01/08/16

SHERIFF SALE

January 20, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 328-2015r SUR JUDGEMENT NO. 328-2015 AT THE SUIT OF Citimortgage, Inc. vs Jeffrey Maldonado and Maria Maldonado 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 January 20, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

DOCKET NO: 328-2015

ALL THAT CERTAIN lot

or piece of ground situate in Lehman Township, County of Pike, and Commonwealth of Pennsylvania

TAX PARCEL NO:

188.01-01-46

PROPERTY ADDRESS 42

Oakenshield Drive a/k/a 245

Oakenshield Drive, Tamiment, PA 18371

IMPROVEMENTS: a

Residential Dwelling

SOLD AS THE PROPERTY

OF: Jeffrey Maldonado, Maria

Maldonado

ATTORNEY'S NAME: Robert

W. Williams, Esq.

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 Jeffrey Maldonado and Maria Maldonado DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$173,261.39, 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 Jeffrey
Maldonado and Maria
Maldonado DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$173,261.39 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Assoc.
1 E. Stow Road
Marlton, NJ 08053
12/25/15 · 01/01/16 · 01/08/16

SHERIFF SALE

January 20, 2016

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

336-2015r SUR JUDGEMENT
NO. 336-2015 AT THE
SUIT OF LSF9 Master
Participation Trust vs Teresa
Marie Goodale aka Teresa M.
Gurkan 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
January 20, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THOSE CERTAIN
tracts, parcels or lots of land
situate in Delaware Township,
Pike County, Pennsylvania,
on the map of Lots laid out by
Fred C. Schoenagel, R.S. for
Francis Kern, and marked "Plan
of Lots-Lands of Francis Kern,
Delaware Twsp., Pike Co.,
Pa., Redrawn 7/28/48 Fred C.
Schoenagel, R.S.-Bearings of
1945. Var. 1945 equals 4 degrees
45' Scale 1" = 50'," described as
follows:
BEGINNING at a point for
a corner, said point being the
Southwesterly corner of lot 21 on
a plan of lots as laid out surveyed
by Fred C. Schoenagel, R.S. and
thence along the Eastern side of
a twelve (12) foot roadway North
24 degrees 00 minutes East 75
feet to a corner; thence South 66
degrees 00 minutes East 80 feet
to a corner on the Westerly edge
of a roadway; thence along the
westerly edge of said roadway

South 41 degrees West 77.4 feet to the Southeast corner of lot 21 on said draft; thence along the edge of the said roadway 25 feet to a corner; thence in a Northwesterly direction 51 feet to the point and place of beginning.

ALSO, ALL THAT

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

BEGINNING at the Southwest corner of Lot No. 23 on the map or plan of lots formerly of Francis Kern, now the grantors as redrawn July 28, 1948 by Fred C. Schoenagel, R.S.; thence along the line of Lot No. 23 North 42 degrees 63 minutes West 60 feet to the edge of a private roadway; thence along the Southerly edge of the said private roadway North 53 degrees 35 minutes West 39.7 feet to a corner; thence North 63 degrees 30 minutes West 40.3 feet to a corner; thence along the line of Lot No. 95 on the said map or plan South 11 degrees 30 minutes West 77.9 feet to a corner; thence along the line of Lot No. 87 on said map or plan South 56 degrees 00 minutes East 50 feet to a corner; thence along the line of Lot No. 88 on said map or plan South 56 degrees 00 minutes East 50 feet to the point and place of beginning. Being Plot 89 on the said map plan, Bearing of 1945. Fee Simple Title Vested in

Teresa Marie Goodale by deed from, Pamela L. Kraft Hughes, a/k/a Pamela L. Kraft, dated 1/12/1987, recorded 1/12/1987, in the Pike County Recorder of deeds in Deed Book 1101, Page 311.

PARCEL NO. 162.04-01-31.1 Residential Real Estate

The sale is made by virtue of a Writ of Execution issued by the Prothonotary of the Commonwealth of Pennsylvania to Teresa Marie Goodale a/k/a Teresa M. Gurkan, Defendants and owners or reputed owners of the aforesaid real property, for execution upon a judgment in the amount of \$114,916.28 plus interest from 06/25/15 and costs. The sale is 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 thirty (30) days after the date of the sale and that distribution will be made in accordance with that schedule unless exceptions are filed thereto within ten (10) days thereafter.

SEIZED and taken into execution as the property of Teresa Marie Goodale a/k/a Teresa M. Gurkan, owners or reputed owners, to collect \$114,916.28, plus interest and costs.

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

THE COMMONWEALTH
OF PENNSYLVANIA
TO Teresa Marie Goodale
aka Teresa M. Gurkan
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$114,916.28,
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 Teresa Marie
Goodale aka Teresa M. Gurkan
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$114,916.28 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Stern & Eisenberg
1581 Main Street, Ste. 200
The Shops at Valley Square
Warrington, PA 18976
12/25/15 · 01/01/16 · 01/08/16

SHERIFF SALE

January 20, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
366-2015r SUR JUDGEMENT
NO.366-2015 AT THE
SUIT OF OCWEN Loan
Servicing, LLC vs Kathryn
Gibbons 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
January 20, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 366-2015-CIVIL
OCWEN Loan Servicing, LLC
v.
Kathryn Gibbons
owner(s) of property situate in
GREENE TOWNSHIP, PIKE
County, Pennsylvania, being 128
Lakeside Drive, Greentown, PA
18426-4820
Parcel No. 129.01-01-33.001-
(Acreage or street address)
Improvements thereon:

RESIDENTIAL DWELLING
Judgment Amount: \$184,165.54
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 Kathryn Gibbons
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$184,165.54,
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 Kathryn
Gibbons DEFENDANTS,

OWNERS REPUTED
OWNERS TO COLLECT
\$184,165.54 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
12/25/15 · 01/01/16 · 01/08/16

SHERIFF SALE

January 20, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
393-2015r SUR JUDGEMENT
NO. 393-2015 AT THE SUIT
OF Residential Mortgage Loan
Trust 2013-Tt2, by US Bank
National Association, Not in
Its Individual Capacity, But
Solely as Legal Title Trustee
vs Debra Colgan and Erich
Colgan 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
January 20, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 393-2015-CIVIL
Residential Mortgage Loan
Trust 2013-Tt2, by US Bank
National Association, Not in Its
Individual Capacity, But Solely
as Legal Title Trustee
v.

Debra Colgan
Erich Colgan
owner(s) of property situate
in the DELAWARE
TOWNSHIP, PIKE County,
Pennsylvania, being 164 Skyview
Road, Dingmans Ferry, PA
18328-4041
Parcel No. 175.02-07-13-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$139,982.22
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
Debra Colgan and Erich Colgan
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$139,982.22,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Debra
Colgan and Erich Colgan
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$139,982.22 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
12/25/15 • 01/01/16 • 01/08/16

SHERIFF SALE
January 20, 2016
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 397-2015r SUR
JUDGEMENT NO. 397-2015
AT THE SUIT OF PNC

Bank, National Association vs David J. Moore and Noreen A. Moore 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 January 20, 2016 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, AS ASSIGNEE OF AMERICAN EXPRESS BANK FSB, Plaintiff,

vs.

DAVID J. MOORE AND NOREEN A. MOORE, Defendants

CIVIL DIVISION

No. 397-2015-CV

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

Lots 4ABC, Block W-106, as set forth on a Plan of Lots - Wild Acres, Section 1, Delaware Township, Pike County, Pennsylvania, dated May, 1967, by John B. Aicher, Monroe Engineering, Inc., Stroudsburg, Pennsylvania, and filed in the Office of Recording

of Deeds in and for Pike County, Pennsylvania, in Plat Book 6, Page 37 on July 17, 1967.

Being the same property which Leonard H. Domnitz and Carole S. Domnitz, his wife, granted and conveyed unto David J. Moore and Noreen A. Moore, his wife, as tenants by the entireties by deed dated January 29, 1987 and recorded January 30, 1987 in the Recorder's office of said County in Deed Book 1105 Page 192.

221 Myck Road Wild Acres a/k/a RR 2 Box 333, Dingmans Ferry, Pennsylvania 18328
Control No.: 02-0-028033
Map No. 169.01-02-65
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 David J. Moore and Noreen A. Moore DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$164,813.02, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES

AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF David J.
Moore and Noreen A. Moore
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$164,813.02 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Tucker Arensburg PC
1500 1 PPG Place
Pittsburgh, PA 15222
12/25/15 · 01/01/16 · 01/08/16

SHERIFF SALE

January 20, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
405-2015r SUR JUDGEMENT
NO. 405-2015 AT THE
SUIT OF Federal National
Mortgage Association
("Fannie Mae") vs Svetlana
Pyatigorskaya 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
January 20, 2016 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.
405-2015-CV
ISSUED TO PLAINTIFF:
FEDERAL NATIONAL
MORTGAGE
ASSOCIATION ("FANNIE
MAE")
PROPERTY BEING
KNOWN AS:
ALL THAT CERTAIN piece
or parcel of land situated in the
Township of Palmyra, County of
Pike and State of Pennsylvania,
PARCEL INDETIFICATION
NO: 070.04-02-14, CONTROL
#: 10-0-009478
BEING KNOWN AS: 834
Route 507 Greentown, PA
18426
IMPROVEMENTS
THEREON CONSIST OF:
Residential Dwelling
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Svetlana
Pyatigorskaya
PIN NUMBER, WHICH IS
THE ASSESSMENT OR
PARCEL NO., MAP, BLOCK
AND LOT):
PARCEL IDENTIFICATION

NO: 070.04-02-14, CONTROL
#: 10-0-009478
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 Svetlana Pyatigorskaya
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$50,097.85,
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 Svetlana
Pyatigorskaya DEFENDANTS,

OWNERS REPUTED
OWNERS TO COLLECT
\$50,097.85 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Martha E. Von Rosenstiel
649 South Avenue, Ste. 7
Secane, PA 19018
12/25/15 · 01/01/16 · 01/08/16

SHERIFF SALE

January 20, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
440-2015r SUR JUDGEMENT
NO. 440-2015 AT THE SUIT
OF Wells Fargo Bank, NA vs
Unknown Heirs, Successors,
Assigns, and All Persons,
Firms, or Associations Claiming
Right, title or interest from or
under Joseph M. Osorio, Sr.,
Deceased DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 20, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution

No. 440-2015

Wells Fargo Bank, N.A.

v.

Unknown Heirs, Successors,
Assigns, and All Persons, Firms,
or Associations Claiming Right,
Title or Interest From or Under
Joseph M. Osorio, Sr, Deceased
owner(s) of property situate
in LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being 137 Laurel Court,
Bushkill, PA 18324

Parcel No. 193.02-02-10

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$11,322.78

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
Unknown Heirs, Successors,
Assigns, and All Persons, Firms,
or Associations Claiming Right,
title or interest from or under
Joseph M. Osorio, Sr., Deceased
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$11,322.78,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE

ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Unknown
Heirs, Successors, Assigns,
and All Persons, Firms, or
Associations Claiming Right,
title or interest from or under
Joseph M. Osorio, Sr., Deceased
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$11,322.78 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

12/25/15 · 01/01/16 · 01/08/16

SHERIFF SALE

January 20, 2016

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

COUNTY, CIVIL DIVISION,
TO EXECUTION NO
464-2015r SUR JUDGEMENT
NO. 464-2015 AT THE
SUIT OF Wells Fargo Bank,
NA vs Adolfo Gonzalez,
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
January 20, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
no. 464-2015

Wells Fargo Bank, N.A.

v.

Adolfo Gonzalez, Jr
owner(s) of property situate
in BLOOMING GROVE
TOWNSHIP, PIKE County,
Pennsylvania, being 117
Goldrush Drive, Lords Valley,
PA 18428

Parcel No. 119.04-02-31-
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$174,170.63

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 Adolfo Gonzalez, JR
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$174,170.63,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Adolfo
Gonzalez, JR DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$174,170.63 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones

1617 JFK Blvd., Ste. 1400
1 Penn Ctr Plaza
Philadelphia, PA 19103
12/25/15 · 01/01/16 · 01/08/16

SHERIFF SALE

January 20, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO471-2015r SUR
JUDGEMENT NO. 471-2015
AT THE SUIT OF Citizens
Bank, NA fka RBS Citizens,
NA vs Linda Lerner and Arnold
Lerner 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
January 20, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN lot,
piece or parcel of land, situate,
lying and being in the Township
of Porter, County of Pike and
State of Pennsylvania, more
particularly described as follows,
to wit:
Lot 46, Block XI, Hemlock
Farms Community, Stage LXIII,
as shown on Plat of Hemlock
Farms Community, Hemlock
Hills, Stage LXIII, recorded in
the Office of the Recorder of
Deeds of Pike County in Plat

Book 7, at Page 232, on the 9th
day of April, 1970.
BEING the same premises
which Lois M. Berger, by Deed
dated September 24, 1982
recorded September 27, 1982,
in the Office for the Recorder of
Deeds in and for Pike County,
in Deed Book Volume 837,
Page 66, conveyed unto Arnold
Lerner and Linda Lerner, his
wife, as tenants by the entireties
BEING known as 1869
Hemlock Farms, Hawley, PA
18428 n/k/a 107 Jefferson Drive,
Lords Valley, PA 18428.
TAX PARCEL: #133.03-02-23
IMPROVEMENTS:
Residential property.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Linda Lerner and Arnold Lerner
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$171,751.72,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Linda Lerner and Arnold Lerner DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$171,751.72 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Gregory Javardian, ESQ.
1310 Industrial Blvd., 1st Floor,
Ste. 101
Southampton, PA 18966
12/25/15 · 01/01/16 · 01/08/16

SHERIFF SALE

January 20, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 520-2015r SUR JUDGEMENT NO. 520-2015 AT THE SUIT OF U.S. Bank National Association, as Trustee for The Registered Holders of Credit Suisse Seasoned Loan Trust 2006-1, Home Equity Pass-Through Certificates, Series 2006-1 vs

David Haskell aka David M. Haskell 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 January 20, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 520-2015

U.S. Bank National Association, as Trustee for The Registered Holders of Credit Suisse Seasoned Loan Trust 2006-1, Home Equity Pass-Through Certificates, Series 2006-1 v.

David Haskell a/k/a David M. Haskell

owner(s) of property situate in DELAWARE TOWNSHIP, PIKE County, Pennsylvania, being HC 12 Box East 418, a/k/a 129 Hound Road, Dingmans Ferry, PA 18328 Parcel No. 161.01-02-23 (Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment Amount: \$69,763.42

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 David Haskell aka David M. Haskell DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$69,763.42, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF David Haskell aka David M. Haskell DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$69,763.42 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
12/25/15 · 01/01/16 · 01/08/16

SHERIFF SALE

January 20, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 537-2015r SUR JUDGEMENT NO. 537-2015 AT THE SUIT OF M&T Bank vs Karl G. Merchant 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 January 20, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, parcel or tract of land, situate, lying and being in the Township of Milford, County of Pike and Commonwealth of Pennsylvania, more particularly described as: Lot No. 13, shown on map entitled "Foster Hill Heights, "Roger and Cecile Weissan, Milford Township, Pike County, Pennsylvania, Victor E. Orben, registered surveyor, Milford, Pennsylvania, June 22, 1987, Dwg. No. R-87-82-B; said map

being filed in the Pike County Recorder of Deeds office in Milford, Pennsylvania in Plat Book 26 at page 57 on March 23, 1988.

EXCEPTING, reserving and subject to the reservations, covenants, restrictions etc is set forth in the prior deed in the chain of title.

TAX PARCEL # 09-0-106050; (CONTROL #096-00-01-89.012)

BEING KNOWN AS: 126 Santos 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 Karl G. Merchant DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$239,898.20, 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 Karl G. Merchant DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$239,898.20 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19006-1532
12/25/15 · 01/01/16 · 01/08/16

SHERIFF SALE

January 20, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 552-2015r SUR JUDGEMENT NO. 552-2015r AT THE SUIT OF Deutsche Bank National Trust Company, as Trustee, in trust for holders of Morgan Stanley ISIS Real Estate Capital Trust 2006-1, Mortgage Pass-Through Certificates, Series 2006-1 vs Jerry G. Fiorino and Margaret Mazzeo(as Real owner) 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
January 20, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

011.02-01-60

ALL THAT CERTAIN lot
or parcel of land situate in the
Township of Lackawaxen,
County of Pike and State of
Pennsylvania, Being lot No. 296,
Section No. II, as shown on a
map of Tink-Wig Mountain
Lake Forest Corporation, on
file in the Recorder's Office at
Milford, Pennsylvania, in Plat
Book No. 10, Page 137.
BEING KNOWN as Tax Parcel
Number: 011.02-01-60 Control
No. 02510.
Fee Simple Title Vested in Jerry
G. Fiorino, a 50% interest and
Margaret Mazzeo, a 50% interest
by deed from, Jerry G. Fiorino,
dated 2/28/2009, recorded
3/27/2009, in the Pike County
Recorder of deeds in Deed Book
2303, Page 1510.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Jerry G. Fiorino and Margaret
Mazzeo(as Real owner)
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID

REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$146,724.73,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Jerry G.
Fiorino and Margaret Mazzeo(as
Real owner) DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$146,724.73 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stern & Eisenberg
1581 Main Street, Ste. 200
The Shops at Valley Square
Warrington, PA 18976
12/25/15 · 01/01/16 · 01/08/16

SHERIFF SALE

January 20, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 571-2013r SUR JUDGEMENT NO. 571-2013 AT THE SUIT OF HSBC Bank USA, NA as Trustee for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2005-HE2, Asset Backed Pass-Through Certificates, by its Attorney-in-fact, Ocwen Loan Servicing LLC vs Christopher L. Chadwick 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 January 20, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Lehman, County of Pike, and Commonwealth of Pennsylvania, being Lot No. 53, Phase 2 Section 2, The Glen at Tamiment, as shown on a plan of lots recorded in the Office of the Recorder of Deeds, in and for the County of Pike, in Plot Book Volume/Page 25/133. Premises being 53 Bindale The Glen Ave n/k/a 217 Bindale

Road, Tamiment, PA 18371 Parcel no. 188.03-04-45 BEING the same premises which Michael A. Buono, a single man by Deed dated December 30, 2004 and recorded January 7, 2005 in the Office of the Recorder of Deeds in and for Pike County in Deed Book: 2089 Page 264, granted and conveyed unto Christopher L. Chadwick, a single man Residential Real Estate

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Christopher L. Chadwick DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$147,187.48, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Christopher L. Chadwick DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$147,187.48 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stern & Eisenberg
1581 Main Street, Ste. 200
Warrington, PA 18976
12/25/15 · 01/01/16 · 01/08/16

SHERIFF SALE
January 20, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 578-2015r SUR JUDGEMENT NO. 578-2015 AT THE SUIT OF New Penn Financial, LLC vs Michael Phillips and Michelle Phillips 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 January 20, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID

DATE:

Parcel No: 148.04-04-51
ALL THAT CERTAIN lot, piece, or parcel of land situate and being in the Township of Delaware, Pike County, Commonwealth of Pennsylvania, bounded and described as follows LOT NO. 2, BLOCK M-206, SECTION NO. 2, as shown on a map entitled Section Two Marcel Lake Estates, Delaware Township, Pike County, PA, which map was duly recorded in the Pike County Recorder of Deeds Office, Milford, PA, in Plat Book Volume 8, Page 121. BEING KNOWN as Tax Parcel Number: 148.04-04-51 Control No. 02-0-072461.

Fee Simple Title Vested in Michelle Phillips and Michael Phillips, Married, by deed from Regent Homes, Inc., dated June 2, 2005, recorded June 2, 2005, by the Pike County Recorder of Deeds in Deed Book 2112, Page 2557.

Commonly known as 105 Claudine Lane, Dingmans Ferry, PA 18328
Residential Real Estate

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

EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$193,378.98, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Michael Phillips and Michelle Phillips DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$193,378.98 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stern & Eisenberg
1581 Main Street, Ste. 200
Warrington, PA 18976
12/25/15 · 01/01/16 · 01/08/16

SHERIFF SALE
January 20, 2016
BY VIRTUE OF WRIT

OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 580-2015r SUR JUDGEMENT NO. 580-2015 AT THE SUIT OF Nationstar Mortgage LLC vs Esther Jodhan and June Jodhan 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 January 20, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, piece or parcel of land, situate, lying, and being in the Township of Lehman, County of Pike and State of Pennsylvania, more particularly described as follows: LOT(S) Number 53, Stage VIII, Pine Ridge, as shown on Plat of Pine Ridge, Inc., State VIII, recorded in the Office of the Recorder of Deeds of Pike County in Plat Book Volume 10 at Page 27 on June 20, 1973. TAX ID NO: 188.02-02-36 BEING KNOWN AS: 53 Whitaker Road, Bushkill, PA 18324

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

OF PENNSYLVANIA TO Esther Jodhan and June Jodhan DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$278,042.52, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Esther Jodhan and June Jodhan DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$278,042.52 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street

Philadelphia, PA 19106-1532
12/25/15 · 01/01/16 · 01/08/16

SHERIFF SALE

January 20, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 581-2013r SUR JUDGEMENT NO. 581-2013 AT THE SUIT OF PNC Bank, National Association vs Gloria A. Hernandez 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 January 20, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION

ALL that certain piece, parcel and tract of land situate, lying and being in the Township of Blooming Grove, County of Pike and Commonwealth of Pennsylvania, more particularly bounded and described as follows to wit:

BEING Lot 9R upon a certain map entitled "Map Showing Lot Cominations of Hemlock Farm Community Resulting Lots 8R & 9R, Stage LV, Block II" by William F. Schoegnagel, PLS, dated 9/19/05 (see plat book 41, page 155) and being

more particularly bounded and described as follows:

BEGINNING at a point for a corner at the edge of the private road "Country Club Drive" and being the Southwesternmost point of the within described Lot 9R; thence along the common boundary of Lots 8R & 9R the following five (5) courses and distances:

- 1) North 04 degrees 26' East 51.50';
- 2) South 85 degrees 33' 40" East 9.00";
- 3) North 04 degrees 26' 20" East 103.00';
- 4) North 85 degrees 33' 40" West 3.00';
- 5) North 04 Degrees 26' 20" East 38.35' to a found pipe for corner; thence South 79 degrees 17' 00" East 134.64 feet to a found pipe for a corner at the edge of Country Club Drive; thence along the edge of Country Club Drive the following three (3) courses and distances:

- 1) South 10 degrees 43' 00" West 142.31';
- 2) South 68 degrees 13' 40" West 83.00';
- 3) North 85 degrees 33' 40" West 49.81' (passing a found iron pipe at 43.81') to the point and place of beginning.

HAVING erected thereon a dwelling known as 209 Country Club Drive, Lords Valley, PA 18428.

PARCEL NO. 01-0-036187 BEING the same premises which Country Club Realty, LLC, by Deed dated 3/26/2007 and recorded 3/27/2007, in

the Recorder's Office of Pike County, Pennsylvania, Deed Book Volume 2224, page 995, Instrument No. 200700004707, granted and conveyed unto Jose A. Hernandez and Gloria A. Hernandez.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Gloria A. Hernandez DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$349,087.00, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

PROPERTY OF Gloria A. Hernandez DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$349,087.00 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Vitti & Vitti & Assoc.
215 Fourth Avenue
Pittsburg, PA 15222
12/25/15 · 01/01/16 · 01/08/16

SHERIFF SALE

January 20, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO599-2015r SUR JUDGEMENT NO. 599-2015 AT THE SUIT OF Lsf8 Master Participation Trust vs John J. Costic and Gail Costic 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 January 20, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution N. 599-2015

Lsf8 Master Participation Trust v.
John J. Costic
Gail Costic
owner(s) of property situate in the PIKE County, Pennsylvania, being
RR2 Box 64, Bushkill, PA 18324
Parcel No. 197.03-01-62
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount \$90,211.38
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 John J. Costic and Gail Costic DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$90,211.38, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF John
J. Costic and Gail Costic
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$90,211.38 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
12/25/15 · 01/01/16 · 01/08/16

SHERIFF SALE
January 20, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
657-2015r SUR JUDGEMENT
NO. 657-2015 AT THE SUIT
OF Wells Fargo Bank, National
Association, as Trustee for
Banc of America Alternative
Loan Trust 2005-9 Mortgage
Pass-Through Certificates,
Series 2005-9 vs Stanley M.
Wykretowicz 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
January 20, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN lot,
piece or parcel of land situate,
lying and being in the Township
of Dingman, County of Pike,
Commonwealth of Pennsylvania,
more particularly described
as Lot No. 7, Block No. 15,
Section No. 2, Gold Key Estates,
subdivision recorded in the office
of the Recorder of Deeds of Pike
County in Plat Book 6, Page 8.
Map # 123.03-123-03-01-53
(Control # 03-020400)
BEING THE SAME
PREMISES which Stanley M.
Wykretowicz and Terri-Lee
Wykretowicz, by Deed dated
01/29/2011 and recorded
02/04/2011 in the Office of the
Recorder of Deeds in and for the
County of Pike in Deed Book
2356, Page 2176 and Instrument
Number 201100001105, granted
and conveyed unto Stanley M.
Wykretowicz.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Stanley M. Wykretowicz
DEFENDANTS, OWNER,
OR REPUTED OWNERS

OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$186,782.17,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Stanley M.
Wykretowicz DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$186,782.17 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
12/25/15 · 01/01/16 · 01/08/16

SHERIFF SALE

January 20, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
664-2011r SUR JUDGEMENT
NO. 664-2011 AT THE SUIT
OF GMAC Mortgage LLC
s/i/i to GMAC Mortgage
Corporation vs Cheryl
Ann Morena aka Cheryl
Morena 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
January 20, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 664-2011
GMAC Mortgage LLC S/i/i to
GMAC Mortgage Corporation
v.
Cheryl Ann Morena a/k/a
Cheryl Morena
owner(s) of property situate
in the TOWNSHIP OF
DINGMAN, PIKE County,
Pennsylvania, being 1 Milford
Road a/k/a RR4 Box 7515, a/k/a
128 Route 2001, Milford, PA
18337-6560
Parcel No. 112.00-03-40
(Acreage or street address)
Improvements thereon:

RESIDENTIAL DWELLING
Judgment Amount: \$67,309.16
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 Cheryl Ann Morena
aka Cheryl Morena
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$67,309.16,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

Morena aka Cheryl Morena
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$67,309.16 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
12/25/15 · 01/01/16 · 01/08/16

SHERIFF SALE
January 20, 2016
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
810-2015r SUR JUDGEMENT
NO. 810-2015 AT THE SUIT
OF Deutsche Bank National
Trust Company, as Trustee
for Ameriquest Mortgage
Securities Inc., Asset-Backed
Pass-Through Certificates, Series
ARSI 2006-M3 vs Iris Preza
n/k/a Iris Rodgers also n/k/a
Iris M. Rodgers and Vincent
L. Rodgers 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
January 20, 2016 at 11:00 AM
PREVAILING TIME IN THE

AFORENOON OF SAID
DATE:

All that certain lot, parcel or
piece of land situate in the
Township of Lehman, County
of Pike, and Commonwealth of
Pennsylvania, being Lot 227,
Stage VI, Pine Ridge, as shown
on a plan of lots recorded in the
Office of the Recorder of Deeds
in and for the County of Pike, in
Plot Book Volume 10, Page 74.
BEING KNOWN AS: 1691
Pine Ridge, Bushkill, PA 18324
PROPERTY ID NO.:

06-0-041335
TITLE TO SAID PREMISES
IS VESTED IN VINCENT
L. RODGERS AND IRIS
RODGERS, AS TENANTS
BY THE ENTIRETY BY
DEED FROM VINCENT
L. RODGERS AND IRIS
PREZA DATED 06/23/2006
RECORDED 07/14/2006 IN
DEED BOOK 2184 PAGE
1881.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Iris Preza n/k/a Iris Rodgers
also n/k/a Iris M. Rodgers
and Vincent L. Rodgers
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$182,709.34,
PLUS COSTS & INTEREST.

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Iris Preza
n/k/a Iris Rodgers also n/k/a
Iris M. Rodgers and Vincent
L. Rodgers DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$182,709.34 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
12/25/15 · 01/01/16 · 01/08/16

SHERIFF SALE
January 20, 2016
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF

COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 823-2014r SUR JUDGEMENT NO. 823-2014 AT THE SUIT OF Nationstar Mortgage LLC vs William Crum aka William Crum, Sr. 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 January 20, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION
DOCKET NO: 823-2014
ALL THAT CERTAIN lot or piece of ground situate in Dingman Township, County of Pike, and Commonwealth of Pennsylvania
TAX PARCEL NO:
110.4-1-28
PROPERTY ADDRESS 120 Nelson Road, Milford, PA 18337
IMPROVEMENTS: a Residential Dwelling
SOLD AS THE PROPERTY OF: William Crum a/k/a William Crum, Sr.
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 William Crum aka William Crum, Sr. DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$168,589.46, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF William Crum aka William Crum, Sr. DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$168,589.46 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Milstead & Assoc.
1 e. Stow Road
Marlton, NJ 08053
12/25/15 · 01/01/16 · 01/08/16

SHERIFF SALE
January 20, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
830-2013r SUR JUDGEMENT
NO. 830-2013 AT THE
SUIT OF JPMorgan Chase
Bank, National Association
vs Jason Mitchell and Robert
Mitchell 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
January 20, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN
Lot, Piece Or Parcel Of Land
Situating, Lying And Being In
The Township Of Lehman,
County Of Pike And State Of
Pennsylvania, More Particularly
Described As Follows:
LOT Number 157, Stage IV,
Pine Ridge, As Shown On Plat
Of Pine Ridge, Inc., Stage IV,
Recorded In The Office Of The
Recorder Of Deeds Of Pike
County In Plat Book Volume 7,
Page 107 On July 19, 1969.

TAX PARCEL #: 193.02-02-30
CONTROL #: 06-0-042568
BEING KNOWN AS: 157 Pine
Ridge Drive, Bushkill, PA 18324

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Jason Mitchell and Robert
Mitchell DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$244,514.13,
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 Jason
Mitchell and Robert Mitchell

DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$244,514.13 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106
12/25/15 · 01/01/16 · 01/08/16

SHERIFF SALE

January 20, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
869-2014r SUR JUDGEMENT
NO. 869-2014 AT THE
SUIT OF U.S. Bank National
Association, as Trustee for
The Pennsylvania Housing
Finance Agency vs Renee
Pinand and Christopher J.
Pinand 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
January 20, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT LEGAL FOR
ADVERTISING
ALL THAT CERTAIN piece,

parcel and tract of land situate,
lying and being in the Township
of Delaware, County of Pike
and State of Pennsylvania, being
Lot 9ABC, Block B-5, Plan
of Birchwood Lakes, Section
1, Delaware Township, Pike
County, PA dated April 1962
by John B. Aicher, Monroe
Engineering, Inc., Stroudsburg,
PA, recorded in Pike County,
Plat Book 3, Page 180, on May
1, 1962.

HAVING THEREON
ERECTED A DWELLING
KNOWN AS: 120
DOGWOOD ROAD,
BIRCHWOOD LAKES,
DINGMANS FERRY, PA
18328.

MAP # 149.04-09-76
CONTROL # 02-0-028430
Pike County Record Book 2286,
Page 784
TO BE SOLD AS
THE PROPERTY OF
RENEE PINAND AND
CHRISTOPHER J. PINAND
UNDER PIKE COUNTY
JUDGMENT NO. 2014-00869

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Renee Pinand and
Christopher J. Pinand
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$170,684.99,

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Renee Pinand
and Christopher J. Pinand
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$170,684.99 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Purcell Krug & Haller
1719 N. Front Street
Harrisburg, PA 17102
12/25/15 · 01/01/16 · 01/08/16

SHERIFF SALE
January 20, 2016
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE

COUNTY, CIVIL DIVISION,
TO EXECUTION NO
899-2014r SUR JUDGEMENT
NO. 899-2014 AT THE SUIT
OF Nationstar Mortgage LLC
d/b/a Champion Mortgage
Company vs Laura E. Felton,
Executrix of the Estate of Janice
Felton, Deceased Mortgagor and
Real Owner 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
January 20, 2016 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 Delaware, Pike County,
Pennsylvania, and being known
as 103 East Bridge Way,
Dingmans Ferry, Pennsylvania
18328.

Map Number: 162.00-01-38
Control: 02-0-030217
THE IMPROVEMENTS
THEREON ARE: Residential
Dwelling
REAL DEBT: \$165,184.29
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF: Laura E.
Felton, Executrix of the Estate
of Janice Felton, Deceased
Mortgagor and Real Owner
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 Laura E. Felton, Executrix of the Estate of Janice Felton, Deceased Mortgagor and Real Owner DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$165,184.29, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Laura E. Felton, Executrix of the Estate of Janice Felton, Deceased

Mortgagor and Real Owner DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$165,184.29 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 Borad Street, Ste. 1400
Philadelphia, PA 19109
12/25/15 · 01/01/16 · 01/08/16

SHERIFF SALE

January 20, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 957-2014r SUR JUDGEMENT NO. 957-2014 AT THE SUIT OF Federal National Mortgage Association ("Fannie Mae") a Corporation Organized and Existing Under The Laws of The United States of America vs Joann P. Paige 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 January 20, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 957-2014
Federal National Mortgage
Association ("Fannie Mae"),
A Corporation Organized and
Existing Under The Laws of The
United States of America
v.

Joann P. Paige
owner(s) of property situate in
the BLOOMING GROVE
TOWNSHIP, PIKE County,
Pennsylvania, being
104 Saint Mortiz Drive, Tafton,
PA 18464-9640
Parcel No. 056.02-02-87-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$261,177.32
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Joann P. Paige
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$261,177.32,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Joann P. Paige
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$261,177.32 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
12/25/15 · 01/01/16 · 01/08/16

SHERIFF SALE
January 20, 2016
BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO. 1139-2012
SUR JUDGEMENT NO
1139-2012r AT THE SUIT
OF Citizens Savings Bank vs
Frank Acquavella and Regina

Acquavella 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
January 20, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

**SHERIFF'S SALE
DESCRIPTION**

By virtue of a Writ of Execution
No. 1139-2012 CIVIL, issued
out of the Court of Common
Pleas of Pike County, directed
to me, there will be exposed to
public sale, by vendue or outcry
to the highest and best bidders,
for cash, in the Pike County
Administration building, in the
City of Milford, Pike County,
Pennsylvania, all rights, title and
interest of the Defendants in and
to:

ALL THAT CERTAIN lot or
parcel of land situate in Hawley,
Lackawaxen Township, Pike
County, Pennsylvania, being
Lots 84 and 85, Section 8, as
shown on a map or plan of
Fawn Lake Forest on file in the
Pike County Recorder of Deeds
Office, Milford, Pennsylvania,
in Plat Book Volume 8 and 26,
pages 107-108 and 129a.

BEING THE SAME

PREMISES conveyed unto
Frank Acquavella and Regina
Acquavella, by Deed dated
November 17, 2003, and
recorded in Pike County,

Pennsylvania, Deed Book 2019,
Page 1867 on November 24,
2003.

CONTROL NUMBER:
061399

MAP NUMBER: 009.04-01-68
KNOWN AS: Lots 84 and 85,
Section 8, Fawn Lake Forest,
Hawley, Lackawaxen Township,
Pennsylvania 18428
IMPROVEMENT

THEREON CONSIST OF: a
personal residence known as 112
Mountaintop Place, Hawley,
Pennsylvania 18428

Land Assessed Value: \$2,600
Improvement Assessed Value:
\$44,870

Assessed Total: \$47,470
SEIZED AND TAKEN

into execution at the suit of
Citizens Savings Bank against
Frank Acquavella and Regina
Acquavella and will be sold by:
Sheriff of Pike County, Phil
Bueki

KREDER BROOKS
HAILSTONE LLP
BY; DAVID K. BROWN,
ESQUIRE

Attorneys for Plaintiff

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Frank Acquavella
and Regina Acquavella
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE

AMOUNT OF \$206,326.14,
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 Frank
Acquavella and Regina
Acquavella DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$206,326.14 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Kreder Brooks Hailstone
220 Penn Avenue, Ste. 200
Scranton, PA 18503
12/25/15 · 01/01/16 · 01/08/16

SHERIFF SALE
January 20, 2016
BY VIRTUE OF WRIT
OF EXECUTION ISSUED

OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1462-2014r SUR
JUDGEMENT NO. 1462- AT
THE SUIT OF Wells Fargo
Bank, National Association,
as Trustee for Asset Backed
Securities Corporation Home
Equity Loan Trust, Series
Oomc 2005-He6, Asset Backed
Pass-Through Certificates,
Series Oomc 2005-He6 vs
Yohanna Maribel Marte and
Felix Carrion 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
January 20, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. 1462-2014
Wells Fargo Bank, National
Association, as Trustee for Asset
Backed Securities Corporation
Home Equity Loan Trust, Series
Oomc 2005-He6, Asset Backed
Pass-Through Certificates, Series
Oomc 2005-He6
v.
Yohanna Maribel Marte
Felix Carrion
owner(s) of property situate in
the LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being 106 Pipher Road, Bushkill,

PA 18324
Parcel No. 188.04-04-23
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$132,426.91
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 Yohanna Maribel
Marte and Felix Carrion
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$132,426.91,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Yohanna
Maribel Marte and Felix Carrion
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$132,426.91 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
12/25/15 · 01/01/16 · 01/08/16

SHERIFF SALE
January 20, 2016
BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1586-2014r
SUR JUDGEMENT NO.
1586-2014 AT THE SUIT
OF U.S. Bank National
Association as Trustee for the
Pennsylvania Housing Finance
Agency vs Annette Mojica
Roasdo and the Unknown
Heirs of Jose E. Mojica,
Deceased DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA

18337 ON WEDNESDAY
January 20, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT LEGAL FOR
ADVERTISING:

ALL THAT CERTAIN
parcel or tract of land situate,
and being in the Township of
Lehman, County of Pike and
Commonwealth of Pennsylvania,
BEING Lot 364, Section 1D,
as shown on Map of Pocono
Mountain Lake Estates, Inc.,
recorded in Pike County Plot
Book No. 9, Page 111. The
dwelling erected thereon known
as: LOT 364, SECTION
1D, MINK POND ROAD,
POCONO MOUNTAIN
LAKE ESTATES,
BUSHKILL, PA 18324.
MAP # 189-02-07-04
CONTROL # 06-0-040720
Pike County Record Book 2295,
Page 1112
TO BE SOLD AS THE
PROPERTY OF ANNETTE
MOJICA ROASDO,
INDIVIDUALLY AND AS
KNOWN HEIR OF JOSE
E. MOJICA, DECEASED
AND THE UNKNOWN
HEIRS OF JOSE E. MOJICA,
DECEASED, UNDER PIKE
COUNTY JUDGMENT NO.
1586-2014

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

TO Annette Mojica Roasdo
and the Unknown Heirs of
Jose E. Mojica, Deceased
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$67,513.55,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS
THE PROPERTY OF
Annette Mojica Roasdo
and the Unknown Heirs of
Jose E. Mojica, Deceased
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$67,513.55 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,

PENNSYLVANIA
Purcell, Krug & Haller
1719 N. Front Street
Harrisburg, PA 17102
12/25/15 · 01/01/16 · 01/08/16

SHERIFF SALE
January 20, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO1601-2013r SUR
JUDGEMENT NO. 1601-2013
AT THE SUIT OF U.S. Bank
Trust National Association, as
trustee of American Homeowner
Preservation Trust Services
vs Daniel Van Beveren and
Barbara Van Beveren and
Richard Babcock and Jennifer
Babcock 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
January 20, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN
piece, parcel, and tract of
land and the improvements
thereupon, described as a single
family home, lying and being
situate in the Township of
Dingman, County of Pike and
Commonwealth Pennsylvania,
more particularly described

as Lot Number 102, Section
Number 12, of Sunrise Lake
as shown on the plat or map of
Sunrise Lake or Sunnylands,
Inc. Subdivision, recorded in the
Office of the Recorder of Deeds
in and for Pike County in Plat
Book Volume 25, Page 174.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Daniel Van Beveren and Barbara
Van Beveren and Richard
Babcock and Jennifer Babcock
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$84,735.89,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Daniel
Van Beveren and Barbara
Van Beveren and Richard
Babcock and Jennifer Babcock
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$84,735.89 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Sherman Toppin Law Firm
LLC
1800 JFK Blvd., Ste. 300
Philadelphia, PA 19103
12/25/15 · 01/01/16 · 01/08/16

SHERIFF SALE

January 20, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1785-2014r SUR
JUDGEMENT NO. 1785-2014
AT THE SUIT OF Wells
Fargo Bank, NA vs Jennifer
Clark 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
January 20, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID

DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1785-2014
Wells Fargo Bank, NA
v.
Jennifer Clark
owner(s) of property situate in
GREENE TOWNSHIP, PIKE
County, Pennsylvania, being
1305 lakeside Drive, a/k/a 116
Lakeside Drive, Greentown, PA
18426
Parcel No. 129.01-02-59.002-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$115,513.81
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 Jennifer Clark
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$115,513.81,
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 Jennifer Clark
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$115,513.81 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
12/25/15 · 01/01/16 · 01/08/16

SHERIFF SALE

January 20, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1815-2014r SUR
JUDGEMENT NO. 1815-2014
AT THE SUIT OF Wells
Fargo Bank, NA vs Mitchell
J. Freeman and Adrianna M.
Freeman 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
January 20, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

DOCKET NO:

1815-2014-Civil

ALL THAT CERTAIN lot
or piece of ground situate in
Delaware Township, County
of Pike, and Commonwealth of
Pennsylvania

TAX PARCEL NO:

149.04-06-40

PROPERTY ADDRESS 104

Redwood Terrace, Dingmans
Ferry, PA 18328

IMPROVEMENTS: a

Residential Dwelling

SOLD AS THE PROPERTY

OF: Mitchell J. Freeman,

Adrianna M. Freeman

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 Mitchell J. Freeman
and Adrianna M. Freeman
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID

REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$127,065.92, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Mitchell J. Freeman and Adrianna M. Freeman DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$127,065.92 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Assoc.
1 E. Stow Road
Marlton, NJ 08053
12/25/15 · 01/01/16 · 01/08/16

SHERIFF SALE

January 20, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1863-2014r SUR JUDGEMENT NO. 1863-2014 AT THE SUIT OF Lakeland Bank vs Patricia Webster fka Patricia G. Trudgeon aka Patricia G. Yalango 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 January 20, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING IN THE TOWNSHIP OF WESTFALL, COUNTY OF PIKE, COMMONWEALTH OF PENNSYLVANIA, AND BEING MORE PARTICULARLY DESCRIBED AS UNIT 4.5, PHASE I OF MILFORD LANDING, AS SET FORTH ON A FINAL PLAN DATED FEBRUARY 17, 1987, AS SURVEYED BY SWONDSEN ENGINEERING, OF

HONESDALE, PA,
AND RECORDED IN
THE OFFICE OF THE
RECORDER OF DEEDS IN
AND FOR PIKE COUNTY
IN PLAT BOOK VOLUME
24 AT PAGE 168, ON THE
14TH DAY OF APRIL, 1987.

BEING the same premises
which Gregory Yalango and
Patricia G. Yalango, husband
and wife, by deed dated April
1, 2014 and recorded in the
Pike County Recorder of Deeds
Office on June 5, 2014 in deed
book 2448, page 2281, granted
and conveyed to Patricia G.
Yalango, in fee.

BEING Parcel Number
098.07-02-16

The Real Property or its address
is commonly known as 3026
Greycliff Way, Milford, Pike
County, Pennsylvania.
Property is an improved
residential dwelling.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Patricia Webster fka
Patricia G. Trudgeon
aka Patricia G. Yalango
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$144,429.00,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST

DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.
NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Patricia
Webster fka Patricia G.
Trudgeon aka Patricia G.
Yalango DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$144,429.00 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Berger Law Group
11 Elliott Avenue, Ste. 100
Bryn Mawr, PA 19010
12/25/15 · 01/01/16 · 01/08/16

SHERIFF SALE
January 20, 2016
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION

NO 1886-2014r SUR
JUDGEMENT NO. 1886-2014
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 2005-4 vs
Russell J. Harris aka Russell
James Harris 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
January 20, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN lot,
piece or parcel of land situate,
lying and being in the Township
of Lehman, County of Pike and
State of Pennsylvania, more
particularly described as follows,
to wit:
BEGINNING at an iron pin
on the Westerly right of way
of South Port Drive; said point
being in common with Lot 2416;
thence, along a line in common
with Lot 2416, S 80 degrees 05
minutes 08 seconds W a distance
of 126.57 feet to an iron pipe
in common with Lot 2437;
thence along a line in common
with Lot 2437 N (09 degrees 09
minutes 53 inches) W a distance
of 53.42 feet to an iron pipe;
thence, continuing along a line
in common with 2437, S 83
degrees 39 minutes 58 seconds

W a distance of 141.07 feet to an
iron pipe on the Easterly right of
way of South Port Drive; thence
along the Easterly right of way
of South Port Drive; N 6 degrees
20 minutes 02 seconds W
distance of 110.00 feet to an iron
pipe in common with Lot 2435;
thence along a line in common
with 2435, N 83 degrees 39
minutes 58 seconds E a distance
of 133.81 feet to an iron pipe in
common with Lot 2418; thence,
along a line in common with Lot
2418, N 11 degrees 33 minutes
20 inches W a distance of 43.97
feet to an iron pipe;
THENCE continuing along a
line in common with Lot 2418,
N 80 degrees 05 minutes 08
inches E a distance of 125.00
feet to an iron pin on the
Westerly right of way of South
Port Drive; thence, along the
Westerly right of way of South
Port Drive, S 9 degrees 54
minutes 52 seconds E a distance
of 120.00 feet to the point of
beginning.
CONTAINING 30,310 square
feet, more or less:
The above description is a
combination of Lots 2417 and
2436, to form one lot now
known as Lot 2436 and has
been approved by the Lehman
Township Board of Supervisors.
BEING the same property
commonly Known as: 2436
Southport Drive, Bushkill, PA
18324
TAX ID NO: 196-02-02-38
(Control #06-0-104144)

THE SALE IS MADE BY
VIRTUE OF A WRIT OF

EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Russell James Harris
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$246,971.42,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Russell James
Harris DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$246,971.42 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,

PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106
12/25/15 · 01/01/16 · 01/08/16

SHERIFF SALE

January 20, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1915-2014r SUR
JUDGEMENT NO.1915-2004
AT THE SUIT OF Robert
V. and Catherine A. Troy vs
Wendy Boas 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
January 20, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
DOCKET NO. 1915-2014-CV
ALL THAT CERTAIN lot/
lots, parcel of piece of ground
situate in the Township of
Lehman, County of Pike,
Commonwealth of Pennsylvania
TAX PARCEL NO:
189.02-07-50
PROPERTY ADDRESS: Lot
No. 403, Section 1, Pocono
Mountain Lake Estates, Lehman
Township, PA
IMPROVEMENTS: a

Residential Dwelling
SOLD AS THE PROPERTY
OF: Wendy Boas
ATTORNEY'S NAME: Ashley
G. Zimmerman, 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 Wendy Boas
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$113,127.05,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$113,127.05 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Ashley G. Zimmerman, Esq.
406 Broad Street
Milford, PA 18337
12/25/15 · 01/01/16 · 01/08/16

SHERIFF SALE

January 20, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 2289-2010r SUR
JUDGEMENT NO. 2289-2010
AT THE SUIT OF U.S. Bank
National Association, as Trustee
for GSAA Home Equity
Trust 2007-3, Asset-Backed
Certificates, Series 2007-3
vs Joanne Sutera-Rocket
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
January 20, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

Legal description of the land:
ALL THAT CERTAIN lot

or piece of land, situate in the Borough of Matamoras in the County of Pike and State of Pennsylvania, beginning on the fence on the north-east side of the road leading to Robert Denleys and fifteen (15) feet from the West corner of Joseph Henneberghs lot; thence a northwesterly course fifty-eight (58) feet, more or less, to the corner of a lot number fifty (50) as shown on the map of the Town of Matamoras, made by Oliver S. Dimmich, proprietor thence along said lot a northwesterly course, one hundred (100) feet to Milton or Hill Street or Avenue B; thence along said street or avenue a south westerly course fifty-eight (58) feet, more or less, to the land of George Hoffman; thence along the road, a southeasterly course one hundred (1'00) feet, more or less, to the place of BEGINNING.

BEING THE SAME premises which Harry L. Foss and Gloria A. Foss, his wife, by that certain deed dated September 18, 1957 and recorded in the Office of the Recorder of Deeds in the for the County of Pike, State of Pennsylvania in Deed Book Volume 137, page 497 granted and conveyed unto Lyman Emrich and Vivian B. Emrich, his wife.

BEING KNOWN AS: 204 Avenue B, Matamoras, PA 18336

PROPERTY ID NO.:
07-0-007420

TITLE TO SAID PREMISES IS VESTED IN Joanne

Sutera-Rockert BY DEED FROM Vicki R. Emrich, Gwen E. Rutan, as Co-Executrices of the Estate of Lyman E. Emrich, Deceased DATED 11/10/2006 RECORDED 11/14/2006 IN DEED BOOK 2204 PAGE 2135.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Joanne Sutera-Rocket DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$144,118.53, 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
Joanne Sutera-Rocket
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$144,118.53 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
12/25/15 · 01/01/16 · 01/08/16

SHERIFF SALE

January 20, 2016

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 2599-2009r
SUR JUDGEMENT NO.
2599-2009 AT THE SUIT
OF Citizens Savings Bank
vs Mark Oriani and Donna
Oriani 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
January 20, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHERIFF'S SALE
DESCRIPTION

By virtue of a Writ of Execution
No. 2009-CIVIL-2599, issued
out of the Court of Common
Pleas of Pike County, directed
to me, there will be exposed to
public sale, by vendue or outcry
to the highest and best bidders,
for cash, in the Pike County
Administration Building,
Commissioners Meeting
Room, in the City of Milford,
Pike County, Pennsylvania, all
rights, title and interest of the
Defendants in and to:

ALL THAT CERTAIN lot
or parcel of land lying, situate
and being in the Township of
Lackawaxen, County of Pike and
Commonwealth of Pennsylvania,
in the tract known as "Friendly
Acres" surveyed for Charles
Swezy, October 26, 1971, by
George E. Ferris, R.S., being
Lot 79 of the tract known as
Friendly Acres on file in the
Pike County Recorder of Deeds
Office.

BEING THE SAME
PREMISES conveyed by
Thomas Carroll and Rosetta
Carroll to Mark Oriani and
Donna Oriani, husband and
wife, by Deed dated May 15,
2007 and recorded in Deed Book
2231 at pages 2438-2441, and
recorded on May 16, 2007.

CONTROL NUMBER:
05-0-022606

MAP NUMBER: 046.01-01-75
KNOWN AS: Lot 79, Friendly
Acres, Hawley, Lackawaxen
Township, Pennsylvania 18428
IMPROVEMENTS

THEREON CONSIST OF:
a personal residence known as
138 Friendship Drive, Hawley,

Pennsylvania 18428
Land Assessed Value: \$3,500
Improved Assessed Value:
\$33,000
Assessed Total: \$36,500
SEIZED AND TAKEN into
execution at the suit of Citizens
Savings Bank against Mark
Oriani and Donna Oriani and
will be sold by:
Sheriff of Pike County, Phil
Bueki
KREDER BROOKS
HAILSTONE LLP
BY: DAVID K. BROWN,
ESQUIRE
Attorneys for Plaintiff

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Mark Oriani and Donna Oriani
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$218,646.99,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT

REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Mark
Oriani and Donna Oriani
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$218,646.99 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Kreder Brooks Hailstone
220 Penn Avenue, Ste. 200
Scranton, PA 18503
12/25/15 · 01/01/16 · 01/08/16
