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**LEGAL NOTICES**

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

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**ESTATE NOTICES**

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

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**ESTATE NOTICE**

Estate of Justin R. Christian, late of the Township of Milford, Pike County, Pennsylvania, deceased on August 9, 2014.

**LETTERS**

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

Administratrix  
c/o Lara Anne Dodsworth, Esq.  
Schneider Dodsworth Law  
115 Steele Lane, Suite 1  
Milford, Pennsylvania 18337  
10/09/15 • 10/16/15 • **10/23/15**

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**LETTERS OF  
ADMINISTRATION**

Estate of Kathleen E. Strum, Deceased, late of 100 Maple Avenue, #517A, White Plains, New York 10601 having died seized of property located at Lot 5 Block 16 Section 2, Gold Key, Milford, Pennsylvania, 18337.

Letters of Administration on the above estate have been granted to the undersigned. All persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to:

Annmarie E. Webster  
3333 Henry Hudson Parkway  
W. 8R

Bronx, NY 10463-3263  
or to her attorney, Douglas J. Jacobs, Esq., 515 Broad Street, Milford, PA 18337.

10/09/15 • 10/16/15 • **10/23/15**

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**ESTATE NOTICE**

Estate of HULDA SAAR, late of Lehman Township, Pike County, Pennsylvania, deceased.

**LETTERS**

**TESTAMENTARY** in the above-named estate having been granted to the undersigned, all

persons indebted to the estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or their attorney within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of Pike County, Orphans Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.  
Kenneth Edward Himself,  
Executor  
c/o John C. Prevoznik, Esquire  
47 South Courtland Street  
East Stroudsburg, PA 18301  
JOHN C. PREVOZNIK,  
ESQUIRE  
47 South Courtland Street  
East Stroudsburg, PA 18301  
10/16/15 • 10/23/15 • 10/30/15

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**ADMINISTRATRIX'S  
NOTICE**

Estate of Michael Vitaccolate of Bushkill Pike County, Pennsylvania, deceased.

Letters of administration on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present the same without delay to  
Edith Petty  
294 Waterlou Court  
Somerset NJ 08873  
Administratrix  
10/23/15 • 10/30/15 • 11/06/15

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**COURT OF COMMON**

**PLEAS OF PIKE COUNTY  
SIXTIETH JUDICIAL  
DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA**  
SHERIN WOOD,  
Plaintiff  
v.  
GREGORY ROGER WOOD,  
JR.,  
Defendant  
NO. 1060 CIVIL 2013  
IN DIVORCE

**NOTICE TO THE  
DEFENDANT**

If you wish to deny any of the statements set forth in this affidavit, you must file a counter-affidavit within twenty (20) days after this affidavit has been served on you or the statements will be admitted.

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

1. The parties to this action separated on or before September, 2008 and have continued to live separate and apart for a period of at least two years.
2. The marriage is irretrievably broken.
3. I understand that I may lose rights concerning alimony, division of property, counsel fees or expenses if I do not claim them before a divorce is granted. I verify that the statements made in this affidavit are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. §4904 relating to unsworn falsification to authorities.

Gregory Roger Wood, Jr.

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**NOTICE**

Notice is hereby given that on October 15, 2015 the Pike County Tax Claim Bureau did present to the Court of Common Pleas of Pike County a Consolidated Return for Upset tax sales held on September 23, 2015 and October 5, 2015, which return lists the properties sold for delinquent taxes situate in Townships of Blooming Grove, Delaware, Dingman, Greene, Lackawaxen, Lehman, Matamoras Borough, Milford Borough, Milford Township, Palmyra Township, Porter Township and Shohola Township, all in the County of Pike and State of Pennsylvania. That Return is entered at No. 1464, 2015, Civil. Objections or exceptions thereto may be filed by any owner or lien creditor within thirty (30) days after the date of the Return; otherwise the Return will be confirmed absolutely.

CYNTHIA A. GEHRIS,  
DIRECTOR  
Pike County Tax Claim Bureau  
County Administration Building  
506 Broad Street  
Milford, PA. 18337

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**SHERIFF SALES**

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

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**SHERIFF SALE**

**November 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 52-2015r SUR JUDGEMENT NO. 52-2015 AT THE SUIT OF Wells Fargo Bank, NA as Trustee for WaMu Mortgage Pass-Through Certificates, Series 2005-PR4 vs Brian Kempka and Maria Kempka 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 November 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

Lot Number 286 in the subdivision of Holiday Forest Division, Section VII, recorded in the Office of the Recorder of Deeds of Pike County in Plat Book Volume 7 at Page 241 on May 5, 1970.

TOGETHER with all rights of way and UNDER and SUBJECT to the covenants,

reservations, restrictions and conditions as set forth in the deed from American Central Corporation to Martin Lapidese and Rubin Karasick, dated December 1, 1970 and recorded in the Office aforesaid in Deed Book Volume 224, page 35. UNDER and SUBJECT, nevertheless to the covenants and restrictions set forth in those certain covenants and easements and restrictions recorded in Pike County Deed Book Volume 225 at Page 443 and following on July 10, 1969.

EXCEPTING and RESERVING all oil and mineral rights as reserved by American Central Corporation. TOGETHER with all rights of way and UNDER and SUBJECT to the covenants, reservations, restrictions and conditions as set forth in the chain of title. BEING THE SAME PREMISES which Antonio Cammarata, widower and single, George Breniak and Vincenza Breniak, husband and wife by Deed dated 11/29/2000 and recorded 12/5/2000 in the Office of the recorder of Deeds in and for the County of Pike, in Deed Book 1870, Page 438, granted and conveyed unto Brian Kempka and Maria Kempka, husband and wife.

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

Brian Kempka and Maria Kempka DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$137,783.31, 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 Brian Kempka and Maria Kempka DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$137,783.31 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Shapiro & DeNardo  
3600 Horizon Drive, Ste. 150

King of Prussia, PA 19406  
10/23/15 · 10/30/15 · 11/06/15

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**SHERIFF SALE**  
**November 18, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
86-2015r SUR JUDGEMENT  
NO. 86-2015 AT THE SUIT  
OF HSBC Bank, NA vs  
Ovidiu H. Tusinean aka Ovidiu  
Horia Tusinean and Maria  
M. Gelca 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  
November 18, 2015 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

**SHORT DESCRIPTION**

All that certain piece or  
parcel or Tract of land situate  
Dingmans Ferry, Pike County,  
Pennsylvania, and being known  
as L 1629 S17 Conashaugh  
Lakes, Dingmans Ferry,  
Pennsylvania 18328.  
Map Number 121.02-01-75  
Control Number: 03-0-065400  
THE IMPROVEMENTS  
THEREON ARE: Residential  
Dwelling  
REAL DEBT: \$289,777.91  
SEIZED AND TAKEN  
IN EXECUTION AS THE

PROPERTY OF: Ovidiu H.  
Tusinean a/k/a Ovidiu Horia  
Tusinean and Maria M. Gelca  
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 Ovidiu H. Tusinean  
aka Ovidiu Horia Tusinean  
and Maria M. Gelca  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$289,777.91,  
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 Ovidiu H.  
Tusinean aka Ovidiu Horia  
Tusinean and Maria M. Gelca  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$289,777.91 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street, Ste.  
1400  
Philadelphia, PA 19109  
**10/23/15 · 10/30/15 · 11/06/15**

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**SHERIFF SALE  
November 18, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
87-2015r SUR JUDGEMENT  
NO. 87-2015 AT THE SUIT  
OF Ocwen Loan Servicing, LLC  
vs Dwayne Whaley and Evelyn  
Whaley 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  
November 18, 2015 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

SHORT DESCRIPTION  
All that certain piece or parcel or  
Tract of land situate Township  
of Lehman, Pike County,  
Pennsylvania, and being known  
as 15 Depue Circle, Bushkill,  
Pennsylvania 18324.  
Map Number: 188.02-01-03  
Control Number: 06-0-038964  
THE IMPROVEMENTS  
THEREON ARE: Residential  
Dwelling  
REAL DEBT: \$207,327.88  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF: Dwayne  
Whaley and Evelyn Whaley  
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  
Dwayne Whaley and Evelyn  
Whaley DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$207,327.88,  
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 Dwayne Whaley and Evelyn Whaley DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$207,327.88 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street, Ste.  
1400  
Philadelphia, PA 19109  
**10/23/15 · 10/30/15 · 11/06/15**

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**SHERIFF SALE**

**November 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 88-2015r SUR JUDGEMENT NO. 88-2015 AT THE SUIT OF Ocwen Loan Servicing, LLC vs Jennie Truran aka Jennie L. Truran 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 November 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

All that certain piece or parcel or Tract of land situate Township of Delaware, Pike County, Pennsylvania, and being known as 119 Stag Lane Wild Acres, Dingmans Ferry, Pennsylvania 18328.

Map Number: 169.01-02-62

Control Number: 02-0-031944

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$141,670.02

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Jennie Truran a/k/a Jennie L. Truran 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 Jennie Truran aka Jennie L. Truran DEFENDANTS, OWNER, OR REPUTED

OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$141,670.02,  
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 Jennie  
Truran aka Jennie L. Truran  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$141,670.02 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street, Ste.  
1400  
Philadelphia, PA 19109  
**10/23/15 · 10/30/15 · 11/06/15**

**SHERIFF SALE**

**November 18, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
177-2014r SUR JUDGEMENT  
NO. 177-2014 AT THE  
SUIT OF Bayview Loan  
Servicing LLC vs Lorraine  
Johnstone and Robert S.  
Johnstone, 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  
November 18, 2015 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

**SHORT DESCRIPTION**

All that certain piece or parcel or  
Tract of land situate Township  
of Lehman, Pike County,  
Pennsylvania, and being known  
as 3233 Windermere Drive,  
a/k/a Lot 3211, Section 34,  
Saw Creek Estates, Bushkill,  
Pennsylvania 18324.  
Map Number 197.03-03-23  
Control Number: 06-0-108583  
THE IMPROVEMENTS  
THEREON ARE: Residential  
Dwelling  
REAL DEBT: \$195,217.68  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF: Lorraine  
Johnstone and Robert S.



Johnstone, Jr.  
McCabe, Weisberg and Conway,  
P.C.  
123 South Broad Street, Suite  
1400  
Philadelphia, PA 19109

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Lorraine Johnstone and  
Robert S. Johnstone, Jr.  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$195,217.68,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

PROPERTY OF Lorraine  
Johnstone and Robert S.  
Johnstone, Jr. DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$195,217.68 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad St., Ste. 1400  
Philadelphia, PA 19109  
**10/23/15 · 10/30/15 · 11/06/15**

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**SHERIFF SALE**  
**November 18, 2015**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
186-2015r SUR JUDGEMENT  
NO. 186-2015 AT THE SUIT  
OF Ocwen Loan Servicing, LLC  
vs David Prohidney and Denise  
P. Prohidney 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  
November 18, 2015 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

SHORT DESCRIPTION  
By virtue of a Writ of Execution  
No. 186-2015-CV

OCWEN Loan Servicing, LLC  
v.  
David Prohidney  
Denise P. Prohidney  
owner(s) of property situate  
in the LACKAWAXEN  
TOWNSHIP, PIKE County,  
Pennsylvania, being 144 Forest  
Ridge Drive, Hawley, PA  
18428-4002  
Parcel No. 009.03-06-65-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$136,127.97  
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 Prohidney  
and Denise P. Prohidney  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$136,127.97,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF David  
Prohidney and Denise P.  
Prohidney DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$136,127.97 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1 Penn Center Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
10/23/15 · 10/30/15 · 11/06/15

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**SHERIFF SALE**  
**November 18, 2015**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
208-2015 SUR JUDGEMENT  
NO. 208-2015 AT THE  
SUIT OF JPMorgan Chase  
Bank, NA vs. Christopher A.  
McGrath DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC

VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
November 18, 2015 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

ALL THAT CERTAIN lot,  
piece or parcel of land, situate  
lying and being in the Township  
of Blooming Grove, County of  
Pike and State of Pennsylvania,  
more particularly described as  
Lot 45, Block XXVI, Hemlock  
Farms Community, Stage  
LXXIX, as shown on Plat of  
Hemlock Farms Community,  
Elm Ridge, Stage LXXXIX,  
recorded in the Office of the  
recorder of Deeds of Pike  
County in Plat Book 8, Page  
189, on the 17th day of June,  
1971.

EXCEPTING AND  
RESERVING unto the  
Grantor, its successors and  
assigns, the oil, minerals and  
gases therein, which reservation  
does not include right of entry by  
the Grantor upon the premises  
for the purpose of removing the  
aforementioned oils, minerals  
and gases in the Lot.

UNDER AND SUBJECT,  
nevertheless, to the covenants  
and restrictions set forth on  
Deed Book 2343 Page 2600  
attached hereto and made a part  
hereof, which the Grantee by  
acceptance of this deed agrees to  
observe and perform.

TOGETHER with the right

to use the private roadways as  
shown on the said recorded  
plat, together with such other  
rights of way over other lands of  
the Grantor, its successors and  
assigns, may designate from time  
to time, for purpose of ingress,  
egress and regress in common  
with the Grantor, its successors  
and assigns and other persons  
to and from Pennsylvania Route  
739 (Dingman Turnpike)  
or Pennsylvania Route 402,  
excepting and reserving, however  
to the Grantor an easement for  
the Grantor to construct, repair,  
replace, operate and maintain  
gas, sewer, water and other  
utilities lines. The granting of  
this right by the Grantor to  
the Grantee does constitute  
a dedication of such private  
roadways to the public. The  
Grantor hereby reserves the  
right of itself, and assigns, at any  
time, and from time to time, to  
such other location or locations  
as the Grantor or its successors  
or assigns may determine in its  
sole direction, provided that  
such change does not deprive  
the Lot owner of road frontage  
and ingress and egress thereto or  
therefrom.

TAX PARCEL # 107.03-02-22  
BEING KNOWN AS: 333  
Surrey Drive, Lords Valley, PA  
18428

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Christopher A. McGrath

DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$200,595.51,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Christopher  
A. McGrath DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$200,595.51 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group, PC  
701 Market Street, Ste 5000  
Philadelphia, PA 19106-1532  
**10/23/15 · 10/30/15 · 11/06/15**

**SHERIFF SALE**

**November 18, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
253-2013r SUR JUDGEMENT  
NO. 253-2013 AT THE SUIT  
OF Wells Fargo Bank, NA vs  
Jennifer Doherty and Richard  
Doherty 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  
November 18, 2015 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 253-2013  
Wells Fargo Bank, N.A.

v.

Jennifer Doherty  
Richard Doherty  
owner(s) of property situate in  
DINGMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being 311 Rambling Way,  
Milford, PA 18337-9564  
Parcel No. 125.00-01-96-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$201,237.10  
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 Doherty and Richard Doherty DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$201,237.10, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Jennifer Doherty and Richard Doherty DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$201,237.10 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1 Penn Center Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, Pa 19103  
**10/23/15 · 10/30/15 · 11/06/15**

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**SHERIFF SALE**  
**November 18, 2015**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 259-2015 SUR JUDGEMENT NO. 259-2015 AT THE SUIT OF Wells Fargo Bank, NA Not in its Individual Capacity, But solely as Trustee For RMAC Remic Trust, Series 2009-9 vs. Richard C. Schiraldi, Sr. & Mary L. Schiraldi DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY November 18, 2015 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 1192, Section 17, Saw Creek Estates, 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 16, Page 49.  
TAX PARCEL # 192.02-04-72  
BEING KNOWN AS: 1192  
Dorchester 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 Richard C. Schiraldi, Sr. & Mary L. Schiraldi DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$183,075.27, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Richard C. Schiraldi, Sr. & Mary L. Schiraldi DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$183,075.27 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group, PC  
701 Market Street, Ste 5000  
Philadelphia, PA 19106-1532  
10/23/15 · 10/30/15 · 11/06/15

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**SHERIFF SALE**

**November 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 266-2015r SUR JUDGEMENT NO. 266-2015 AT THE SUIT OF Pennymac Holdings, LLC vs William Rusznak 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 November 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution  
No. 266-2015  
Pennymac Holdings, LLC  
v.  
William Rusznak  
owner(s) of property situate  
in the DELAWARE  
TOWNSHIP, PIKE County,  
Pennsylvania, being 103 Cliff  
Court, Dingmans Ferry, PA  
18328  
Parcel No. 176.04-01-54-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$115,923.72  
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 William Rusznak  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$115,923.72,  
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 William  
Rusznak DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$115,923.72 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1617 JFK Blvd, Ste. 1400  
1 Penn Center Station  
Philadelphia, PA 19103  
**10/23/15 · 10/30/15 · 11/06/15**

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**SHERIFF SALE**  
**November 18, 2015**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
273-2015r SUR JUDGEMENT  
NO. 273-2015 AT THE  
SUIT OF Wells Fargo Bank,  
NA vs Frank R. Garrick  
aka Frank Garrick & Anna  
Garrick 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  
November 18, 2015 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 273-2015

Wells Fargo Bank, N.A.

v.

Frank R. Garrick a/k/a Frank  
Garrick

Anna Garrick

owner(s) of property situate in  
the SHOHOLA TOWNSHIP,  
PIKE County, Pennsylvania,  
being 92 Blackfoot Road,  
Shohola, PA 18458

Parcel No. 049.02-07-01  
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$72,674.67

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  
Frank R. Garrick aka Frank  
Garrick & Anna Garrick  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A

JUDGMENT ON THE  
AMOUNT OF \$72,674.67,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Frank R.  
Garrick aka Frank Garrick &  
Anna Garrick DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$72,674.67 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1 Penn Center Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
10/23/15 · 10/30/15 · 11/06/15

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**SHERIFF SALE**



**November 18, 2015**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
282-2015r SUR JUDGEMENT  
NO. 282-2015 AT THE SUIT  
OF Bank of America, NA vs  
Stephen J. Guillman and Sara  
A. Guillman 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  
November 18, 2015 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

ALL THAT CERTAIN  
lot or lots, parcel or piece of  
ground situate in Lehman  
Township, Pike County,  
Pennsylvania, being Lot or  
Lots No. 997, Section 15, as is  
more particularly set forth on  
the Plot Map of Lehman-Pike  
Development Corporation, Saw  
Creek Estates, as same is duly  
recorded in the Office for the  
Recording of Deeds, Milford,  
Pike County, Pennsylvania, Plot  
Book Volume 15, page 14.  
TOGETHER WITH all  
rights and privileges and  
UNDER AND SUBJECT  
to the covenants, exceptions,  
conditions, restrictions and  
reservations as of record.  
BEING THE SAME

PREMISES which William  
Raymond Smith and Arlene  
Smith, Husband and Wife,  
by Deed dated 3/28/2008 and  
recorded 4/3/2008 in the Office  
of the Recorder of Deeds in and  
for the County of Pike, in Deed  
Book 2272, Page 140, granted  
and conveyed unto Stephen J.  
Guillman and Sara A. Guillman,  
Husband and Wife.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Stephen J. Guillman  
and Sara A. Guillman  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$167,207.29,  
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 Stephen J. Guillman and Sara A. Guillman DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$167,207.29 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Shapiro & DeNardo  
3600 Horizon Drive, Ste. 150  
King of Prussia, PA 19406  
**10/23/15 · 10/30/15 · 11/06/15**

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**SHERIFF SALE**

**November 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 284-2015r SUR JUDGEMENT NO. 284-2015 AT THE SUIT OF The Honesdale National Bank vs Lisa Boria 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 November 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

LOT Number 45, in the Subdivision of Forest Ridge Division, Section 1, recorded in the Office of the Recorder of Deeds of Pike County in Plat Book Volume 7, Page 128, on August 26, 1969.

TAX PARCEL # 013.01-03-55 BEING KNOWN AS: 128 Forest View Drive, Hawley, PA 18428

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Lisa Boria DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$173,928.44, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Lisa Boria  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$173,928.44 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
10/23/15 · 10/30/15 · 11/06/15

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**SHERIFF SALE**

**November 18, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
316-2012r SUR JUDGEMENT  
NO. 316-2012 AT THE  
SUIT OF Wells Fargo  
Bank, NA vs Deborah A.  
Jennings DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA

18337 ON WEDNESDAY  
November 18, 2015 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 316-2012

Wells Fargo Bank, N.A.

v.

Deborah A. Jennings  
owner(s) of property situate  
in the TOWNSHIP OF  
DELAWARE, PIKE County,  
Pennsylvania, being 111  
Brookside Lane, a/k/a 111  
Brookside Drive, Dingmans  
Ferry, PA 18328-9814  
Parcel No. 161.02-03-09-  
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$115,882.22

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 Deborah A. Jennings  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$115,882.22,  
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 Deborah A.  
Jennings DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$115,882.22 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1 Penn Center Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
**10/23/15 · 10/30/15 · 11/06/15**

**SHERIFF SALE**  
**November 18, 2015**

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

337-2015r SUR JUDGEMENT  
NO. 337-2015 AT THE SUIT  
OF Wells Fargo Bank, NA vs  
Beverly M. Karten aka Beverly  
Karten 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  
November 18, 2015 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

SHORT DESCRIPTION  
By virtue of a Writ of Execution  
No. 337-2015  
Wells Fargo Bank, N.A.  
v.  
Beverly M. Karten a/k/a Beverly  
Karten  
owner(s) of property situate in  
the LEHMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being 255 Decker Road, a/k/a  
6034 Decker Road, Bushkill, PA  
18324  
Parcel No. 192.01-03-54-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$122,391.22  
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

Beverly M. Karten aka Beverly Karten DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$122,391.22, 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 Beverly M. Karten aka Beverly Karten DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$122,391.22 PLUS COSTS AND INTEREST AS AFORESAID.

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

1617 JFK Blvd, Ste. 1400  
1 Penn Center Station  
Philadelphia, PA 19103  
**10/23/15 · 10/30/15 · 11/06/15**

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**SHERIFF SALE**

**November 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 356-2015r SUR JUDGEMENT NO. 356-2015 AT THE SUIT OF Bank of America, NA successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP vs Lauren M. Bruneio, Administratrix of The Estate of Colleen Gill, 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 November 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN piece of parcel of land situate in Greene Township, Pike County, Pennsylvania, bounded and described as follows: BEGINNING at the corner where two roads meet at Charles Wolff's; thence North 85-1/4 degrees West 358 feet to white birch tree; thence South 31- 3/4

degrees West 89 feet, South 22 degrees West 91 feet; South 19-1/2 degrees West 98-1/2 feet, South 13-3/4 degrees West 57 feet along stone wall; thence South 85-1/4 degrees East 460 feet to corner in public road; thence along public road North 4-3/4 degrees East 317 feet to the place of beginning.

EXCEPTING all that certain piece and parcel of land being Parcel "A" on a map of the Lands of Anne Koerner, said map being prepared by Harry Schoenagel, Registered Surveyor, and approved by the Board of Supervisors for Green Township, Pike County, Pennsylvania on November 14, 1981, and recorded in the Pike County Office of the Recorder of Deeds in Map Book Volume 20 at page 61, and more particularly described as follows:

BEGINNING at the common corner of Parcels "A" and "B", said point being located in the line of lands now or formerly of Susan Parsons and further being the center of a 25 foot wide common driveway; thence along Parcel "B" and the following two courses and distances: (1) South 03 degrees 32 minutes 00 seconds West 94.78 feet to Pennsylvania Power and Light Company pole P2T 10980 and (2) South 04 degrees 28 minutes 56 seconds West 222.75 feet to a corner in the line of lands of Henry Botjer, thence along the lands of Henry Botjer the following 5 courses and distances: (1) North 85 degrees 15 minutes 00 seconds West

223.88 feet to a found iron bar for a corner, (2) North 13 degrees 45 minutes 00 seconds East 57.00 feet to an iron bar for a corner; (3) North 19 degrees 30 minutes 00 seconds East 98.50 feet to a corner; (4) North 22 degrees 00 minutes 00 seconds East 91.00 feet to a found iron bar for a corner; and (5) North 31 degrees 45 minutes 00 seconds East 89.00 feet to a corner in the line of lands now or formerly of Susan Parsons; thence along the said lands South 85 degrees 07 minutes 44 seconds East 199.44 feet to the point and place of beginning.

COMPRISING with said boundaries Parcel "A".  
BEING THE SAME PREMISES which Dianne Basso, Administratrix of the Estate of Ronald Conti, Deceased, by Deed dated 4/3/2007 and recorded 4/11/2007 in the Office of the Recorder of Deeds in and for the County of Pike, in Deed Book 2226 and Page 1441, granted and conveyed unto Colleen Gill, as sole owner.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Lauren M. Bruneio, Administratrix of The Estate of Colleen Gill, deceased DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR

EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$132,398.82, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Lauren M. Bruneio, Administratrix of The Estate of Colleen Gill, deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$132,398.82 PLUS COSTS AND INTEREST AS AFORESAID.  
PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Shapiro & DeNardo  
3600 Horizon Drive, Ste. 150  
King of Prussia, PA 19406  
10/23/15 · 10/30/15 · 11/06/15

---

**SHERIFF SALE**  
**November 18, 2015**  
BY VIRTUE OF WRIT

OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 357-2015r SUR JUDGEMENT NO. 357-2015 AT THE SUIT OF Ocwen Loan Servicing, LLC vs John Wells aka John P. Wells 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 November 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

Lot 301, Section 3, as shown on map entitled subdivision of Section A, Pocono Mountain Woodland Lakes Corporation, on file in the recorder's office at Milford, Pennsylvania in Plot Book 10, Page 136.

ALSO KNOWN AS 124 Nelson Road, Milford, PA 18337

PARCEL NO. 110.04-01-27-03-0-017821

BEING the same premises which Guy S Henderson, single a by Deed dated September 19, 1997 and recorded September

22 1997 in the Office of the Recorder of Deeds in and for Pike County in Deed Book: 1410 Page 330, granted and conveyed unto John Wells, his heirs and assign.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO John Wells aka John P. Wells DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$211,910.31, 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

Wells aka John P. Wells DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$211,910.31 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg  
1581 Main Street, Ste. 200  
Warrington, PA 18976  
**10/23/15** · 10/30/15 · 11/06/15

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**SHERIFF SALE**

**November 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 361-2015r SUR JUDGEMENT NO. 361-2015 AT THE SUIT OF JPMorgan Chase Bank, NA vs Seth Holstead aka Seth J. Holstead 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 November 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 361-2015 JPMorgan Chase Bank, N.A. v.



Seth Holstead a/k/a Seth J. Holstead  
owner(s) of property situate in DINGMAN TOWNSHIP, PIKE County, Pennsylvania, being 105 Tamarack Drive, Milford, PA 18337-7210 Parcel No. 111.01-02-42- (Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$164,218.80  
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 Seth Holstead aka Seth J. Holstead DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$164,218.80, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Seth Holstead aka Seth J. Holstead DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$164,218.80 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond & Jones  
1 Penn Center Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
**10/23/15 · 10/30/15 · 11/06/15**

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**SHERIFF SALE**  
**November 18, 2015**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 390-2015r SUR JUDGEMENT NO. 390-2015 AT THE SUIT OF Ocwen Loan Servicing, LLC vs Lynda Valentine and Marc C. Valentine 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  
November 18, 2015 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

Land situated in the Township  
of Dingman in the County of  
Pike in the State of PA.  
Being Lot No. 30, Block No. 21,  
Section No. 2, Gold Key Estates,  
as shown on a plat or map of  
Gold Key Estates, Subdivision,  
on file in the recorder of deeds  
office, in plat book 6, page 7.  
Premises being 2169 Gold Key  
Estate, Milford, PA 18337  
Parcel no. 03-0-018585  
BEING the same premises  
which Scott C. Kimmel and  
Dana M. Kimmel, his wife by  
Deed dated August 10, 2005 and  
recorded August 12, 2005 in the  
Office of the Recorder of Deeds  
in and for Pike County in Deed  
Book: 2126 Page 407, granted  
and conveyed unto Marc C.  
Valentine and Lyndia Valentine,  
husband, his wife.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Lynda Valentine  
and Marc C. Valentine  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$240,448.97,

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

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Lynda  
Valentine and Marc C. Valentine  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$240,448.97 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg  
1581 Main Street, Ste. 200  
Warrington, PA 18976  
**10/23/15 · 10/30/15 · 11/06/15**

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**SHERIFF SALE**  
**November 18, 2015**  
BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON

PLEAS, PIKE COUNTY,  
 CIVIL DIVISION, TO  
 EXECUTION NO 417-2015r  
 SUR JUDGEMENT NO.  
 417-2015 AT THE SUIT OF  
 Raymond Calestini vs Lawrence  
 Page 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  
 November 18, 2015 at 11:00  
 AM PREVAILING TIME  
 IN THE AFORENOON OF  
 SAID DATE:

DESCRIPTION

ALL THAT CERTAIN  
 piece, parcel and tract of land  
 lying, situate and being in the  
 Township of Westfall, County  
 of Pike, and Commonwealth of  
 Pennsylvania, more particularly  
 described as follows:  
 BEGINNING at a point in the  
 center of 33 foot wide right of  
 way being a common corner of  
 lands of Lawrence McAllister  
 and Parcel One herein described;  
 thence leaving said right of  
 way and running along lands of  
 McAllister North 61 degrees  
 18 minutes 07 seconds West  
 200.0 feet to an iron bar being  
 a common corner of lands of  
 Willard Wilson; thence running  
 along lands of Wilson North 60  
 degrees 30 minutes 05 seconds  
 West 910.26 feet to an iron  
 pipe in stones being a common  
 corner of lands of Lawrence  
 Oellerich; thence running along

lands of Oellerich North 72  
 degrees 05 minutes 09 seconds  
 East 1042.69 feet to an iron pipe  
 corner; thence still along lands of  
 Oellerich North 68 degrees 50  
 minutes 10 seconds East 1371.11  
 feet to a stone being a common  
 corner of lands of L & J Inc.  
 Valley View Subdivision; thence  
 running along Valley View  
 Subdivision South 70 degrees  
 47 minutes 47 seconds East  
 688.87 feet to a point; thence  
 along same South 02 degrees 23  
 minutes 28 seconds East 300.00  
 feet to a point; thence still  
 along Valley View Subdivision  
 North 70 degrees 45 minutes  
 28 seconds West 50.00 feet to  
 a point; thence still along same  
 South 02 degrees 23 minutes  
 28 seconds East 301.52 feet to  
 a point; thence running along  
 Valley Subdivision South 42  
 degrees 49 minutes 00 seconds  
 East 322.17 feet to an iron bar  
 being a common corner of Parcel  
 Two; thence running along  
 Parcel Two South 51 degrees  
 09 minutes 40 seconds West  
 323.67 feet to a point being  
 a common corner of lands of  
 Lawrence Page; thence running  
 along lands of Page North 46  
 degrees 33 minutes 07 seconds  
 West 609.00 feet to a point in  
 the center of a 33 foot wide right  
 of way; thence still along lands of  
 Page and along the center of said  
 right of way North 84 degrees 03  
 minutes 07 seconds West 700.00  
 feet to a point in said right of  
 way; thence running along the  
 center of the 33 foot wide right  
 of way the following four courses  
 and distances: (1) South 22

degrees 46 minutes 53 seconds West 27.00 feet; (2) South 10 degrees 49 minutes 53 seconds West 40.00 feet; (3) South 01 degrees 26 minutes 53 seconds West 40.00 feet; (4) South 02 degrees 11 minutes 07 seconds West 70.00 feet to the point and place of BEGINNING. CONTAINING 33.77 acres more or less as set forth on a map by Victor E. Orben, PLS. Drawing Number R2006-715-D Revised June 11, 2007. BEING the same premises described in a certain deed dated July 20, 2007 between Raymond Calestini, Grantor and Raymond Calestini, Grantee, and recorded in the Office of the Recorder of Deeds in and for Pike County, Pennsylvania in Record Book 2243 at page 1714 on August 1, 2007. Improvements: None

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Lawrence Page DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$422,364.61, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE

ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Lawrence Page DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$422,364.61 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Levy Stieh & Gaughan  
542 US Routes 6 & 209  
PO Box D  
Milford, PA 18337  
**10/23/15 · 10/30/15 · 11/06/15**

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**SHERIFF SALE**  
**November 18, 2015**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 489-2013 SUR JUDGEMENT NO. 489-2013 AT THE SUIT OF Nationstar Mortgage

LLC vs. Unknown Heirs of Frances Wunder, Deceased, Joan Calascibetta, Solely in her capacity as Heir of Frances Wunder, Deceased, Ronald Wunder, Solely in his capacity as Heir of Frances Wunder, Deceased & Bruce Wunder, Solely as Heir of Frances Wunder 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 November 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

All that certain lot, piece or parcel of land situate, lying and being in the Township of Lehman, County of Pike and State of Pennsylvania more particularly described as follows; Lot No. 1, Stage 2, Pine Ridge, as shown on Plat of Pine Ridge, Inc. Stage 1 recorded in the Office of the Recorder of Deeds of Pike County in Plat Book Volume 6, page 173 on July 3, 1968.

TAX PARCEL #  
194.03-02-01/06-0-043044  
BEING KNOWN AS: 1698  
Pine Ridge AKA Lot 1 Pocono  
Boulevard Pine Ridge, Bushkill,  
PA 18324.

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

THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Unknown Heirs of Frances  
Wunder, Deceased, Joan  
Calascibetta, Solely in her  
capacity as Heir of Frances  
Wunder, Deceased, Ronald  
Wunder, Solely in his  
capacity as Heir of Frances  
Wunder, Deceased & Bruce  
Wunder, Solely as Heir of  
Frances Wunder Deceased  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$223,588.52,  
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 Unknown  
Heirs of Frances Wunder,  
Deceased, Joan Calascibetta,

Solely in her capacity as Heir of Frances Wunder, Deceased, Ronald Wunder, Solely in his capacity as Heir of Frances Wunder, Deceased & Bruce Wunder, Solely as Heir of Frances Wunder Deceased  
DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$223,588.52 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group, PC  
701 Market Street, Ste 5000  
Philadelphia, PA 19106-1532  
**10/23/15 · 10/30/15 · 11/06/15**

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**SHERIFF SALE**

**November 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 522-2014r SUR JUDGEMENT NO. 522-2014 AT THE SUIT OF Wells Fargo Bank, NA vs Unknown Surviving Heirs of Karen L. Dolcimascolo, 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 November 18, 2015 at 11:00 AM PREVAILING TIME

IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

All that certain piece or parcel or Tract of land situate Township of Dingman, Pike County, Pennsylvania, and being known as 2418 Gold Key Estate, Milford, Pennsylvania 18337.

Map Number 122.04-15-15  
Control Number: 03-0-017094

**THE IMPROVEMENTS**

THEREON ARE: Residential Dwelling

REAL DEBT: \$166,905.08

SEIZED AND TAKEN

IN EXECUTION AS THE

PROPERTY OF: Unknown

Surviving Heirs of Karen

L. Dolcimascolo, 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

Unknown Surviving Heirs of

Karen L. Dolcimascolo, deceased

Mortgagor and Real Owner

DEFENDANTS, OWNER,

OR REPUTED OWNERS

OF THE AFORESAID

REAL PROPERTY FOR

EXECUTION UPON A

JUDGMENT ON THE

AMOUNT OF \$166,905.08,

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  
Surviving Heirs of Karen  
L. Dolcimascolo, deceased  
Mortgagor and Real Owner  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$166,905.08 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad St., Ste. 1400  
Philadelphia, PA 19109  
10/23/15 · 10/30/15 · 11/06/15

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**SHERIFF SALE**

**November 18, 2015**

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

TO EXECUTION NO  
540-2014r SUR JUDGEMENT  
NO. 540-2014 AT THE SUIT  
OF Fifth Third Mortgage  
Company vs Desiree C. Gist,  
Known Surviving Heir of  
Roslyn Foucher Plumber  
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  
November 18, 2015 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

LEGAL DESCRIPTION  
ALL THAT CERTAIN lot or  
lots, parcel or piece of ground  
situate in Lehman Township,  
Pike County, Pennsylvania,  
being lot or lots No. 191, Section  
23, as is more particularly  
set forth on the Plot Map of  
Legman-Pike Development  
Corporation, Saw Creek Estates,  
as same is duly recorded in  
the Office for the Recorder of  
Deeds, Milford, Pike County,  
Pennsylvania in Plot Book  
Volume 13, Page 40.

Being the same premises vested  
unto Roslyn Foucher, by Deed  
from Cecile D. Leblanc, Widow  
dated August 21, 2001 and  
recorded August 23, 2001 in  
Deed Book 1895, Page 859.  
The said Roslyn Foucher died  
on December 1, 2013 thereby  
vesting title in Desiree C. Gist,

Known Surviving Heir of Roslyn Foucher Plummer, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of Roslyn Foucher Plummer, Deceased Mortgagor and Real Owner by operation of law. Being known as: 813 SAW CREEK ESTATES F/K/A 191 DECKER ROAD, BUSHKILL, PENNSYLVANIA 18324. TOGETHER with all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, reservations and restrictions as of record. Map Number: 192.03-02-01 Control Number: 06-0-103057

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Desiree C. Gist, Known Surviving Heir of Roslyn Foucher Plummer Deceased Mortgagor and real Owner DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$34,196.20, 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 Desiree C. Gist, Known Surviving Heir of Roslyn Foucher Plummer Deceased Mortgagor and real Owner DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$34,196.20 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad St., Ste. 1400  
Philadelphia, PA 19109  
**10/23/15 · 10/30/15 · 11/06/15**

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**SHERIFF SALE**  
**November 18, 2015**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 593-2013r SUR JUDGEMENT NO. 593-2013 AT THE SUIT OF Green Tree Servicing, LLC



vs Jodi R. Swanson and Terry C. Swanson 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  
November 18, 2015 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

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

v.  
JODI R. SWANSON  
TERRY C. SWANSON  
Defendant(s)  
COURT OF COMMON  
PLEAS  
CIVIL DIVISION  
Pike County  
MORTGAGE  
FORECLOSURE  
NO. 593-2013-CIVIL  
SHORT DESCRIPTION FOR  
ADVERTISING  
ALL THAT CERTAIN  
LOT OF LAND SITUATE  
IN TOWNSHIP OF  
DINGMAN, PIKE COUNTY,

PENNSYLVANIA:  
BEING KNOWN AS 118 Ute  
Drive, (Dingman Township),  
Milford, PA 18337  
PARCEL NUMBER:  
123.01-04-46  
IMPROVEMENTS:  
Residential Property  
UDREN LAW OFFICES,  
P.C.  
Attorney for Plaintiff  
ELIZABETH L. WASSALL,  
ESQ.  
PA ID 77788

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Jodi R. Swanson  
and Terry C. Swanson  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$189,603.09,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Jodi R. Swanson and Terry C. Swanson DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$189,603.09 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  
**10/23/15 · 10/30/15 · 11/06/15**

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**SHERIFF SALE**

**November 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 605-2013r SUR JUDGEMENT NO. 605-2013 AT THE SUIT OF PNC Bank, National Association, successor by merger to National City Bank, successor by merger to National City Mortgage, Co. vs. Eleanora Briggman and Dannie R. Higgs 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 November 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

BEING Lot No. 5, Section 2, Block 3, Gold Key Estates, as shown on Plat Map of Gold Key Estates Subdivision, recorded in the Office of the Recorder of Deeds of Pike County in Plat Book 5 at Page 77.

TAX PARCEL # 03-0-105888  
Map # 122.02-03-45  
BEING KNOWN AS: 117 Hickory Road, Milford, PA 18337

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Eleanora Briggman and Dannie R. Higgs DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$270,777.02, 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 Eleanora  
Briggman and Dannie R. Higgs  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$270,777.02 PLUS  
COSTS AND INTEREST AS  
AFORESAID.  
PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
**10/23/15 · 10/30/15 · 11/06/15**

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**SHERIFF SALE**  
**November 18, 2015**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
699-2012r SUR JUDGEMENT  
NO. 699-2012 AT THE  
SUIT OF Federal National

Mortgage Association vs Steven  
Rattiner 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  
November 18, 2015 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

SHORT DESCRIPTION  
All that certain piece or parcel or  
Tract of land situate Township  
of Dingman, Pike County,  
Pennsylvania, and being known  
as 128 Blackberry Drive,  
Milford, Pennsylvania 18337.  
Map Number: 110.04-04-61  
Control Number: 03-0-019540  
THE IMPROVEMENTS  
THEREON ARE: Residential  
Dwelling  
REAL DEBT: \$411,920.50  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF: Steven  
Rattiner  
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 Steven Rattiner  
DEFENDANTS, OWNER,

OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$411,920.50, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Steven Rattiner DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$411,920.50 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street, Ste.  
1400  
Philadelphia, PA 19109  
**10/23/15 · 10/30/15 · 11/06/15**

**SHERIFF SALE**

**November 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 809-2013r SUR JUDGEMENT NO. 809-2013 AT THE SUIT OF Peoples Security Bank & Trust, successor by merger to PENN Security Bank & Trust Co. vs Edmund Leizens and Liticia Leizens 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 November 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY PEOPLES SECURITY BANK & TRUST, SUCCESSOR BY MERGER TO PENN SECURITY BANK & TRUST CO. V. EDMUND LEIZENS AND LITICIA LEIZENS Case No. 809-2013 ALL THAT CERTAIN lots or lots, parcel or piece of ground situate in Lehman Township, Pike County, Pennsylvania, being Lot of Lots No. 3468, Section No. 37, as is more particularly set forth on the Plot Map of Lehman-Pike

Development Corporation, Saw Creek Estates, as same is duly recorded in the Office for the Recording of Deeds, Milford, Pike County Pennsylvania in plot Book Volume 34, Page 112-117.

SUBJECT to all easements, restrictions, covenants and conditions as set forth in Record Book Volume 1828, Page 902 and all deeds in the chain of title.

BEING the same premises which Meadow Creek, Inc. by deed dated February 8, 2000 and recorded February 16, 2000 in the Recorder of Deeds Office in and for Pike County at Milford, Pennsylvania, in Record Book Volume 1839, page 627, granted and conveyed unto Edmund Leizens and Liticia Leizens..

MAP/PARCEL/PLATE:

197.01-02-34

PIN NO. 06-0-11-551

LOT SIZE: 0.45 Acres

PROPERTY ADDRESS: 198

Wickes Road, Bushkill, PA

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Edmund Leizens and Liticia Leizens DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$103,558.70, PLUS COSTS & INTEREST. THE SALE MADE

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

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Edmund Leizens and Liticia Leizens DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$103,558.70 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Hourigan Kluger & Quinn  
600 3rd Avenue  
Kingston, PA 18704  
**10/23/15 · 10/30/15 · 11/06/15**

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**SHERIFF SALE**  
**November 18, 2015**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO

929-2014r SUR JUDGEMENT  
NO. 929-2014 AT THE  
SUIT OF Citigroup Mortgage  
Loan Trust Inc. Asset-Backed  
Pass-Through Certificates,  
Series 2007-AMC2, US  
Bank National Association,  
as Trustee vs Gary Gerard  
Mccomb and Christine Marie  
Mccomb 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  
November 18, 2015 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 929-2014-CIVIL  
Citigroup Mortgage Loan Trust  
Inc. Asset-Backed Pass-Through  
Certificates, Series 2007-AMC2,  
U.S. Bank National Association,  
as Trustee  
v.  
Gary Gerard Mccomb  
Christine Marie Mccomb  
owner(s) of property situate in  
DINGMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being 133 Cowberry Lane,  
Milford, PA 18337-7140  
Parcel No. 111.04-03-10-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$171,657.35  
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  
Gary Gerard Mccomb and  
Christine Marie Mccomb  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$171,657.35,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

\$171,657.35 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1 Penn Center Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
**10/23/15 · 10/30/15 · 11/06/15**

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**SHERIFF SALE**

**November 18, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1153-2014r SUR  
JUDGEMENT NO. 1153-2014  
AT THE SUIT OF PNC Bank,  
National Association vs Diana  
M. Woitsky 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  
November 18, 2015 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

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

vs.  
DIANA M. WOITSKY  
Defendant  
CIVIL DIVISION  
No. 1285-2014  
ALL THAT CERTAIN tract  
or parcel of land and premises,  
situate, lying and being in  
the Township of Lehman  
in the County of Pike and  
Commonwealth of Pennsylvania,  
more particularly described as  
follows:

Lot No. 27 Stage One, Pine  
Ridge, as shown on Plat of Pine  
Ridge, Inc., Stage One, recorded  
in the Office of the Recorder of  
Deeds of Pike County in Plat  
Book Volume No. 6 at Page No.  
53 on August 11, 1967.

UNDER AND SUBJECT to  
conditions, restrictions, etc., as  
set forth in Pike County Deed  
Book Volume No. 210, at Page  
No. 1.

TOGETHER with all and  
singular the lot or piece  
of ground 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 grantor, as well at law as  
in equity, of, in and to the same.  
Being the same property which  
Julie Emiele Heid, widow,  
granted and conveyed unto  
Diana M. Woitsky, single by

deed dated August 16, 2002 and recorded August 19, 2002 in the Recorder's Office of said County in OR Book 1939 Page 2471.  
116 Kittatinny Drive, Lehman Township, PA 18327  
Permanent Parcel No.:  
194.03-01-90  
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 Diana M. Woitsky DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$22,925.53, 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 Diana M. Woitsky DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$22,925.53 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Tucker Arensberg  
1500 One PPC Place  
Pittsburgh, PA 15222  
**10/23/15 · 10/30/15 · 11/06/15**

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**SHERIFF SALE**

**November 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1269-2014r SUR JUDGEMENT NO. 1269-2014 AT THE SUIT OF US Bank National Association, as Trustee for the Pennsylvania Housing Finance Agency vs Robert Smaligo, 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 November 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:



SHORT LEGAL FOR  
ADVERTISING  
ALL THAT CERTAIN

piece or parcel of land situate,  
and being in the Township  
of Dingman, Pike County,  
Pennsylvania, being Lot 12,  
Block 4, Section 2, Gold Key  
Lake Estates, as surveyed by  
Victor E. Orben, R.S. on August  
17, 1973, Drawing No. GK-202,  
Revision A, as recorded in Pike  
County Plat Book 6, Page 3,  
and HAVING THEREON  
ERECTED A DWELLING  
KNOWN AS 2361 GOLD  
KEY ESTATE, MILFORD,  
PA 18337.

MAP # 122.02-03-62

CONTROL # 03-0-020649

Reference Pike County Record  
Book 1752, Page 260

TO BE SOLD AS THE  
PROPERTY OF ROBERT  
SMALIGO, JR. UNDER PIKE  
COUNTY JUDGMENT NO.  
2014-01269

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Robert Smaligo, JR.  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$53,311.39,  
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 Robert  
Smaligo, JR. DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$53,311.39 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Purcell Krug & Haller  
1719 N. Front Street  
Harrisburg, PA 17102  
**10/23/15 · 10/30/15 · 11/06/15**

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**SHERIFF SALE**  
**November 18, 2015**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1285-2014r SUR  
JUDGEMENT NO. 1285-2014

AT THE SUIT OF PNC Bank,  
National Association vs Diana  
M. Woitsky 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  
November 18, 2015 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

IN THE COURT OF  
COMMON PLEAS OF PIKE  
COUNTY, PENNSYLVANIA  
PNC BANK, NATIONAL  
ASSOCIATION,  
Plaintiff,  
vs.  
DIANA M. WOITSKY  
Defendant.  
CIVIL DIVISION  
No. 1285-2014

ALL THAT CERTAIN lot or  
pieve of land and building situate  
in the Township of Lehman,  
County of Pike and State of  
Pennsylvania, bounded and  
described as follows:  
BEGINNING at a point  
on the northwesterly line of  
Whippoorwill Drive, a common  
corner of Lot no. 919 and lot  
No. 920 as shown on a Plan  
entitled "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 No. 7 at Page No. 155,  
October 17, 1969 on file in the

Office of the Recorder of Deeds,  
Milford, Pennsylvania, from  
which a stone corner marking  
the Souteasterly corner of Parcel  
No. 2 of lands conveyed by  
Benjamin Foster to Pocono  
Ranchlands, Lmted., by deed  
dated November 27, 1971 and  
recorded in the aforementioned  
Office in Deed Book Volume  
no. 258 at Page No. 824 bears  
South 52 degrees 22 minutes 36  
seconds East distant 2,882.61  
feet, also from which a stone  
corner marking the westerly  
corner of parcel no. 6 of the  
abovementioned lands conveyed  
by Benjamin Foster to Pocono  
Ranchlands, Lmted., North 58  
degrees 37 minutes 48 seconds  
West 260 feet to a point; thence  
by lands of Pocono Ranchlands,  
Lmted., North 58 degrees 4  
minutes 50 seconds East 100.50  
feet to a point; thence by Lot  
No. 918 South 37 degrees 37  
minutes 48 seconds East 250 feet  
to a point on the Northwesterly  
line of Whippoorwill Drive,  
thence along the Northeasterly  
line of Whippoorwill Drive,  
South 52 degrees 22 minutes  
12 seconds West 100 feet to the  
place of BEGINNING.  
CONTAINING 25,500 square  
feet more or less.  
BEING Lot No. 919 on the  
abovementioned plan. Prepared  
by Edward C. Hess Associates,  
Inc.  
EXCEPTING AND  
RESERVING unto the Grantor  
herein, and his lineal heirs, the  
right to draw water from the  
well currently existing on the  
premises herein granted (Lot

No. 919) for the benefit of and the use of Grantor and his lineal heirs to conjunction with their retention of ownership of Lot No. 920, subject to the terms and conditions as hereinafter set forth. Grantor and his lineal heirs agree that the cost of installation, operation and repair of the necessary pump, well pipes, access pipes, electrical lines and such other costs associated with the Grantor's and his lineal heirs, utilization of water from the well on lot No. 919 shall be borne by Grantor. Grantor and his lineal heirs shall install his pump and draw pipe in the well ten (10) feet above the currently existing pump and draw pipe so that Grantees herein shall have the primary right of access to the water in said well in the event that there is insufficient water to serve both properties. The right to draw water from the well on Lot No. 919 shall terminate absolutely twenty (20) years from date hereof. In addition, the right to draw water from the well on Lot No. 919 shall excess of two (2) years or by installment sales contract. This agreement shall also terminate seven (7) years from the date hereof if Grantee, his heirs and assigns convey their interest in Lot No. 919 to a third party during that seven year period provided Grantee, his heirs or assigns give Grantor or his lineal heirs two (2) months written notice that said Conveyance has occurred during the seven (7) year period. In the event Grantee, his heirs

or assigns convey their interest in Lot 919 at any time after (7) years from the date hereof, this agreement shall terminate upon conveyance provided two months written notice is given to Grantor or his lineal heirs that Lot 919 is to be conveyed to a third party.

UNDER AND SUBJECT to the covenants, easements, reservation, charges and conditions of record, if any. TOGETHER WITH unto the grantee herein, their heirs, successors and assigns, forever the right to ingress, egress and regress over that certain portion of land being the existing driveway as shown on map of Lands of Denis L. and Diane L. McDermott as performed by Victor E. Orben, registered surveyor, drawing # PRL - 1 - 919 dated October 14, 1983. Said existing driveway being located on Lot No. 920 being premises owned by James J. O'Malley, grantor herein, by virtue of a deed from James J. O'Malley and Joanne O'Malley dated September 7, 1978 and recorded in the Office of the Recorder of Deeds in and for Pike County in Deed Book 650 Page No. 295. In the event that the grantees, their heirs, successors and assigns herein construct a new driveway located solely on the premises at Lot No. 919, grantees, their heirs, successors and assigns agree that the right of way granted shall be terminated and vacated automatically. Being the same property which

Dennis McDermott and Diane McDermott, husband and wife, granted and conveyed unto Diana M. Woitsky, single by deed dated January 31, 2003 and recorded March 12, 2003 in the Recorder's Office of said County in OR Book 1971 Page 256 Lot 919, Section 1, Bushkill, PA 18324

Permanent Parcel No.:  
182.04-04-07

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 Diana M. Woitsky DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$36,501.59, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

(30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Diana M. Woitsky DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$36,501.59 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Tucker Arensberg  
1500 One PPC Place  
Pittsburgh, PA 15222  
**10/23/15 · 10/30/15 · 11/06/15**

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**SHERIFF SALE**

**November 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1398-2013r SUR JUDGEMENT NO. 1398-2013 AT THE SUIT OF Wells Fargo Bank, NA successor my merger to Wachovia Bank, NA vs Barbara 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

November 18, 2015 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

LEGAL DESCRIPTION  
ALL THAT CERTAIN  
LOT, PIECE OR PARCEL  
OF LAND, SITUATE IN  
THE TOWNSHIP OF  
SHOHOLA, COUNTY  
OF PIKE AND STATE  
OF PENNSYLVANIA,  
DESCRIBED AS FOLLOWS,  
TO WIT:

BEING LOT NO. 2, BLOCK  
NO. 7, SECTION 2, AS  
SHOWN ON A MAP OF  
SAGAMORE ESTATES,  
INC., DATED DECEMBER  
12, 1957 AND RECORDED  
WITH THE RECORDER OF  
DEEDS OF PIKE COUNTY,  
PENNSYLVANIA IN PLAT  
BOOK 3, PAGE 74; AND  
REFERENCE MAY BE  
HAD TO SAID MAP OR  
THE RECORD THEREOF  
FOR A MORE FULL AND  
COMPLETE DESCRIPTION  
OF THE LOT OR LOTS  
HEREIN CONVEYED

Tax Map 078.04-07.4

Control # 12-0-00680

BEING known and numbered  
as 115 Twin Lakes Drive f/k/a  
House #4 Twin Lakes Drive,  
Shohola, PA, 18458.

BEING the same premises  
which GEORGE A. STITIK  
AND MELANIE B. STITIK,  
HIS WIFE, by Deed dated  
September 23, 1986 and  
recorded September 24,  
1986 in and for Pike County,  
Pennsylvania, in Deed Book

Volume 1073, Page 163, granted  
and conveyed unto Barbara  
Phillips, single.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Barbara Phillips  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$207,596.57,  
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 Barbara  
Phillips DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT

\$207,596.57 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Zucker Goldberg & Ackerman  
200 Sheffield Street, Ste. 101  
Mountainside, NJ 07092  
**10/23/15 · 10/30/15 · 11/06/15**

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**SHERIFF SALE**

**November 18, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1425-2013r SUR  
JUDGEMENT NO. 1425-2013  
AT THE SUIT OF Central  
Mortgage Company vs Iris  
Pierre, Individually and in her  
Capacity as Heir of Fernande  
J. Liautaud, Deceased and  
unknown Heirs, Successors,  
Assigns, and All Persons,  
Firms, or Associations Claiming  
Right, Title or Interest From  
or Under Fernande J. Liautaud,  
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  
November 18, 2015 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

SHORT DESCRIPTION  
By virtue of a Writ of Execution  
No. 1425-2013  
Central Mortgage Company  
v.  
Iris Pierre, Individually and  
in her Capacity as Heir of  
Fernande J. Liautaud, Deceased  
and unknown Heirs, Successors,  
Assigns, and All Persons, Firms,  
or Associations Claiming Right,  
Title or Interest From or Under  
Fernande J. Liautaud, Deceased  
owner(s) of property situate  
in LEHMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being 1704 Pine Ridge, Bushkill,  
Pa 18324-9764  
Parcel No. 193.02-04-31-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$223,565.83  
Attorneys for Plaintiff  
Phelan Hallinan Diamond &  
Jones, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO Iris  
Pierre, Individually and in her  
Capacity as Heir of Fernande  
J. Liautaud, Deceased and  
unknown Heirs, Successors,  
Assigns, and All Persons, Firms,  
or Associations Claiming Right,  
Title or Interest From or Under  
Fernande J. Liautaud, Deceased  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A

JUDGMENT ON THE  
AMOUNT OF \$223,565.83,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Iris Pierre,  
Individually and in her Capacity  
as Heir of Fernande J. Liautaud,  
Deceased and unknown  
Heirs, Successors, Assigns,  
and All Persons, Firms, or  
Associations Claiming Right,  
Title or Interest From or Under  
Fernande J. Liautaud, Deceased  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$223,565.83 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

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

1617 JFK Blvd, Ste. 1400  
1 Penn Center Station  
Philadelphia, PA 19103  
**10/23/15** · 10/30/15 · 11/06/15

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**SHERIFF SALE**  
**November 18, 2015**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1543-2014 SUR  
JUDGEMENT NO. 1543-2014  
AT THE SUIT OF Nationstar  
Mortgage, LLC vs Matthew  
Kling 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  
November 18, 2015 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

SHORT DESCRIPTION  
DOCKET NO: 1543-2014  
ALL THAT CERTAIN lot  
or piece of ground situate in  
Dingman Township, County  
of Pike, and Commonwealth of  
Pennsylvania  
TAX PARCEL NO:  
03-0-019120  
PROPERTY ADDRESS: 181  
Butternut Road, Milford, PA  
18337  
IMPROVEMENTS: a  
Residential Dwelling  
SOLD AS THE PROPERTY

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

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Matthew Kling  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$214,942.40,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

OWNERS TO COLLECT  
\$214,942.40 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Milstead & Assoc.  
1 E. Stow Road  
Marlton, NJ 08053  
**10/23/15** · 10/30/15 · 11/06/15

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**SHERIFF SALE**

**November 18, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1580-2014r  
SUR JUDGEMENT NO.  
1580-2014 AT THE SUIT  
OF Wayne Bank vs Richard  
G. Mazzucco and Linda  
Mazzucco 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  
November 18, 2015 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

DESCRIPTION

ALL THAT CERTAIN lot,  
piece, parcel of land, situate,  
lying and being in the Township  
of Dingman, County of Pike  
and State of Pennsylvania, more



particularly described as follows, to wit:  
BEGINNING at an iron bar located South 55 degrees 13 minutes 00 seconds West 165.00 feet from the center of Fisher Lane the said point of beginning being the Southerly most corner of lands now owned by Joseph Feher and in the line of lands of Merritt B. Quinn; thence cutting through the lands of Merritt B. Quinn South 55 degrees 13 minutes 00 seconds West 202.58 feet to an iron bar; thence cutting same North 50 degrees 35 minutes 04 seconds East 197.69 feet to an iron bar located in the original line of lands of Joseph Feher; thence along same South 29 degrees 31 minutes 0 seconds East 178.12 feet to the point and place of beginning. Containing 0.360 acre more or less. As shown on a survey by Victor E. Orben, R.S., July 18, 1980. Drawing No. BB-347. BEING "Parcel B" of the same premises which Melissa A. Miller, by her deed dated the 20th day of March, 2009 and recorded in Pike County Record Book 2302 at Page 2491, granted and conveyed unto Richard Mazzucco and Linda Mazzucco.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Richard G. Mazzucco and Linda Mazzucco DEFENDANTS, OWNER, OR REPUTED OWNERS

OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$156,823.96, 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 Richard G. Mazzucco and Linda Mazzucco DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$156,823.96 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Jeffrey S. Treat, Esq.  
926 Court Street  
Honesdale, PA 18431  
**10/23/15 · 10/30/15 · 11/06/15**

---

**SHERIFF SALE**

**November 18, 2015**  
BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1641-2014r  
SUR JUDGEMENT NO.  
1641-2014 AT THE SUIT  
OF Nationstar Mortgage,  
LLC vs Kevin P. Chen and  
Rozita Chen 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  
November 18, 2015 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

SHORT DESCRIPTION  
DOCKET NO: 1641-2014  
ALL THAT CERTAIN lot  
or piece of ground situate in  
Dingman Township, County  
of Pike, and Commonwealth of  
Pennsylvania  
TAX PARCEL NO:  
03-0-136.02-02-13  
PROPERTY ADDRESS 117  
Laurel Drive, Milford, PA  
18337  
IMPROVEMENTS: a  
Residential Dwelling  
SOLD AS THE PROPERTY  
OF: Kevin P. Chen, Rozita  
Chen  
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  
Kevin P. Chen and Rozita Chen  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$209,947.56,  
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 Kevin  
P. Chen and Rozita Chen  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$209,947.56 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Milstead & Assoc.  
1 E. Stow Road  
Marlton, NJ 08053  
**10/23/15 · 10/30/15 · 11/06/15**

**SHERIFF SALE**

**November 18, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1702-2014r SUR  
JUDGEMENT NO. 1702-2014  
AT THE SUIT OF Bank  
of America, NA successor by  
merger to BAC Home Loans  
Servicing, LP vs Todd Jarvis and  
Michele Jarvis 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  
November 18, 2015 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

SHORT DESCRIPTION  
DOCKET NO: 1702-2014  
ALL THAT CERTAIN lot  
or piece of ground situate in  
Lehman Township, County of  
Pike, and Commonwealth of  
Pennsylvania  
TAX PARCEL NO:  
06-0-038079  
PROPERTY ADDRESS

5 Wynding Way nka 238  
Wynding Way, Bushkill, PA  
18324  
IMPROVEMENTS: a  
Residential Dwelling  
SOLD AS THE PROPERTY  
OF: Todd Jarvis, Michele Jarvis  
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  
Todd Jarvis and Michele Jarvis  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$254,524.39,  
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 Todd  
Jarvis and Michele Jarvis  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$254,524.39 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Milstead & Assoc.  
1 E. Stow Road  
Marlton, NJ 08053  
**10/23/15 · 10/30/15 · 11/06/15**

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**SHERIFF SALE**

**November 18, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1724-2014r SUR  
JUDGEMENT NO. 1724-2014  
AT THE SUIT OF U.S. Bank  
National Association, as  
Trustee for Credit Suisse First  
Boston Mortgage Securities  
Corp., Home Equity Asset  
Trust 2005-5, Home Equity  
Pass-Through Certificates, Series  
2005-5 vs Jesse D. Caufield,  
Jesse D. Caufield, Administrator  
of the Estate of Donald  
Caufield, Deceased Mortgagor  
and Real Owner, Israel Caufield,  
Elijah Caufield and Rachel  
Caufield 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  
November 18, 2015 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

SHORT DESCRIPTION  
DOCKET NO: 1724-2014  
ALL THAT CERTAIN lot  
or piece of ground situate in  
Blooming Grove Township,  
County of Pike, and  
Commonwealth of Pennsylvania  
TAX PARCEL NO:  
107.03-03-23

PROPERTY ADDRESS 205  
Rodeo Drive, Hawley, Pa 18428  
IMPROVEMENTS: a  
Residential Dwelling  
SOLD AS THE PROPERTY  
OF: Jesse D. Caufield, Jesse  
D. Caufield, Administrator of  
the Estate of Donald Caufield,  
Deceased Mortgagor and Real  
Owner, Israel Caufield, Elijah  
Caufield, Rachel Caufield  
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  
Jesse D. Caufield, Jesse D.  
Caufield, Administrator of the  
Estate of Donald Caufield,  
Deceased Mortgagor and Real  
Owner, Israel Caufield, Elijah  
Caufield and Rachel Caufield

DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$63,090.62,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Jesse D.  
Caufield, Jesse D. Caufield,  
Administrator of the Estate  
of Donald Caufield, Deceased  
Mortgagor and Real Owner,  
Israel Caufield, Elijah  
Caufield and Rachel Caufield  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$63,090.62 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,

PENNSYLVANIA  
Milstead & Assoc.  
1 E. Stow Road  
Marlton, NJ 08053  
**10/23/15 · 10/30/15 · 11/06/15**

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**SHERIFF SALE**

**November 18, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1733-2014r SUR  
JUDGEMENT NO. 1733-2014  
AT THE SUIT OF Ocwen  
Loan Servicing, LLC vs William  
Russell, solely ad administrator  
of the Estate of Scott Russell,  
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  
November 18, 2015 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,  
befog Lot No. 1038, Section 15,  
Saw Creek Estates, 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 15, Page 14,  
erroneously cited as Plot Book

Volume 21, Page 35 in prior deeds.

Under and subject to all conditions, covenants and restrictions as of record. PARCEL #192.02-02-56 BEING KNOWN AS 1038-15 Decker Road, Bushkill, PA 18324 BEING THE SAME PREMISES which Vernon Moddy, single, Vincent Moody, married and Allard Moody, Jr. by Deed dated March 16, 2007 and recorded April 2, 2007 in Book 2225 Page 314 in the Office for the Recording of Deeds of Pike County conveyed unto Scott W. Russell, in Fee. Scott W. Russell departed this life on 10/21/2013.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO William Russell, solely ad administrator of the Estate of Scott Russell, deceased DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$102,525.43, 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 William Russell, solely ad administrator of the Estate of Scott Russell, deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$102,525.43 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg  
1581 Main Street, Ste. 200  
Warrington, PA 18976  
10/23/15 · 10/30/15 · 11/06/15

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**SHERIFF SALE**  
**November 18, 2015**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1747-2008r SUR JUDGEMENT NO. 1747-2008 AT THE SUIT OF The Bank of New York Mellon fka The

bank of New York, as Trustee for TBW Mortgage-Backed Trust 2007-1, Mortgage-Backed Pass-Through Certificates, Series 2007-1 vs Roseann Tortorella 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 November 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

PARCEL 1:  
LOT 11, BLOCK 1, UNIT 2, as shown on the survey on original plat of Walker Lake Shores, Shohola Township, Pike County, Pennsylvania recorded in Pike County Plat Book No. 3, Page 65.

PARCEL 2:  
LOT NUMBERS 10 AND 12, BLOCK NO. 1, UNIT NO. 2, as shown on the survey and original plat of Walker Lake Shores, Shohola Township, Pike County, Pennsylvania, recorded in Plat Book No. 3, Page 65.

TITLE TO SAID PREMISES IS VESTED IN Roseann Tortorella, by Deed from

Virginia Patterson, aka, Virginia Tortorella, dated 10/03/2006, recorded 10/03/2006 in Book 2197, Page 2302.

Tax Parcel: 049.04-03-06 AND 049.04-03-30

Premises Being: 104 Hemlock Drive, Shohola, PA 18458

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Roseann Tortorella DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$247,900.84, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

IN EXECUTION AS THE  
PROPERTY OF Roseann  
Tortorella DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$247,900.84 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1 Penn Center Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
**10/23/15 · 10/30/15 · 11/06/15**

**SHERIFF SALE**  
**November 18, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1778-2014r SUR  
JUDGEMENT NO. 1778-2014  
AT THE SUIT OF Wells  
Fargo Bank, NA vs James  
Bacchiocchi 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  
November 18, 2015 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

SHORT DESCRIPTION

DOCKET NO: 1778-2014  
ALL THAT CERTAIN lot  
or piece of ground situate in  
Delaware Township, County  
of Pike, and Commonwealth of  
Pennsylvania  
TAX PARCEL NO:  
02-0-062991  
PROPERTY ADDRESS: 154  
Roundhill Road, Dingmans  
Ferry, PA 18328  
IMPROVEMENTS: a  
Residential Dwelling  
SOLD AS THE PROPERTY  
OF: James Bacchiocchi  
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 James Bacchiocchi  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$96,006.51,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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



FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF James  
Bacchicchi DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$96,006.51 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Milstead & Assoc.  
1 E. Stow Road  
Marlton, NJ 08053  
**10/23/15 · 10/30/15 · 11/06/15**

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**SHERIFF SALE**

**November 18, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1814-2012r  
SUR JUDGEMENT NO.  
1814-2012 AT THE SUIT  
OF JPMorgan Chase Bank,  
National Association vs  
George Pizarro, Jr. and Lucy  
Pizarro 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  
November 18, 2015 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 2012-01814  
JPMorgan Chase Bank, National  
Association

v.

George Pizarro, Jr  
Lucy Pizarro

owner(s) of property situate  
in the DELAWARE

TOWNSHIP, PIKE County,  
Pennsylvania, being 167

Butternut Street, Dingmans  
Ferry, PA 18328-9141

Parcel No. 149.04-06-39-  
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$209,180.08

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  
George Pizarro, Jr. and Lucy  
Pizarro DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE

AMOUNT OF \$209,180.08,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF George  
Pizarro, Jr. and Lucy Pizarro  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$209,180.08 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1 Penn Center Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
**10/23/15 · 10/30/15 · 11/06/15**

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**SHERIFF SALE**  
**November 18, 2015**  
BY VIRTUE OF WRIT

OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1828-2008r SUR  
JUDGEMENT NO. 1828-2008  
AT THE SUIT OF US Bank  
National Association as Trustee  
NA Rasc 2006-Emx8 vs  
Steven M. Ulvila and Jeanette  
M. Ulvila 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  
November 18, 2015 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

SHORT DESCRIPTION  
By virtue of a Writ of Execution  
No. 2008-01828  
US Bank National Association as  
Trustee N.A. Rasc 2006-Emx8  
v.  
Steven M. Ulvila  
Jeanette M. Ulvila  
owner(s) of property situate  
in the BOROUGH OF  
MATAMORAS, PIKE County,  
Pennsylvania, being 109 Avenue  
G, Matamoras, PA 18336-1209  
Parcel No. 083.10-01-49  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$198,046.90  
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 Steven M. Ulvila and Jeanette M. Ulvila DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$198,046.90 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Steven M. Ulvila and Jeanette M. Ulvila DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$198,046.90 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1617 JFK Blvd, Ste. 1400  
1 Penn Center Station  
Philadelphia, PA 19103  
**10/23/15 · 10/30/15 · 11/06/15**

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**SHERIFF SALE**  
**November 18, 2015**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1860-2014r SUR JUDGEMENT NO. 1860-2014 AT THE SUIT OF Federal National Mortgage Association vs Oliver Lambkin 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 November 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION  
DOCKET NO: 1860-2014  
ALL THAT CERTAIN lot or piece of ground situate in Lehman Township, County of Pike, and Commonwealth of Pennsylvania  
TAX PARCEL NO:

192.02-04-13  
PROPERTY ADDRESS 1231  
Salisbury Road, Bushkill, PA  
18324  
IMPROVEMENTS: a  
Residential Dwelling  
SOLD AS THE PROPERTY  
OF: Oliver Lambkin  
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 Oliver Lambkin  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$132,527.62,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Oliver  
Lambkin DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$132,527.62 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Milstead & Assoc.  
1 E. Stow Road  
Marlton, NJ 08053  
**10/23/15 · 10/30/15 · 11/06/15**

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**SHERIFF SALE**

**November 18, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1888-2012r  
SUR JUDGEMENT NO.  
1888-2012 AT THE SUIT OF  
OneWest Bank, NA fka One  
West bank, FSB vs Marie D.  
Bischoff 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  
November 18, 2015 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land, situate and being in Lehman Township, Pike County, Pennsylvania, being Lot No. 138, Section 23, in Saw Creek Estates, and being more particularly described as follows:

BEGINNING at an iron pipe set in the ground in northwesterly line of Berkshire Road, said point being the southeasterly corner of Lot No. 1389, in said Saw Creek Estates, and running thence, along the northwesterly line of Berkshire Road S 38° 59' 20" W 85.00' to an iron pipe set in the ground; thence on a curve to the left having a central angle of 38° 33' 36" and a chord of 33.02 and an arc of 33.65 and a radius of 50.00 to an iron pipe set in the ground; thence, along Lot No. 137, N 29° 33' 40" W 140.00' to a point; thence, N 50° 22' 12" E 60.00' to a point; thence along Lot No. 139, S 51° 00' 40" B 140.00' to the point or place of BEGINNING.

Title to said premises vested unto Marie D. Bischone, by Deed from Fred W. Fiedler, Jr. and Deborah A. Fiedler, His Wife dated October 16, 2003 and recorded October 23, 2003 in Deed Book 2013, Page 2529. UNDER AND SUBJECT to the conditions and restrictions as appear of record and, in particular, in the deed recorded in the aforesaid Recorder's Office in Deed Book 645, page 285 and Deed Book Vol. 670, page 9. Being known as:

385 SAWCREEK ESTATE, BUSHKILL, PENNSYLVANIA 18324.  
Map Number: 192.03-03-38  
Control Number 06-0-040965

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Marie D. Bischone DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$208,139.04, 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 Marie D. Bischone DEFENDANTS,

OWNERS REPUTED  
OWNERS TO COLLECT  
\$208,139.04 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad St., Ste. 1400  
Philadelphia, PA 19109  
10/23/15 · 10/30/15 · 11/06/15

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**SHERIFF SALE**

**November 18, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1928-2014  
SUR JUDGEMENT NO.  
1928-2014 AT THE SUIT  
OF Deutsche Bank, National  
Trust Company, As Trustee  
for the Holders of the BCAP  
LLC Trust 2007-AA2 vs.  
Laura Testa 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  
November 18, 2015 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

ALL THAT CERTAIN lot,  
parcel or piece of ground situate  
in the Township of Delaware,

County of Pike and State of  
Pennsylvania, being Lot No. 20,  
Section No 6, as shown on map  
entitled subdivision of Section  
6, Pocono Mountain Water  
Forest Corporation on file in the  
Recorder's Office at Milford,  
Pennsylvania in Plat Book No  
10, Page 87.  
TAX PARCEL # 150.01-02-28  
BEING KNOWN AS: 103  
Griff Court, Dingmans Ferry,  
PA 18328

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Laura Testa DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$170,254.05,  
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 Laura Testa DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$170,254.05 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group, PC  
701 Market Street, Ste. 5000  
Philadelphia, PA 19106-1532  
10/23/15 · 10/30/15 · 11/06/15

**SHERIFF SALE**  
**November 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1936-2014r SUR JUDGEMENT NO. 1936-2014 AT THE SUIT OF M & T Bank vs Rose A. Rollins 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 November 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN tract or parcel of land situate in the Township of Lackawaxen, County of Pike and Commonwealth of Pennsylvania, and further identified as Lot 5 on a subdivision map titled "Fox Ridge Park, Final Site Plan", which map was recorded in the Pike County Recorder's Office on August 1, 1994, in Plat Book 32, Page 41.

UNDER AND SUBJECT to the right-of-way granted to Pennsylvania Power and Light Company and Lackawaxen Telephone Company dated April 4, 1994 and recorded June 28, 1994 in Record Book 915, Page 318.

UNDER AND SUBJECT to the right of way granted to Blue Ridge Cable Technologies, Inc. dated June 2, 2003 and intended to be recorded.

UNDER AND SUBJECT to the covenants and conditions set forth on map of Fox Ridge Park dated May 10, 1994 and recorded August 1, 1994 in Map Book 32, page 41.

BEING PARCEL NUMBER: 034.00-02-20-004; CONTROL NUMBER 05-0-111658  
BEING KNOWN AS: 187 Fox Ridge Park Drive, Greeley, PA 18425

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Rose A. Rollins DEFENDANTS, OWNER,

OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$231,444.63,  
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 Rose A.  
Rollins DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$231,444.63 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
**10/23/15 · 10/30/15 · 11/06/15**

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**SHERIFF SALE**

**November 18, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1948-2013r  
SUR JUDGEMENT NO.  
1948-2013 AT THE SUIT  
OF M & T Bank vs Ishmael  
Carr 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  
November 18, 2015 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 Dingman,  
County of Pike and State of  
Pennsylvania, BEING Lot  
No.566 as shown on a map  
entitled subdivision of Section  
B, Pocono Mountain Woodland  
Lakes Corp., on file in the Office  
of the Recorder of Deeds in and  
for Pike County, Pennsylvania in  
Plot Book 10, Page 190.  
TAX PARCEL # 110.04-04-41  
CONTROL # 03-0-019950  
BEING KNOWN AS: 118  
Blueberry Drive a/k/a 566  
Blueberry 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 Ishmael Carr DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$210,943.25, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Ishmael Carr DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$210,943.25 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,

PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
**10/23/15 · 10/30/15 · 11/06/15**

**SHERIFF SALE**

**November 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2001-2011r SUR JUDGEMENT NO. 2001-2011 AT THE SUIT OF Bank of America, NA successor by Merger to BAC Home Loans Servicing, LP vs Evelyn Grady and John J. Hare, 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 November 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 2001-CIVIL-2011 Bank of America, N.A. Successor by Merger to BAC Home Loans Servicing, LP v. Evelyn Grady John J. Hare, Jr owner(s) of property situate in the SHOHOLA TOWNSHIP,

PIKE County, Pennsylvania,  
being 147 German Hill Road,  
Shohola, PA 18458  
Parcel No. 27-0-03-21-001  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$225,762.42  
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  
Evelyn Grady and John J. Hare,  
Jr. DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$225,762.42,  
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 Evelyn  
Grady and John J. Hare, Jr.  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$225,762.42 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1617 JFK Blvd, Ste. 1400  
1 Penn Center Station  
Philadelphia, PA 19103  
**10/23/15 · 10/30/15 · 11/06/15**

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**SHERIFF SALE**  
**November 18, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 2685-2009  
SUR JUDGEMENT NO.  
2685-2009 AT THE SUIT  
OF Bank of America, NA,  
s/b/m/t BAC Home Loans  
Servicing, LP f/k/a Countrywide  
Home Loans Servicing, LP  
vs. Thomas J. Honor & Lynn  
V. Honor 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  
November 18, 2015 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

ALL THOSE CERTAIN  
lots, parcels, or pieces of ground  
situate in the Township of  
Lehman, County of Pike, and  
Commonwealth of Pennsylvania,  
being Lots Nos. 249 and 250,  
Section No. 1G as shown on  
a map of Revision of a portion  
of Section 1, Section 1G,  
Pocono Mountain Lake Estates,  
recorded in Plot Book volume 9,  
Page 114, and more particularly  
LOT NO. 249:

BEGINNING at a point on the  
easterly line of Pa. Legislative  
Route No. 51001, a common  
corner of Lot No. 249 and Lot  
No. 250 as shown on a plan of  
lots titled "Revision of a portion  
of Section 1, Section 1G,  
Pocono Mountain Lake Estates,  
Inc." drawn by Edward C. Hess  
Associates, Inc., Stroudsburg,  
Pa., and intended to be recorded;  
thence by Lot No. 250 South 63  
degrees 35 minutes 23 seconds  
East 221.20 feet to a point;  
thence by Lot No. 272, by Lot  
No. 271 and by Lot No. 268  
South 23 degrees 53 minutes  
14 Seconds West 82.92 feet to  
a point; thence by Lot No. 248  
North 67 degrees 57 minutes 14  
seconds West 225.51 feet to a  
point on the easterly line of Pa.  
Legislative Route No. 51001;  
thence along the easterly line of  
Pa. Legislative Route No. 51001  
North 26 degrees 24 minutes 37  
seconds East 100.00 Feet to the

place of BEGINNING.  
CONTAINING 20,405 square  
feet more or less.  
LOT NO. 250:  
BEGINNING at a point on the  
easterly line of Pa. Legislative  
Route No. 51001, a common  
corner of Lot No. 250 and Lot  
No. 251 as shown on a plan  
titled "Revision of a portion of  
Section 1, Section 1G, Pocono  
Mountain Lake Estates, Inc."  
drawn by Edward C. Hess  
Associates, Inc., Stroudsburg,  
Pa., and intended to be recorded;  
thence by Lot No. 251 South 63  
degrees 35 minutes 23 seconds  
East 219.81 feet to a point;  
thence by Lot No. 273 and by  
Lot No. 272 South 23 degrees  
53 minutes 14 seconds West  
92.61 feet to a point; thence by  
Lot No. 249 North 63 degrees  
35 minutes 23 seconds West  
221.20 feet to a point on the  
easterly line of Pa. Legislative  
Route No. 51001; thence  
along the easterly line of Pa.  
Legislative Route No. 51001  
North 26 degrees 24 minutes  
37 seconds East 37.58 feet to  
a point; thence by the same  
North 23 degrees 36 minutes 36  
seconds East 55.00 feet to the  
place of BEGINNING.  
CONTAINING 20,351 square  
feet more or less.  
BEING THE SAME  
PREMISES which Thomas J.  
Honor and Lynn V. Honor,  
H/W, by deed dated July 16,  
2008 and recorded July 24, 2008  
in the Office of the Recorder  
of Deeds in and for the County  
of Pike and Commonwealth of  
Pennsylvania in Record Book  
Volume 2284, Page 860, granted

and conveyed unto Thomas J. Honor and Lynn V. Honor, H/W.

The above parcels shall hereby become merged into one parcel for taxing purposes and shall not be separately conveyed without the prior express approval of the municipality as provided by law. TAX PARCEL # 06-0-038107 & 06-0-043450 BEING KNOWN AS: 249 Milford 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 Thomas J. Honor & Lynn V. Honor DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$186,530.87, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES

UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Thomas J. Honor & Lynn V. Honor DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$186,530.87 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
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