

## 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 Rose Marie Ciancitto, late of Delaware Township, Pike County, Pennsylvania.

Letters Testamentary on the above estate having been granted to Dominic Ciancitto, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to their attorney, Joseph Kosierowski of Ridley, Chuff, Kosierowski & Scanlon, P.C., 400 Broad Street, 2nd Floor, Milford, PA 18337.  
11/09/12 • 11/16/12 • **11/23/12**

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### ESTATE NOTICE

Estate of Leonard R. Sampson, late of Borough of Matamoras, Pike County, Pennsylvania, deceased.

LETTERS  
TESTAMENTARY in the

above-named estate having been granted to the undersigned, who request 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.

Eunice H. Sampson,  
Executrix  
c/o Lara Anne Dodsworth, Esq.  
John J. Schneider, Esq.  
104 W. High Street  
Milford, Pennsylvania 18337  
11/09/12 • 11/16/12 • **11/23/12**

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### EXECUTOR'S NOTICE

Estate of Mary Vellanti, Deceased, late of Milford Township, Pike County, Pennsylvania.

Letters Testamentary on the above estate have been granted to the undersigned. All persons indebted to the said estate are requested to make payment, and those having claims should present the same without delay to: John J. Roman, Executor, of 55 Honeyflower Drive, Yardville, NJ 08620, or to the Attorneys for the Estate, Levy, Stieh &

Gaughan, P.C., P.O. Box D,  
Milford, PA 18337

John J. Roman, Executor  
By: John T. Stieh, Esquire  
Attorney for Executor

11/09/12 • 11/16/12 • **11/23/12**

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### **ESTATE NOTICE**

Notice is hereby given that Letters Testamentary have been granted in the ESTATE OF ROBERT M. CAVANAUGH, late of Lackawaxen Township, Pike County, Pennsylvania. All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to the Executor, Theresa M. Cavanaugh, of 101 Ridgewood Lane, Hawley, Pennsylvania 18428 or John F. Spall, Esquire, Attorney for the Estate, 2573 Rt. 6, Hawley, Pennsylvania 18428.

JOHN F. SPALL, ESQUIRE  
11/16/12 • **11/23/12** • 11/30/12

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### **EXECUTOR NOTICE**

Estate of MICHAEL  
F. VENDITTI, a/k/a  
MICHAEL VENDITTI, late  
of Lackawaxen Township, Pike  
County, PA. Any person or  
persons having claim against  
or indebted to estate present  
same to EXECUTOR: Michael  
Venditti, 31 Cherry Lane,  
Putnam Valley, NY 10579;  
Attorney for ESTATE; Nicholas  
A. Barna, Esq. 831 Court Street,  
Honesdale, PA 18431.

11/16/12 • **11/23/12** • 11/30/12

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### **ESTATE NOTICE**

Estate of Betty W.  
Hendrian, late of Milford, Pike

County, Pennsylvania.

Letters Testamentary on the  
above estate having been granted  
to Thomas Hendrian, all persons  
indebted to the said estate are  
requested to make payment, and  
those having claims to present  
the same without delay to their  
attorney, Joseph Kosierowski,  
Esq. of Ridley, Chuff,  
Kosierowski & Scanlon, P.C.,  
400 Broad Street, 2nd Floor,  
Milford, PA 18337

11/16/12 • **11/23/12** • 11/30/12

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### **ADMINISTRATRIX'S NOTICE**

ESTATE OF Thomas  
A. Griffin Jr. late of Lehman  
Township Pike County,  
Pennsylvania, deceased.  
Letters of administration on the  
above estate having been granted  
to the undersigned, all persons  
indebted to the said estate are  
requested to make payment and  
those having claims to present  
the same without delay to:

Kim Nelson-Griffin,  
2111 Laurel Ct.  
Bushkill, Pa 18324  
Administratrix

**11/23/12** • 11/30/12 • 12/07/12

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**Brian Fitzsimmons, Plaintiff  
vs Amy Lynn Fivehouse,  
Defendant**

**Civil Docket No: 277-2008 &  
1824-2010 in Divorce**

The Plaintiff has filed for the  
entry of a divorce decree based  
upon unhappy and irreconcilable  
differences with the parties  
having been separated in excess  
of two years.

You have been sued in court.

If you wish to defend against the claims set forth in the following pages, you must take prompt action. You are warned that if you fail to do so, the case may proceed without you and a decree of divorce or annulment may be entered against you by the court. A judgment may also be entered against you for any other claim or relief requested in these papers by the Defendant. You may lose money or property or other rights important to you, including custody or visitation of your children.

If the ground for the divorce is indignities or irretrievable breakdown of the marriage, you may request marriage counseling. A list of marriage counselors is available in the Office of the Prothonotary at: The Pike County Courthouse, 412 Broad Street, Milford, Pennsylvania 18337.

If you do not file a claim for alimony, division of property, lawyer's fees or expenses before a divorce or annulment is granted, you may lose the right to claim any of them.

You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help at Northeast Pa Legal Services Telephone number 800.532.8282 or Pa Lawyer Referral Services at 800.692.7375.

Submitted by: Kelly A. Gaughan, Attorney ID#82700, P.O. Box D, Milford, PA 18337 (570.296.8844).

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## SHERIFF SALES

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

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## SHERIFF SALE December 12, 2012

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
85-2012 SUR JUDGEMENT  
NO. 85- 2012 AT THE  
SUIT OF WAYNE BANK  
vs. EILEEN B. VINCENT  
DEFENDANTS, I WILL  
EXPOSE TO SALE  
OF PUBLIC VENDUE  
OR OUTCRY IN  
THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
December 12, 2012 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

## DESCRIPTION

ALL THAT CERTAIN lot  
or parcel of land situate in  
Blooming Grove Township, Pike  
County, Pennsylvania, known  
and designated as Lot 244 N. on  
map 5N of plan of Lots prepared  
for Tanglewood Lakes, Inc., by  
Harry F. Schoenagel, Registered  
Surveyor, dated January 29,

1974 as recorded in the Office of the Recorder of Deeds of Pike County in Plat Book 12, page 36.

PARCEL NO. 056.02-04-23

BEING the same premises which Steven P. Parisi and Colleen Parisi, his wife, by Indenture dated December 13, 2002 and recorded January 22, 2003 in the Office of the Recorder of Deeds in and for the County of Pike in Deed Book 1963 Page 1772, granted and conveyed unto Rocky Mountain Elk Foundation.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO EILEEN B. VINCENT DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$14,370.53, 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 EILEEN B. VINCENT DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$14,370.53 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
JEFFREY S. TREAT, ESQ  
926 COURT STREET  
HONESDALE, PA 18431  
11/16/12 • 11/23/12 • 11/30/12

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**SHERIFF SALE**

**December 12, 2012**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 192-2012r SUR JUDGEMENT NO. 192-2012 AT THE SUIT OF PNC Mortgage, a division of PNC Bank, National Association s/b/m National City Mortgage a division of National City Bank of Indiana vs Edgar Turpin DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY

ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
December 12, 2012 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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

Lot(s) Number 104, Stage  
VII, Pine Ridge, as shown on  
Plat of Pine Ridge, Inc., Stage  
VII, recorded in the Office of  
the Recorder of Deeds of Pike  
County in Plat Book Volume 10,  
Page 26 on June 10, 1973.

BEING the same premises  
which Pine Ridge, Inc., a  
Pennsylvania Corporation, by  
indenture bearing date the 21st  
day of November, 1973, and  
recorded in the Office for the  
Recording of Deeds in and for  
the County of Pike, at Milford,  
Pennsylvania on the 10th day of  
December, 1973, in Deed Book  
Volume 410, Page 45, granted  
and conveyed unto John C. Pizzi  
and Betty Pizzi, his wife, in fee.

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

Lot(s) Number 105, Stage

VII, Pine Ridge, as shown on  
Plat of Pine Ridge, Inc., Stage  
VII, recorded in the Office of  
the Recorder of Deeds of Pike  
County in Plat Book Volume 10,  
Page 26 on June 20, 1973.

TAX PARCEL# 06-0-042144

BEING KNOWN AS: Lots 104  
& 105 a/k/a 1093 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 Edgar Turpin  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$309,240.58,  
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 Edgar Turpin DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$309,240.58 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
11/16/12 • 11/23/12 • 11/30/12

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**SHERIFF SALE**

**December 12, 2012**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 264-2012r SUR JUDGEMENT NO. 264-2012 AT THE SUIT OF Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital 1, Inc. Trust 2006-HE5 vs Anthony H. Crisano, JR a/k/a Anthony H. Crisano DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY December 12, 2012 at 11:00 AM

PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 264-2012-CIVIL

DEUTSCHE BANK  
NATIONAL TRUST  
COMPANY, AS TRUSTEE  
FOR MORGAN STANLEY  
ABS CAPITAL I INC.  
TRUST 2006-HE5

vs.

ANTHONY H. CRISANO,  
JR A/K/A ANTHONY H.  
CRISANO

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

684 SAW CREEK ESTATES,  
BUSHKILL, PA 18324-9444  
Parcel No.: 196.04.07-45  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING

Judgment amount: \$234,740.55

Attorneys for Plaintiff:  
Phelan Hallinan & Schmieg, LLP  
THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Anthony H. Crisano, JR  
a/k/a Anthony H. Crisano  
DEFENDANTS, OWNER,



OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$234,740.55, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Anthony H. Crisano, JR a/k/a Anthony H. Crisano DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$234,740.55 PLUS COSTS AND INTEREST AS AFORESAID.

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

11/16/12 • 11/23/12 • 11/30/12

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**SHERIFF SALE**  
**December 12, 2012**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 278-2011r SUR JUDGEMENT NO. 278-2011 AT THE SUIT OF Wells Fargo Bank, NA, as trustee for securitized asset backs receivables LLC Trust 2006-0P1, Mortgage Pass-Through Certificates, Series 2006- OP1vs vs Nelita C. Moorhead and Ritchie R. Moorhead DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY December 12, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL that certain piece, parcel and tract of land situate, lying and being in the Township of Shohola, County of Pike and State of Pennsylvania, more particularly described as follows to wit:  
Lot 19, Section 1, of Twin Lake Woods, Shohola Township, Pike County, PA and recorded in the Office of the Recorder of Deeds in and for Pike County, PA in Plat Book 59 page 2, on June 23,

1981.

This conveyance is made subject to Easements, Restrictions, Covenants and Conditions of record, including matters shown on recorded plats.

Tax ID No.: 12-0-078-00-03-20

Property address: 123 Timber Ridge 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 Nelita C. Moorhead and Ritchie R. Moorhead DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$315,047.68, 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 Nelita C. Moorhead and Ritchie R. Moorhead DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$315,047.68 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
11/16/12 • 11/23/12 • 11/30/12

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**SHERIFF SALE**

**December 12, 2012**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 384-2012 SUR JUDGEMENT NO. 384-2012 AT THE SUIT OF JPMC SPECIALTY MORTGAGE LLC FKA WM SPECIALTY MORTGAGE LLC vs. TERESA KULSAR & KYLE J. SCHMIDT DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA



18337 ON WEDNESDAY  
December 12, 2012 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN piece,  
parcel and tract of land situate,  
lying and being in the Township  
of Dingman, County of Pike and  
Commonwealth of Pennsylvania,  
more particularly described as  
Lot No. 2, Block No. 5, Section  
No. 10, Gold Key Estates,  
as shown on Plat or Map of  
Gold Key Estates, subdivisions  
recorded in the Office of the  
Recorder of Deeds of Pike  
County in Plat book 6, page 9.

BEING Lot No. 2, Block No.  
5, Section 10, Gold Key Estates,  
Indian Trail.

Property known as 2219 Gold  
Key Estates, Milford, PA 18337.

Tax ID# 03-0-018512 (Map #  
123.03-02-44)

BEING the same premises  
which First Horizon Home  
Loan Corporation, by Deed  
dated February 20, 2002 and  
recorded in the Pike County  
Recorder of Deeds Office on  
April 2, 2002 in Deed Book  
1921, page 1347, granted and  
conveyed unto Teresa Kulsar and  
Kyle J. Schmidt, as joint tenants  
with rights of survivorship and  
not as tenants in common.

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

THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO TERESA KULSAR  
& KYLE J. SCHMIDT  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$161,462.58,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF TERESA  
KULSAR & KYLE J.  
SCHMIDT DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$161,462.58 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,  
PENNSYLVANIA  
SHAPIRO & DENARDO, LLC  
3600 HORIZON DR., STE 150  
KING OF PRUSSIA, PA 19406  
11/16/12 • 11/23/12 • 11/30/12

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**SHERIFF SALE**  
**December 12, 2012**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
388-2012r SUR JUDGEMENT  
NO. 388-2012 AT THE SUIT  
OF Wells Fargo Bank, NA  
vs Jose P. Marrufo and Nancy  
Marrufo DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
December 12, 2012 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION FOR  
ADVERTISING

By virtue of a Writ of Execution  
No. 388-2012-CIVIL

WELLS FARGO BANK, N.A.  
vs.  
JOSE P. MARRUFO  
NANCY MARRUFO

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

3613 DORSET DRIVE,  
BUSHKILL, PA 18324  
Parcel No.: 197.01-02-74-  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING

Judgment amount: \$200,863.60

Attorneys for Plaintiff:  
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO Jose  
P. Marrufo and Nancy Marrufo  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$200,863.60,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.  
NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT

DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Jose P. Marrufo and Nancy Marrufo DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$200,863.60 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan & Schmieg  
1 Penn Ctr Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
11/16/12 • 11/23/12 • 11/30/12

**SHERIFF SALE**

**December 12, 2012**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 439-2012r SUR JUDGEMENT NO. 439-2012 AT THE SUIT OF Wells Fargo Bank, NA vs James F. Joyce DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY December 12, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID

DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 2012-00439

WELLS FARGO BANK, N.A.  
vs.  
JAMES F. JOYCE

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

137 CARIBOU ROAD,  
DINGMANS FERRY, PA  
18328-3108

Parcel No.: 161.03-02-09  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING

Judgment amount: \$182,814.82

Attorneys for Plaintiff:  
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO James F. Joyce DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$182,814.82, 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 James F. Joyce  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$182,814.82 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan & Schmeig  
1 Penn Ctr Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
11/16/12 • 11/23/12 • 11/30/12

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**SHERIFF SALE**

**December 12, 2012**

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

PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 471-2012r SUR  
JUDGEMENT NO. 471-2012  
AT THE SUIT OF Wells  
Fargo Bank, NA vs Matthew  
McGoldrick and Susan A.  
McGoldrick DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
December 12, 2012 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION FOR  
ADVERTISING**

By virtue of a Writ of Execution  
No. 2012-471

WELLS FARGO BANK, NA  
vs.  
MATTHEW MCGOLDRICK  
SUSAN A. MCGOLDRICK

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

677 MAPLE LEAF ROAD,  
LACKAWAXEN, PA 18435  
Parcel No.: 013.04-01-05.037  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING

Judgment amount: \$206,835.77

Attorneys for Plaintiff:  
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Matthew McGoldrick and Susan A. McGoldrick DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$206,835.77, 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 McGoldrick and Susan A. McGoldrick DEFENDANTS, OWNERS REPUTED

OWNERS TO COLLECT \$206,835.77 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan & Schmieg  
1 Penn Ctr Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
11/16/12 • 11/23/12 • 11/30/12

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**SHERIFF SALE**

**December 12, 2012**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 573-2012r SUR JUDGEMENT NO. 573-2012 AT THE SUIT OF The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2004-7 vs Jason Mcdonald 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 DECE. 12, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN piece,

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

Lot 12abcd, Block B-17, as set forth on a Plan of Lots-Birchwood Lakes, Section 3, Delaware Township, Pike County, Pennsylvania, dated March 1963 by John B. Aicher, Monroe Engineering, Inc., Stroudsburg, Pennsylvania and filed in the Office for the Recording of Deeds in and for the County of Pike, State of Pennsylvania in Plat Book 3, Page 239 on March 27, 1963.

Being known as: 144  
HEMLOCK DRIVE,  
DINGMANS FERRY,  
PENNSYLVANIA 18328.

Title to said premises is vested in Jason McDonald by deed from Richard A. Ridner dated July 27, 2004 and recorded July 27, 2004 in Deed Book 2060, Page 90.

TAX I.D. #: 162.02-06-04

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

JUDGMENT ON THE AMOUNT OF \$97,780.86, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Jason Mcdonald DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$97,780.86 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street, Ste. 2080  
Philadelphia, PA 19109  
11/16/12 • 11/23/12 • 11/30/12

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**SHERIFF SALE**  
**December 12, 2012**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED



OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
607-2012r SUR JUDGEMENT  
NO. 607-2012 AT THE  
SUIT OF JPMorgan Chase  
Bank, National Association,  
successor by merger to Chase  
Home Finance, LLC vs Gregg  
Korn DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
December 12, 2012 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION FOR  
ADVERTISING

By virtue of a Writ of Execution  
No. 607-2012-CIVIL

JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION,  
SUCCESSOR BY MERGER  
TO CHASE HOME  
FINANCE, LLC  
vs.  
GREGG KORN

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

101 SAINT VINCENT  
POINT A/K/A, 101 SAINT  
VINCENT POINT ROAD,

LACKAWAXEN, PA  
18435-9614  
Parcel No.: 019.00-01-19-018  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING

Judgment amount: \$205,849.83

Attorneys for Plaintiff:  
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH OF  
PENNSYLVANIA TO  
Gregg Korn DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$205,849.83,  
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 Gregg Korn DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$205,849.83 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan & Schmieg  
1 Penn Ctr Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
11/16/12 • 11/23/12 • 11/30/12

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**SHERIFF SALE**  
**December 12, 2012**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 617-2012 SUR JUDGEMENT NO. 617-2012 AT THE SUIT OF US BANK, NA SUCCESSOR TRUSTEE TO BANK OF AMERICA, NA SUCCESSOR TRUSTEE TO LASALLE BNAK, NA TRUSTEE FOR THE HOLDERS OF THE MERILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 206-FF18 vs. KARL R. KETTLER, III aka KARL KETTLER,

III DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY December 12, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND SITUATE IN THE TOWNSHIP OF DELAWARE, COUNTY OF PIKE, AND STATE OF PENNSYLVANIA, DESCRIBED AS FOLLOWS, TO WIT:

LOTS 3 ABCD, BLOCK W-404, AS SET FORTH ON A PLAN OF LOTS - WILD ACRES, SECTION 4, DELAWARE TOWNSHIP, PIKE COUNTY, PENNSYLVANIA, DATED FEBRUARY 1968 BY JOHN B. AICHER, MONROE ENGINEERING, INC., STROUDSBURG, PENNSYLVANIA, AND FILED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR PIKE COUNTY, PENNSYLVANIA, IN PLAT BOOK 6, AT PAGE 132, ON MARCH 21, 1968.

ADDRESS: 102 RAVEN

CT; DINGMANS FERRY,  
PA 18328 TAX MAP  
OR PARCEL ID NO.:  
169.03-03-28

1) Vested by Warranty Deed,  
dated 10/17/2006, given by  
Gerard A. Lisa and Patricia Lisa,  
husband and wife to Karl Kettler  
III and recorded 10/27/2006  
in Book 2201 Page 2482  
Instrument # 200600019135

Real Property Owner: Karl  
Kettler III

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
KARL R. KETTLER, III  
aka KARL KETTLER, III  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$174,502.95,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS  
THE PROPERTY OF  
KARL R. KETTLER, III  
aka KARL KETTLER, III  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$174,502.95 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
MCCABE WEISBERG &  
CONWAY  
123 S. BROAD STREET,  
STE 2080  
PHILADELPHIA, PA 19109  
11/16/12 • 11/23/12 • 11/30/12

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**SHERIFF SALE**  
**December 12, 2012**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
622-2012r SUR JUDGEMENT  
NO. 622-2012 AT THE  
SUIT OF Wells Fargo Bank,  
NA as Trustee for Option  
One Mortgage Loan Trust  
2001-C, Asset Backed  
Certificates, Series 2001-C vs  
Virginia M. Joy and Robert  
M. Joy DEFENDANTS,  
I WILL EXPOSE TO

SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
December 12, 2012 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

LEGAL DESCRIPTION

All That Certain lot, or parcel  
of land situate in the Township  
of Lehman, County of Pike and  
Commonwealth of Pennsylvania,  
Being Lots 57 and 58, Section  
4A, as shown on a map or plan  
of Pocono Mountain Lake  
Estates on file in the Recorder  
of Deeds Office at Milford, Pike  
County, Pennsylvania, in Plat  
Book Volume 9, Page 124.

Lot 57, Section 4A and Lot  
58, Section 4A are hereby  
irrevocably joined together as  
one lot or building site. These  
lots may not be sold separately  
or further subdivided without  
the prior approval of Lehman  
Township. The lot joinder  
described herein shall constitute  
a covenant running with the  
land.

Tax ID No. 06-0-040702

For information purposes only -  
property a/k/a Lot 58 Pheasant/  
Pmle/RR 1 B Bushkill, PA  
18324

Title to said premises is vested

in Robert M. Joy and Virginia  
M. Joy, his wife, by deed from  
Robert M. Joy and Virginia M.  
Joy, his wife, dated 8/31/2005  
and recorded 9/14/2005 in Book  
2132, Page 210.

EXHIBIT "A"

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Virginia M. Joy and Robert  
M. Joy DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$105,540.93,  
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 Virginia M.  
Joy and Robert M. Joy  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$105,540.93 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Parker McCay  
9000 Midlantic Drive, Ste. 300  
PO Box 5954  
Mount Laurel, NJ 08054-1539  
11/16/12 • 11/23/12 • 11/30/12

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**SHERIFF SALE**  
**December 12, 2012**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
623-2007 SUR JUDGEMENT  
NO. 623-2007 AT THE  
SUIT OF DEUTSCHE  
BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE  
OF AMERIQUEST  
MORTGAGE SECURITIES,  
INC. ASSET BACKED  
PASS-THROUGH  
CERTIFICATES, SERIES  
2005-R4CGM UNDER THE  
POOLING & SERVICING  
AGREEMENT DATED  
AS OF MAY 1, 2005,  
WITHOUT RECOURSE vs.  
ANGIENETTE COCKRELL  
& DAVID COCKRELL  
DEFENDANTS, I WILL  
EXPOSE TO SALE

OF PUBLIC VENDUE  
OR OUTCRY IN  
THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
December 12, 2012 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**LEGAL DESCRIPTION**

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

BEING Lot No. 585, Section  
5, as shown on map entitled  
Subdivision of Section 5,  
Pocono Mountain Lake Forest  
Corporation, on file in the  
Recorder's Office at Milford, in  
Plat Book No.9, Page 228.

IMPROVEMENTS consist of  
residential dwelling.

UNDER AND SUBJECT  
to any existing covenants,  
easements, encroachments,  
conditions, restrictions, and  
agreements affecting the  
property.

TOGETHER WITH all and  
singular the improvements, ways,  
streets, alleys, passages, water,  
watercourses right, liberties,  
privileges, hereditaments and  
appurtenances whatsoever

hereto belonging or in anywise appertaining and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor in law, equity, or otherwise howsoever, of and to the same and every part thereof.

BEING more commonly known as 118 Weasel Road now known as 585 Weasel Road, Dingmans Ferry, PA 18328.

BEING known as Pike County Parcel No. 161.03-02-46.

BEING known as Pike County Tax Identification No. 02-0-032438.

BEING the same premises which Homecomings Financial Network granted and conveyed unto David Cockrell and Angienette Cockrell, husband and wife, by Deed dated November 22, 1999 and recorded on December 30, 1999 in the Office of the Recorder's of Deeds of Pike County, Pennsylvania in Deed Book 1831, page 453.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO ANGIENETTE COCKRELL & DAVID COCKRELL DEFENDANTS, OWNER, OR REPUTED OWNERS

OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$161,685.94, 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 ANGIENETTE COCKRELL & DAVID COCKRELL DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$161,685.94 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
RICHARD M. SQUIRE &  
ASSOC. LLC  
ONE JENKINTOWN  
SQUARE, STE 104  
115 WEST AVENUE



JENKINTOWN, PA 19046  
11/16/12 • 11/23/12 • 11/30/12

**SHERIFF SALE**  
**December 12, 2012**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
629-2012r SUR JUDGEMENT  
NO. 629-2012 AT THE  
SUIT OF PHH Mortgage  
Corporation vs Ralph G.  
Cutts, Sr. and Kathleen J.  
Cutts DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
December 12, 2012 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION FOR  
ADVERTISING**

By virtue of a Writ of Execution  
No. 629-2012

**PHH MORTGAGE  
CORPORATION**

vs.  
**RALPH G. CUTTS, SR  
KATHLEEN J. CUTTS**

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

62-2 FOREST RIDGE  
DRIVE, HAWLEY, PA 18428  
Parcel No.: 013.01-02-54-  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING

Judgment amount: \$114,506.21

Attorneys for Plaintiff:  
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Ralph G. Cutts, Sr.  
and Kathleen J. Cutts  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$114,506.21,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Ralph G. Cutts, Sr. and Kathleen J. Cutts DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$114,506.21 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan & Schmieg  
1 Penn Ctr Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
11/16/12 • 11/23/12 • 11/30/12

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**SHERIFF SALE**  
**December 12, 2012**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 647-2012r SUR JUDGEMENT NO. 647-2012 AT THE SUIT OF Blue Heron Woods, LLC vs Joel A. Murphy and Kathryn A. Murphy DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY December 12, 2012 at 11:00 AM PREVAILING TIME IN THE

AFORENOON OF SAID DATE:

Description of Real Estate

Map Number: 044.00-03-30.020  
Control/Account Number:  
112798

ALL THAT CERTAIN tract or parcel of land situate in the Township of Blooming Grove, County of Pike and Commonwealth of Pennsylvania, and further identified as Lot 142 on a subdivision map titled "Blue Heron Woods South", which map was recorded in the Pike County Recorder's Office on July 25, 2008, in Map Book Volume 44, Pages 42 through 45.

BEING the same premises which Blue Heron Woods, LLC, by deed dated September 7, 0228 and recorded in the Recorder's Office in and for Pike County at Milford, Pennsylvania in Record Book Volume 2290, Page 34, granted and conveyed unto Joel A. Murphy and Kathryn A. Murphy.

UNDER AND SUBJECT to covenants, conditions and restrictions set forth in the above recited deed.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Joel A. Murphy and Kathryn A. Murphy

DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$57,795.92,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

Murphy and Kathryn A. Murphy  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$57,795.92 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Richard D. James, Esq.  
39 North Seventh Street  
Stroudsburg, PA 18360  
11/16/12 • 11/23/12 • 11/30/12

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### SHERIFF SALE

December 12, 2012

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
690-2010 SUR JUDGEMENT  
NO. 690-2010 AT THE SUIT  
OF HSBC BANK USA NA,  
AS TRUSTEE UNDER THE  
POOLING & SERVICING  
AGREEMENT DATED AS  
OF DECEMBER 1, 20115  
FREMONT HOME LOAN  
TRUST 2005-E vs. DEBRA  
K. CHIN DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
December 12, 2012 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

### DESCRIPTION

ALL THAT CERTAIN piece,  
parcel and lot of land situate,  
lying and being in the Township  
of Dingman, County of Pike  
and State of Pennsylvania, more  
particularly described as Lot  
No. Sixty-Nine (69), Section  
No. 3, C.H.L.M., Inc., Milford,  
Pennsylvania, Owner and  
Developer, Dingman Township,  
Pike County, Pennsylvania,  
Edward C. Hess Associates,

Inc. Stroudsburg, Pennsylvania, 9th October, 1974, Dwg. No. 72731-B, and recorded in the Recorder of Deeds Office in Pike County, Pennsylvania, in Plat Book 12 at page 71.

BEING the same premises conveyed to the Grantors herein by Deed of EARL J. WEBB AND THERESA M. WEBB, his wife, dated August 28, 2004 and recorded in Pike County, Deed Book 2068 at page 1427.

PARCEL IDENTIFICATION NO: 03-0-103650, CONTROL #: 125.00-01-94

BEING KNOWN AS: 319 Rambling Way, Milford, PA 18337

PROPERTY ID NO.: 125.00-0194

TITLE TO SAID PREMISES IS VESTED IN Debra K. Chin, an adult individual BY DEED FROM Michael Dimase and Deborah Dimase, his wife DATED 11/15/2005 RECORDED 11/16/2005 IN DEED BOOK 2144 PAGE 1563.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA DEBRA K. CHIN DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID

REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$232,173.08, 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 DEBRA K. CHIN DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$232,173.08 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
UDREN LAW OFFICES, PC  
111 WOODCREST RD,  
STE 200  
CHERRY HILL, NJ 08003-3620  
11/16/12 • 11/23/12 • 11/30/12

---

**SHERIFF SALE**

**December 12, 2012**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
706-2012r SUR JUDGEMENT  
NO. 706-2012 AT THE  
SUIT OF Federal National  
Mortgage Association vs  
Joseph A. Gallo and Kaysie  
Monteleone DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
December 12, 2012 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

DOCKET# 706-2012

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

BEING on the corner of Avenue  
D and Third Street, being  
seventy-five (75) feet wide in  
front on Avenue D and in read  
and one hundred fifty (150) feet  
in Dept.h along the west side of  
Third Street.

BEING THE SAME  
PREMISES which  
CLIFFORD ALLEN and  
JOYCE P. ALLEN, his wife,  
by Indenture bearing date the  
7th day of October, 1981 and  
being recorded at Milford,  
Pennsylvania in the Office for  
the Recording of Deeds, in  
and for the County of Pike, on  
the 8th day of October, 1991  
in Deed Book Volume 792 at  
Page 156, granted and conveyed  
unto CLIFFORD ALLEN and  
JOYCE P. ALLEN, his wife, in  
fee.

PARCEL IDENTIFICATION  
NO: 083.10-01-04, CONTROL  
#: 07-0-007206

TITLE TO SAID PREMISES  
IS VESTED IN Joseph A.  
Gallo and Kaysie Monteleone,  
as joint tenants with rights of  
survivorship, by Deed from  
Clifford Allen and Joyce P.  
Allen, h/w, dated 04/13/2007,  
recorded 04/16/2007 in Book  
2227, Page 526.

PROPERTY: 301 Avenue D,  
Matamoras, PA 18336

IMPROVEMENTS: A  
Residential Dwelling

TO BE SOLD AS THE  
PROPERTY OF: Joseph. A.  
Gallo and Kaysie Monteleone  
Martha E. Von Rosenstiel,  
Esquire  
Heather Riloff, Esquire  
Attorney for Plaintiff  
649 South Avenue, Unit 7  
Secane, PA 19018

610 328-2887

Attorney I.D.# 52634

Attorney I.D.#309906

#29626-PB

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Joseph A. Gallo and Kaysie Monteleone DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$172,326.70, 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 Joseph A. Gallo and Kaysie Monteleone DEFENDANTS, OWNERS

REPUTED OWNERS TO COLLECT \$172,326.70 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

Martha E. Von Rosenstiel

649 South Avenue, Ste 7

Secane, PA 19018

11/16/12 • 11/23/12 • 11/30/12

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**SHERIFF SALE**

**December 12, 2012**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 791-2008r SUR JUDGEMENT NO. 791-2008 AT THE SUIT OF Wells Fargo Bank, NA, s/b/m Wells Fargo Home Mortgage, Inc. vs Adam J. Villa and Diana Villa DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY December 12, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:  
SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution  
No. 791-2008



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

vs.

ADAM J. VILLA  
DIANA VILLA

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

90 TAMIMENT GLENN  
A/K/A LOT 90 PHASE 3  
THE GLEN TAMIMENT  
A/K/A  
PHASE 3 LOT 90 KILI WAY,  
LEHMAN, PA 18371  
Parcel No.: 187.02-01-62 -  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING

Judgment amount: \$254,388.44

Attorneys for Plaintiff:  
Phelan Hallinan & Schmiegl, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Adam J. Villa and Diana Villa  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$254,388.44,  
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 Adam  
J. Villa and Diana Villa  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$254,388.44 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan & Schmeig  
1 Penn Ctr Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
11/16/12 • 11/23/12 • 11/30/12

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**SHERIFF SALE**  
**December 12, 2012**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 816-2012r SUR

JUDGEMENT NO. 816-2012  
AT THE SUIT OF Nationstar  
Mortgage, LLC vs Desiree  
Davila DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
December 12, 2012 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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

Lot Number 149, Stage VII,  
Pine Ridge, as shown on Plat  
of Pine Ridge, Inc., Stage VII,  
recorded in the Office of the  
Recorder of Deeds of Pike  
County in Plat Book Volume 10,  
Page 126, on June 20, 1973.

BEING THE SAME  
PREMISES which Victor  
Cranmer and Estelle Cranmer,  
H/W, by Deed dated January  
30, 1991 and recorded February  
15, 1991 in the Office for the  
Recorder of Deeds in and  
for the County of Pike and  
Commonwealth of Pennsylvania  
in Record Book Volume 360,  
Page 303, granted and conveyed  
unto William Earl Asher and  
Doreen A. Asher, H/W.

TAX PARCEL #:  
189.03-01-38/06-0-038802

BEING KNOWN AS: 149 Pine  
Ridge Drive, Bushkill PA 18342

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Desiree Davila  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$150,840.02,  
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 Desiree Davila

DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$150,840.02 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
11/16/12 • 11/23/12 • 11/30/12

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**SHERIFF SALE**

**December 12, 2012**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
831-2009r SUR JUDGEMENT  
NO. 831-2009 AT THE  
SUIT OF The Bank of New  
York Mellon, as trustee for the  
Certificateholders CWALT,  
Inc., alternative loan Trust  
2006-HY10 Mortgage  
Pass-Through Certificates,  
series 2006-HY10 vs Leo C.  
Bennett, III and Donna M.  
Bennett DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
December 12, 2012 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION FOR  
ADVERTISING

By virtue of a Writ of Execution  
No. 831-2009

THE BANK OF NEW  
YORK MELLON, AS  
TRUSTEE FOR THE  
CERTIFICATEHOLDERS  
CWALT, INC.,  
ALTERNATIVE  
LOAN TRUST 2006-  
HY10 MORTGAGE  
PASS-THROUGH  
CERTIFICATES, SERIES  
2006-HY10

vs.

LEO C. BENNETT, III  
DONNA M. BENNETT

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

115 SURREY LANE,  
HAWLEY, PA 18428-0000  
Parcel No.: 107.03-02-74-  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$344,758.19

Attorneys for Plaintiff:  
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Leo C. Bennett, III  
and Donna M. Bennett

DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$344,758.19,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Leo C.  
Bennett, III and Donna M.  
Bennett DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$344,758.19 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan & Schmieg  
1617 JFK Blvd, Ste 1400  
1 Penn Ctr Plaza

Philadelphia, PA 19103  
11/16/12 • 11/23/12 • 11/30/12

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**SHERIFF SALE**  
**December 12, 2012**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 858-2012r SUR  
JUDGEMENT NO. 858-2012  
AT THE SUIT OF Blue  
Heron Woods, LLC vs Irene  
N. Antonick DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
December 12, 2012 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

Description of Real Estate

Map Number: 031.00.00-01-  
02.027 (Lot 33)  
Control/Account Number:  
120492 (Lot 33)

Map Number: 031.00-01-02.028  
(Lot 34)  
Control/Account Number:  
120493 (Lot 34)

ALL THOSE CERTAIN  
tracts or parcels of land  
situate in the Township of  
Lackawaxen, County of Pike and  
Commonwealth of Pennsylvania,  
and further identified as Lots

33 and 34 on a subdivision map titled "Blue Heron Woods North", which map was recorded in the Pike County Recorder's Office on October 16, 2008, in Map Book Volume 44, Pages 121 through 132 and also shown on a subdivision map entitled "Construction Drawings for Blue Heron Woods - North Residential Subdivision Phase V, which map was recorded in the Pike County Recorder's Office on October 25, 2010 in Map Book Volume 45, Pages 172 through 226.

BEING the same premises which Blue Heron Woods, LLC, by deed dated January 8, 2011 and recorded in the Recorder's Office in and for Pike County at Milford, Pennsylvania in Record Book Volume 2355, Page 823, granted and conveyed unto Richard C. Antonick and Irene N. Antonick.

UNDER AND SUBJECT to covenants, conditions and restrictions set forth in the above recited deed.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Irene N. Antonick DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE

AMOUNT OF \$128,372.29, 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 Irene N. Antonick DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$128,372.29 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Richard D. James, Esq.  
39 North Seventh Street  
Stroudsburg, PA 18360  
11/16/12 • 11/23/12 • 11/30/12

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**SHERIFF SALE**

**December 12, 2012**

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

COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
942-2012r SUR JUDGEMENT  
NO. 942-2012 AT THE  
SUIT OF Wells Fargo Bank,  
NA vs Virginia Rose Marie  
Hewitt DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
December 12, 2012 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION FOR  
ADVERTISING

By virtue of a Writ of Execution  
No. 942-2012-CV

WELLS FARGO BANK, N.A.  
vs.  
VIRGINIA ROSE MARIE  
HEWITT

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

100 MAPLE AVENUE,  
MATAMORAS, PA  
18336-2023  
Parcel No.: 083.18-01-37-  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING

Judgment amount: \$223,789.71

Attorneys for Plaintiff:  
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Virginia Rose Marie Hewitt  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$223,789.71,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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



\$223,789.71 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan & Schmeig  
1 Penn Ctr Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
11/16/12 • 11/23/12 • 11/30/12

**SHERIFF SALE**  
**December 12, 2012**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO964-2012r SUR  
JUDGEMENT NO. 964-2012  
AT THE SUIT OF Bank  
of America, NA successor by  
Merger to BAC Home Loans  
Servicing, LP fka Countrywide  
Home Loans Servicing, LP  
vs Kevin E. Cusack and Devi  
P. Cusack a/k/a Davi P.  
Cusack DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
December 12, 2012 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION FOR  
ADVERTISING

By virtue of a Writ of Execution  
No. 964-2012

BANK OF AMERICA, N.A.,  
SUCCESSOR BY MERGER  
TO BAC HOME LOANS  
SERVICING LP, FKA  
COUNTRYWIDE HOME  
LOANS SERVICING LP  
vs.  
KEVIN E. CUSACK  
DEVI P. CUSACK A/K/A  
DAVI P. CUSACK

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

755 CORNWALL PLACE,  
BUSHKILL, PA 18324  
Parcel No.: 192.04-03-81  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING

Judgment amount: \$176,157.29

Attorneys for Plaintiff:  
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Kevin E. Cusack and Devi P.  
Cusack a/k/a Davi P. Cusack  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE

AMOUNT OF \$176,157.29,  
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 Kevin  
E. Cusack and Devi P.  
Cusack a/k/a Davi P. Cusack  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$176,157.29 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan & Schmieg  
1 Penn Ctr Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
11/16/12 • 11/23/12 • 11/30/12

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**SHERIFF SALE**  
**December 12, 2012**  
BY VIRTUE OF WRIT

OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1025-2012r  
SUR JUDGEMENT NO.  
1025-2012 AT THE SUIT  
OF JPMorgan Chase Bank,  
National Association, s/b/m  
to Chase Home Finance,  
LLc vs Hildegarde M.  
Quinonez DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
December 12, 2012 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION FOR  
ADVERTISING**

By virtue of a Writ of Execution  
No.1025-2012

JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION,  
S/B/M TO CHASE HOME  
FINANCE, LLC  
vs.  
HILDEGARDE M.  
QUINONEZ

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

102 CHRISTOPHER

WAY, A/K/A BOX 6461  
BLOOMING GROVE  
ROAD, HAWLEY,  
PA 18428-9136  
Parcel No.: 072.00-03-39  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING

Judgment amount: \$213,396.95

Attorneys for Plaintiff:  
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Hildegarde M. Quinonez DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$213,396.95, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

(30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Hildegarde M. Quinonez DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$213,396.95 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan & Schmieg  
1 Penn Ctr Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
11/16/12 • 11/23/12 • 11/30/12

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**SHERIFF SALE**  
**December 12, 2012**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO1051-2012r SUR JUDGEMENT NO. 1051-2012 AT THE SUIT OF Deutsche Bank National Trust Company, as Trustee for HIS Asset Securitization Corporation Trust 2006-WMC1 vs Sinthia A. Hegarty DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD

STREET, MILFORD, PA  
18337 ON WEDNESDAY  
December 12, 2012 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION FOR  
ADVERTISING

By virtue of a Writ of Execution  
No. 1051-2012

DEUTSCHE BANK  
NATIONAL TRUST  
COMPANY, AS TRUSTEE  
FOR HIS ASSET  
SECURITIZATION  
CORPORATION TRUST  
2006-WMCI

vs.

SINTHIA A. HEGARTY

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

801 COTTONWOOD  
COURT, HAWLEY, PA  
18428  
Parcel No.: 107.04-03-55  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING

Judgment amount: \$213,960.18

Attorneys for Plaintiff:  
Phelan Hallinan & Schmieg, LLP

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

THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Sinthia A. Hegarty  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$213,960.18,  
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 Sinthia A.  
Hegarty DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$213,960.18 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan & Schmieg

1617 JFK Blvd, Ste 1400  
1 Penn Ctr Plaza  
Philadelphia, PA 19103  
11/16/12 • 11/23/12 • 11/30/12

**SHERIFF SALE**  
**December 12, 2012**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1119-2012r SUR  
JUDGEMENT NO. 1119-2012  
AT THE SUIT OF US Bank  
National Association, as Trustee,  
successor in interest to Wachovia  
Bank, National Association, as  
Trustee for GSMPS Mortgage  
Loan Trust 2004-3 vs Katherine  
C. Nelson DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
December 12, 2012 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION FOR  
ADVERTISING**

By virtue of a Writ of Execution  
No. 1119-2012  
US BANK NATIONAL  
ASSOCIATION, AS  
TRUSTEE, SUCCESSOR IN  
INTEREST TO WACHOVIA  
BANK, NATIONAL  
ASSOCIATION, AS

TRUSTEE FOR GSMPS  
MORTGAGE LOAN TRUST  
2004-3

vs.  
KATHERINE C. NELSON

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

110 TOM QUICK ROAD,  
A/K/A 346 TOM QUICK  
ROAD, DINGMANS FERRY,  
PA  
18328  
Parcel No.: 183.03-02-20 -  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING

Judgment amount: \$93,634.76

Attorneys for Plaintiff:  
Phelan Hallinan & Schmiegel, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Katherine C. Nelson  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$93,634.76,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE

ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Katherine C. Nelson DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$93,634.76 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan & Schmieg  
1 Penn Ctr Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
11/16/12 • 11/23/12 • 11/30/12

**SHERIFF SALE  
December 12, 2012**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1135-2012r SUR JUDGEMENT NO. 1135-2012 AT THE SUIT

OF JPMorgan Chase Bank, National Association vs Sheryl L. Prisella DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY December 12, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION FOR ADVERTISING**

By virtue of a Writ of Execution No. 1135-2012

JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION  
vs.  
SHERYL L. PRISELLA

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

102 OVERBROOK RUN,  
A/K/A 4460 CONASHAUGH,  
MILFORD, PA 18337-9722  
Parcel No.1: 122.03-01-21  
Parcel No. 2:122.03-01-22  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$186,296.75

Attorneys for Plaintiff:  
Phelan Hallinan & Schmieg, LLP



THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Sheryl L. Prisella DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$186,296.75, 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 Sheryl L. Prisella DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$186,296.75 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan & Schmeig  
1 Penn Ctr Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
11/16/12 • 11/23/12 • 11/30/12

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**SHERIFF SALE**

**December 12, 2012**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1136-2009r SUR JUDGEMENT NO. 1136-2009 AT THE SUIT OF GMAC Mortgage, LLC vs Panagiotis Papagiannakis DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY December 12, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, parcel or pice of land situate in the Township of Lehman, County of Pike and Commonwealth of Pennsylvania, being Lot 52, Phase II, Section 2, The Glen at Tamiment, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Pike in Plot Book Volume 25,

page 133.

TAX PARCEL #: 188.03-04-44

BEING KNOWN AS: 213  
Bindale Road a/k/a Lot 52,  
Phase 2, Section 2, The Glen  
at Tamiment, Tamiment, PA  
18371

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Panagiotis Papagiannakis  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$411,646.95,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

SEIZED AND TAKEN  
IN EXECUTION AS  
THE PROPERTY OF  
Panagiotis Papagiannakis  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$411,646.95 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
11/16/12 • 11/23/12 • 11/30/12

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**SHERIFF SALE**

**December 12, 2012**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
1156-2012 SUR JUDGEMENT  
NO. 1156-2012 AT THE  
SUIT OF CITIMORTGAGE  
INC. vs. MICHAEL  
EDWARD SMITH &  
FLORENCE ELLEN  
SMITH aka FLORENCE  
SMITH DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
December 12, 2012 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN lot or piece or parcel of land situate in the Township of Lehman, County of Pike and State of Pennsylvania, being Lot No. 144, Section No. 5-A, as shown on Map of Pocono Lakes Estates, Inc., on file in the Recorder's Office at Milford, Pennsylvania, in Plat Book No. 9, Page 184.

BEING the same premises which Edward M. Smith, by Deed dated 4/4/2007 recorded 4/16/2007, in the Office for the Recorder of Deeds in and for Pike County, in Deed Book Volume 2227, Page 811, conveyed unto Edward Michael Smith and Florence Ellen Smith A/K/A Florence Smith,.

BEING known as RR 2 Box 775, 144 Traverse Road a/k/a RR 22 Box 775, Dingmans Ferry, PA 18328.

TAX PARCEL #06-0-043127

IMPROVEMENTS:  
Residential property.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO MICHAEL EDWARD SMITH & FLORENCE ELLEN SMITH aka FLORENCE SMITH DEFENDANTS, OWNER, OR REPUTED OWNERS

OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$152,190.75, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF MICHAEL EDWARD SMITH & FLORENCE ELLEN SMITH aka FLORENCE SMITH DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$152,190.75 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
POWERS KIRN &  
JAVARDIAN, LLC  
1310 INDUSTRIAL BLVD  
FIRST FLOOR, STE 101

SOUTHAMPTON, PA 18966  
11/16/12 • 11/23/12 • 11/30/12

**SHERIFF SALE**  
**December 12, 2012**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1175-2011r  
SUR JUDGEMENT NO.  
1175-2011 AT THE SUIT  
OF Wells Fargo Bank, NA vs  
Mohammed Bary and Sharupa  
Bary DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
December 12, 2012 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**LEGAL DESCRIPTION OF  
PROPERTY**

Being all of the certain property  
located at 182 Route 6 & 209,  
Township of Westfall, County  
of Pike, Commonwealth of  
Pennsylvania and being more  
particularly described as follows:

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

follows to wit:

BEGINNING at a set iron  
pipe corner, said iron pipe being  
Northeast corner of the herein  
described tract, said iron pipe  
being located in the Southerly  
right-of-way of Pennsylvania  
Route 209, said iron pipe being  
the Northwest corner of lands of  
Ronald J. McKean and Lorraine  
H. McKean, his wife; thence  
proceeding South 5 degrees 45  
minutes 41 seconds East, 235.57  
feet to a set iron pin; thence  
proceeding North 23 degrees  
23 minutes 36 seconds West  
247.55 feet to a set iron pipe on  
the Southerly right-of-way line  
of the aforesaid public highway  
North 84 degrees 30 minutes 00  
seconds East 75.00 feet to the  
point and place of Beginning.

Tax ID/Parcel No. 13-0-002259  
and Assessment No.  
13-0-098.03-02-02

Being the same premises which  
Gary Latorre and Suzane A.  
Latorre, husband and wife by  
Deed dated 8/31/2001 and  
recorded 9/11/2001 in Pike  
County in Deed Book 1897 Page  
1198 conveyed unto Mohammed  
A. Bary and Sharupa Bary,  
husband and wife, in fee.

Improvements: None

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

TO Mohammed Bary  
and Sharupa Bary  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$178,946.93,  
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 Mohammed  
Bary and Sharupa Bary  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$178,946.93 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Weber, Gallagher, Simpson  
Stapleton Fires & Newby, LLP  
2000 Market Street, 13th Floor

Philadelphia, PA 19103  
11/16/12 • 11/23/12 • 11/30/12

**SHERIFF SALE**  
**December 12, 2012**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1231-2012 SUR  
JUDGEMENT NO. 1231-2012  
AT THE SUIT OF US BANK,  
NA AS TRUSTEE FOR THE  
REGISTERED HOLDERS  
OF CSMC ASSET-BACKED  
TRUST 2007-NC1  
OSI, CSMC ASSET-BACKED  
PASS-THROUGH  
CERTIFICATES, SERIES  
2007-NC1 OSI BY ITS  
ATTORNEY IN FACT  
OCWEN LOAN SERVICING  
LLC vs. RUSSELL D.  
RICHTER & NANCY  
RICHTER DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
December 12, 2012 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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

Lot Number 15 Section Number 19, of Sunrise Lake as shown on the plat or map of Sunrise Lake or Sunny lands, Inc., subdivision, recorded in the Office of the Recorder of Deeds of Pike County in Plat Book Volume 35 at Page 134.

BEING the same premises which Russell D. Richter, a married man, by Warranty Deed dated January 17, 2007 and recorded February 2, 2007 in the Office of the Recorder of Deeds in and for Pike County in Deed Book 2217 Page 1645, granted and conveyed unto Russell D. Richter and Nancy Richter, husband and wife.

PARCEL NO. 03-0-111216

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO RUSSELL D. RICHTER & NANCY RICHTER DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$197,869.42, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF RUSSELL D. RICHTER & NANCY RICHTER DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$197,869.42 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
STERN & EISENBERG PC  
THE PAVILLION  
261 OLD YORK RD, STE 410  
JENKINTOWN, PA 19046  
11/16/12 • 11/23/12 • 11/30/12

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**SHERIFF SALE**  
**December 12, 2012**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1368-2011r SUR JUDGEMENT NO. 1368-2011 AT THE SUIT OF Wells Fargo Bank, NA vs Ricardo



R. Alvarado and Millietta M. Connors DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY December 12, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. CIVIL-1368-2011

WELLS FARGO BANK, N.A.  
vs.  
RICARDO R. ALVARADO  
MILLIETTA M. CONNORS

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

1130 DOVER DRIVE  
A/K/A, 176 DOVER DRIVE,  
BUSHKILL, PA 18324  
Parcel No.: 192.04-06-60-  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING

Judgment amount: \$82,669.50  
Attorneys for Plaintiff  
Phelan Hallinan & Schmieg, LLP

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

THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Ricardo R. Alvarado and Millietta M. Connors DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$82,669.50, 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 Ricardo R. Alvarado and Millietta M. Connors DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$82,669.50 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan & Schmieg  
1 Penn Ctr Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
11/16/12 • 11/23/12 • 11/30/12

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**SHERIFF SALE**

**December 12, 2012**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY CIVIL DIVISION,  
TO EXECUTION NO  
1383-2012 SURJUDGEMENT  
NO. 1383-2012 AT THE  
SUIT OF THE BANK OF  
NEW YORK MELLON  
TRUST COMPANY, N.A.  
F/K/A THE BANK OF NEW  
YORK TRUST COMPANY,  
NA AS SUCCESSOR IN  
INTEREST TO JPMORGAN  
CHASE BANK, NA AS  
TRUSTEE-SURF 2004-BC4,  
BY ITS ATTORNEY-  
IN-FACT OCWEN  
LOAN SERVICING  
LLC. vs. DONNA M.  
DILLON DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
December 12, 2012 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN lot,

parcel or piece of land situate  
in Lehman Township, County  
of Pike and Commonwealth of  
Pennsylvania, being Lot 1417,  
Section 2, 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  
22, Page 10. A revised map is  
recorded in Plot Book Volume  
22, Page 47.

BEING the same premises  
which Frank J. Funicelli, single,  
by Deed dated June 15, 2004  
and recorded Donna M. Dillon  
in the Office of the Recorder of  
Deeds in and for Pike County  
in Deed Book 2052 Page 1137,  
granted and conveyed unto  
Donna M. Dillon.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
DONNA M. DILLON  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$131,508.14,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES

AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF DONNA M.  
DILLON DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$131,508.14 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
STERN & EISENBERG PC  
261 OLD YORK RD, STE 410  
JENKINTOWN, PA 19046  
11/16/12 • 11/23/12 • 11/30/12

**SHERIFF SALE**

**December 12, 2012**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
1454-2007 SUR JUDGEMENT  
NO. 1454-2007 AT THE  
SUIT OF NATIONAL CITY  
MORTGAGE COMPANY  
vs. JOAN M. MULLIGAN  
aka JOAN MULLIGAN  
DEFENDANTS, I WILL

EXPOSE TO SALE  
OF PUBLIC VENDUE  
OR OUTCRY IN  
THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
December 12, 2012 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION

ALL THAT CERTAIN  
LOT, PARCEL OR PIECE  
OF LAND SITUATE IN  
LEHMAN TOWNSHIP,  
PIKE COUNTY,  
PENNSYLVANIA, BEING  
LOT OR LOTS NO. 945,  
SECTION NO. 14, 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 17, PAGE  
86.

Tax Parcel No.: 192.04-04 -28

Property Address: Lot 945 Saw  
Creek Estates, Bushkill, PA  
18324

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

THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
JOAN M. MULLIGAN  
aka JOAN MULLIGAN  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$209,256.77,  
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 JOAN  
M. MULLIGAN aka  
JOAN MULLIGAN  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$209,256.77 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,  
PENNSYLVANIA  
UDREN LAW OFFICES, PC  
111 WOODCREST RD,  
STE 200  
CHERRY HILL, NJ  
08003-3620  
11/16/12 • 11/23/12 • 11/30/12

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**SHERIFF SALE**

**December 12, 2012**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1565-2010r  
SUR JUDGEMENT NO.  
1565-2010 AT THE SUIT  
OF Bank of America, NA as  
successor by merger to BAC  
Home Loans Servicing, LP  
vs Elliot Rivera and Lisa M.  
Rivera DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
December 12, 2012 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION FOR  
ADVERTISING

By virtue of a Writ of Execution  
No. 1565-2010-CIVIL

BANK OF AMERICA,  
N.A. AS SUCCESSOR BY  
MERGER TO BAC HOME

LOANS SERVICING, LP

vs.

ELLIOT RIVERA

LISA M. RIVERA

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

103 DAFODIL COURT  
A/K/A 103 DAFFODIL  
COURT A/K/A 2106 GOLD  
KEY ESTATE, MILFORD,  
PA 18337

Parcel No.: 123.01-03-65  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING

Judgment amount: \$209,058.64

Attorneys for Plaintiff:  
Phelan Hallinan & Schmiege, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Elliot Rivera and Lisa M. Rivera  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$209,058.64,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE

ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Elliot  
Rivera and Lisa M. Rivera  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$209,058.64 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan & Schmiege  
1 Penn Ctr Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
11/16/12 • 11/23/12 • 11/30/12

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**SHERIFF SALE**  
**December 12, 2012**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
1570-2009 SUR JUDGEMENT  
NO. 1570-2009 AT THE  
SUIT OF ONE WEST

BANK FSB vs. NELSON VELEZ DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY December 12, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN, parcel, piece and tract of land situate, lying and being in the Township of Dingman, County of Pike and State of Pennsylvania, known and designated as Lot No. 2 on a certain map entitled Laurel Hills, as prepared by Harry F. Schoenagel, R.S. dated Spetember 5, 1972 and recorded in the Office of Recorder of Deeds, in and for Pike County, Pennsylvania in Plat Book No. 10 at page 41.

Being known as: 127 SYLVAN DRIVE, MILFORD, PENNSYLVANIA 18337.

Title to said premises is vested in Nelson Velez by deed from John E. Errico and Christine V. Mielnicki, dated January 17, 2004 and recorded January 20, 2004 in Deed Book 2028, Page 179.

TAX I.D. #: 110-02-01-01.001  
Control # 03-0-111796

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO NELSON VELEZ DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$286,135.49, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF NELSON VELEZ DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$286,135.49 PLUS COSTS AND INTEREST AS AFORESAID.



PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
MCCABE WEISBERG &  
CONWAY  
123 S. BROAD STREET,  
STE 2080  
PHILADELPHIA, PA 19109  
11/16/12 • 11/23/12 • 11/30/12

**SHERIFF SALE**

**December 12, 2012**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1719-2011r SUR  
JUDGEMENT NO. 1719-2011  
AT THE SUIT OF GMAC  
Mortgage, LLC vs Lisa M  
Simmons aka Lisa Simmons and  
Lee J. Simmons, in his capacity  
as Executor of the Estate of  
Michael J. Simmons aka Michael  
Simmons DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
December 12, 2012 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:  
SHORT DESCRIPTION FOR  
ADVERTISING

By virtue of a Writ of Execution  
No. 1719-2011

GMAC MORTGAGE, LLC  
vs.  
LISA M. SIMMONS A/K/A  
LISA SIMMONS  
LEE J. SIMMONS, IN HIS  
CAPACITY AS EXECUTOR  
OF THE ESTATE OF  
MICHAEL J. SIMMONS  
A/K/A MICHAEL  
SIMMONS

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

120 STARVIEW DRIVE,  
DINGMANS FERRY, PA  
18328-4049  
Parcel No.: 175.02-08-28-  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING

Judgment amount: \$84,527.50

Attorneys for Plaintiff:  
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Lisa M Simmons aka Lisa  
Simmons and Lee J. Simmons,  
in his capacity as Executor  
of the Estate of Michael J.  
Simmons aka Michael Simmons  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A

JUDGMENT ON THE AMOUNT OF \$84,527.50, 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 Lisa M Simmons aka Lisa Simmons and Lee J. Simmons, in his capacity as Executor of the Estate of Michael J. Simmons aka Michael Simmons DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$84,527.50 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan & Schmeig  
1 Penn Ctr Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
11/16/12 • 11/23/12 • 11/30/12

**SHERIFF SALE**  
**December 12, 2012**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1724-2009 SUR JUDGEMENT NO. 1724-2009 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. PATRICIA A. NIES DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY December 12, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

Being Lot 13, Block 2, Section 10, as shown on a subdivision of Gold Key Estates, and set forth in Pike County in Plat Book 6, Page 9.

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

TAX PARCEL #: 03-0-016709

BEING KNOWN AS: 2212  
Gold Key Estates, Milford, PA  
18337

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO PATRICIA A. NEIS DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$103,878.02, 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 PATRICIA A. NEIS DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$103,878.02 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML LAW GROUP PC  
STE 5000 BNY  
INDEPENDENCE CTR  
701 MARKET STREET  
PHILADELPHIA, PA 19106  
11/16/12 • 11/23/12 • 11/30/12

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**SHERIFF SALE**  
**December 12, 2012**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1731-2011r SUR JUDGEMENT NO. 1731-2011 AT THE SUIT OF Citimortgage, Inc. s/b/m to ABN AMRO Mortgage Group, Inc. vs Kenneth L. Hussey DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY

December 12, 2012 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION FOR  
ADVERTISING

By virtue of a Writ of Execution  
No. 1731-2011-CV

CITIMORTGAGE, INC.  
S/B/M TO ABN AMRO  
MORTGAGE GROUP, INC.  
vs.  
KENNETH L. HUSSEY

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

108 LIBERTY LANE A/K/A,  
747 LIBERTY LANE,  
LACKAWAXEN, PA 18435  
Parcel No.: 014.01-01-82-  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$60,609.81

Attorneys for Plaintiff:  
Phelan Hallinan & Schmieg, LLP

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

EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$60,609.81,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Kenneth  
L. Hussey DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$60,609.81 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan & Schmieg  
1617 JFK Blvd., Ste. 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
11/16/12 • 11/23/12 • 11/30/12

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**SHERIFF SALE**  
**December 12, 2012**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1740-2010r SUR JUDGEMENT NO.1740-2010 AT THE SUIT OF Bank of America, NA successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP vs Richard Shuleski, as Administrator of the Estate of Stanley R. Shuleski, 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 December 12, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THOSE CERTAIN LOTS, PIECES AND PARCELS OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF PALMYRA, COUNTY OF PIKE AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS: LOT NUMBER 21 ON A CERTAIN MAP OF LOTS ENTITLED "MAPS OF LOTS OF PRESTON AND IDA M. FLORY"

SURVEYED AUGUST 28, 1956, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR PIKE COUNTY ON DECEMBER 13, 1961, IN PLAT BOOK NO. 3 AT PAGE 170, WHICH SAID LOT IS BOUNDED AND DESCRIBED ACCORDING TO SAID MAP AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE LOT OF JULIUS AND MARY FABIAN, THENCE ALONG THE LINE OF THE SAID FABIAN LOT SOUTH 6 DEGREES 45 MINUTES WEST 98.8 FEET TO A CORNER IN A PRIVATE ROAD; THENCE IN THE SAID ROAD NORTH 83 DEGREES 15 MINUTES WEST 50 FEET TO A CORNER; THENCE ALONG THE LINE OF LANDS OF FRANK AND MARY ARMATUDA NORTH 6 DEGREES 45 MINUTES EAST 98.8 FEET TO A CORNER; THENCE SOUTH 83 DEGREES 15 MINUTES EAST 50 FEET TO THE PLACE OF BEGINNING.

EXCEPTING AND RESERVING A STRIP OF LAND FOUR AND ONE-FOURTH FEET WIDE AND FIFTY FEET LONG ALONG THE NORTHERLY SIDE OF THE ABOVE DESCRIBED PREMISES

FOR A PART OF THE SAID PRIVATE ROAD, SAID ROAD TO BE 33 FEET IN WIDTH.

LOT NUMBER 63 AS SHOWN ON SAID "MAP OF LOTS OF PRESTON AND IDA M. FLORY" AS AFORESAID, SAID LOT BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A COMMON CORNER OF LOTS NUMBER 21, 23, 65 AND 63 AS SHOWN IN A CERTAIN PLAN OF LOTS IN THE LANDS OF THE ABOVE MENTIONED PRESTON AND IDA M. FLORY: THENCE ALONG LOT NUMBER 65 NORTH 6 DEGREES 45 MINUTES EAST 100.0 FEET TO A CORNER ON THE SOUTHERLY EDGE OF THE RIGHT OF WAY OF A THIRTY THREE FOOT WIDE PRIVATE ROAD; THENCE ALONG THE SOUTHERLY EDGE OF THE RIGHT OF WAY OF THE SAID PRIVATE ROAD NORTH 63 DEGREES 15 MINUTES WEST 50.0 FEET TO A CORNER; THENCE ALONG LOT NUMBER 61 SOUTH 6 DEGREES 45 MINUTES WEST 10.0 FEET TO A CORNER, BEING THE COMMON CORNER OF LOTS NUMBER 19, 21, 51 AND 63; THENCE ALONG LOT NUMBER 21 SOUTH 83 DEGREES

15 MINUTES EAST 50.0 FEET TO THE POINT AND PLACE OF BEGINNING.

TAX PARCEL #:103.04-01-34

BEING KNOWN AS: 122 Cherry Red Road, Greentown, PA 18426

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Richard Shuleski, as Administrator of the Estate of Stanley R. Shuleski, Deceased DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$133,669.44 , 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 Richard Shuleski, as Administrator of the Estate of Stanley R. Shuleski, Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$133,669.44 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
11/16/12 • 11/23/12 • 11/30/12

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**SHERIFF SALE**

**December 12, 2012**

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 December 12, 2012 at 11:00 AM

PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 2008-01828

US BANK NATIONAL ASSOCIATION AS TRUSTEE N.A. RASC 2006-EMX8.

vs.  
STEVEN M. ULVILA  
JEANETTE M. ULVILA

owner(s) of property situate in MATAMORAS BOROUGH, 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 & Schmieg, 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 & Schmieg  
1617 JFK Blvd, Ste 1400  
1 Penn Ctr Plaza  
Philadelphia, PA 19103  
11/16/12 • 11/23/12 • 11/30/12

**SHERIFF SALE**  
**December 12, 2012**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
1852-2011 SUR JUDGEMENT  
NO. 1852-2011 AT THE  
SUIT OF DEUTSCHE  
BANK, NATIONAL TRUST  
COMPANY AS TRUSTEE  
OF THE INDYMAC INDX  
MORTGAGE TRSUT  
2007-AR21IP, MORTGAGE  
PASS-THROUGH  
CERTIFICATES, SERIES  
2007-AR21IP UNDER THE  
POOLING & SERVICING  
AGREEMENT DATED  
OCTOBER 1, 2007 vs.  
MICHELE MCKEAN &  
STEPHEN W. MCKEAN  
DEFENDANTS, I WILL  
EXPOSE TO SALE  
OF PUBLIC VENDUE  
OR OUTCRY IN  
THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
December 12, 2012 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ATTORNEY FOR  
PLAINTIFF  
UDREN LAW OFFICES, P.C.  
WOODCREST  
CORPORATE CENTER  
111 WOODCREST ROAD,  
SUITE 200

CHERRY HILL, NJ  
08003-3620  
856-669-5400  
pleadings@udren.com  
Deutsche Bank National Trust  
Company, as Trustee of the  
IndyMac INDX Mortgage  
Trust 2007-AR21IP, Mortgage  
Pass-Through Certificates, Series  
2007-AR21IP under the Pooling  
and Servicing Agreement  
dated October 1, 2007 Trust  
2007-AR21IP, Mortgage  
PassThrough Certificates, Series  
2007-AR2 under the Pooling  
and Servicing Agreement dated  
October 1, 2007  
Plaintiff

v  
MICHELE MCKEAN  
STEPHEN W. MCKEAN  
Defendant(s)

COURT OF COMMON  
PLEAS CIVIL DIVISION  
Pike County

MORTGAGE  
FORECLOSURE

NO. 1852-CIVIL-2011

SHORT DESCRIPTION FOR  
ADVERTISING

ALL THAT CERTAIN  
LOT OF LAND SITUATE  
IN TOWNSHIP OF  
DINGMAN, PIKE COUNTY,  
PENNSYLVANIA:  
BEING KNOWN AS 803  
Raymondskill Road, Milford,  
PA 18337

PARCEL NUMBER:  
03-0-103963

IMPROVEMENTS:  
Residential Property

UDREN LAW OFFICES, P.C.  
S/  
Attorney for Plaintiff  
Katherine E. Knowlton, Esq.  
PA ID 311713

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
MICHELE MCKEAN &  
STEPHEN W. MCKEAN  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$962,701.83,  
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 MICHELE  
MCKEAN & STEPHEN W.  
MCKEAN DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$962,701.83 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
UDREN LAW OFFICE PC  
111 WOODCREST RD,  
STE 200  
CHERRY HILL, NJ 08003  
11/16/12 • 11/23/12 • 11/30/12

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**SHERIFF SALE**  
**December 12, 2012**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1984-2011r  
SUR JUDGEMENT NO.  
1984-2011 AT THE SUIT  
OF Nationstar Mortgage, LLC  
vs Daniel J. Nelson and Laura  
K. Nelson DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
December 12, 2012 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID

DATE:

SHORT DESCRIPTION FOR  
ADVERTISING

By virtue of a Writ of Execution  
No. 1984-2011

NATIONSTAR  
MORTGAGE, LLC  
vs.  
DANIEL J. NELSEN  
LAURA K. NELSEN

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

30-B SPRUCE RUN DRIVE,  
DINGMANS FERRY, PA  
18328-7727  
Parcel No.: 172.00-01-22  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING

Judgment amount: \$300,467.03

Attorneys for Plaintiff:  
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Daniel J. Nelson and Laura  
K. Nelson DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A

JUDGMENT ON THE AMOUNT OF \$300,467.03, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Daniel J. Nelson and Laura K. Nelson DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$300,467.03 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan & Schmeig  
1 Penn Ctr Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
11/16/12 • 11/23/12 • 11/30/12

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**SHERIFF SALE**  
**December 12, 2012**  
BY VIRTUE OF WRIT

OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2236-2009r SUR JUDGEMENT NO. 2236-2009 AT THE SUIT OF US Bank Trust National Association, as Owner Trustee of the SN 2011-A REO Trust vs Diane Valentino and Vincent Valentino DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY December 12, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF DINGMAN, COUNTY OF PIKE AND COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT: BEING LOT NO. 343, SECTION NO. 4, AS SHOWN ON MAP ENTITLED SUBDIVISION OF SECTION 4, POCONO MOUNTAIN WATER FOREST CORPORATION, ON FILE IN THE RECORDER'S

OFFICE AT MILFORD,  
PENNSYLVANIA IN PLOT  
BOOK NO. 16 PAGE 51.

TAX PARCEL NO:  
03-0-017892

BEING KNOWN AS 222  
LAKEWOOD 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 Diane Valentino  
and Vincent Valentino  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$236,635.96,  
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 Diane  
Valentino and Vincent Valentino  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$236,635.96 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
11/16/12 • 11/23/12 • 11/30/12

---

**SHERIFF SALE**  
**December 12, 2012**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 2314-2009r SUR  
JUDGEMENT NO. 2314-2009  
AT THE SUIT OF JPMC  
Specialty Mortgage, LLC vs  
Shandradat Mohar and Pamela  
L. Seehauth aka Pamela I.  
Seenauth DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
December 12, 2012 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID



DATE:

SHORT DESCRIPTION FOR  
ADVERTISING

By virtue of a Writ of Execution  
No. 2314-2009-CIVIL

JPMC SPECIALTY  
MORTGAGE, LLC

vs.

SHANDRADAT MOHAR  
PAMELA L. SEENAUTH  
A/K/A PAMELA I.  
SEENAUTH

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

L-1586 S07 A/K/A 1586  
BARBURY DRIVE,  
BUSHKILL, PA 18324  
Parcel No.: 196.02-05-77  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING

Judgment amount: \$122,047.35

Attorneys for Plaintiff:  
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Shandradat Mohar  
and Pamela L. Seehauth  
aka Pamela I. Seenauth  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID

REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$122,047.35,  
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 Shandradat  
Mohar and Pamela L. Seehauth  
aka Pamela I. Seenauth  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$122,047.35 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan & Schmieg  
1 Penn Ctr Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
11/16/12 • 11/23/12 • 11/30/12

**SHERIFF SALE**

**December 12, 2012**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 2413-2010 SUR  
JUDGEMENT NO. 2413-2010  
AT THE SUIT OF PNC  
BANK, NA vs. CATHERINE  
R. GOMES DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
December 12, 2012 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**PROPERTY DESCRIPTION**

ALL THAT CERTAIN  
lot or lots, parcel or piece of  
ground situate in Lehman  
Township, Pike County,  
Pennsylvania, being lot or lots  
No.1807, Section No. 5, 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 24, Page 50.

**SUBJECT** to all easements,  
restrictions, covenants and  
conditions as set forth in all

deeds in the chain of title.

BEING the same premises  
which Richard M. Attardi,  
Widower, by his deed dated  
April 13, 2001 and recorded  
April 27, 2001, in the Office of  
the Recorder of Deeds, in and  
for Pike County, Pennsylvania,  
in Record Book Vol. 1881, Page  
962, granted and conveyed unto  
Meadow Creek, Inc., grantor  
hereof, in fee.

FURTHER being the same  
premises which Meadow Creek,  
Inc., by its Deed dated July  
17, 2002 and to be recorded  
simultaneously herewith, in  
the Office of the Recorder  
of Deeds, in and for Pike  
County, Pennsylvania, granted  
and conveyed unto Catherine  
Gomes., in fee.

BEING KNOWN AS: Lot  
1807 Saw Creek Estates,  
Bushkill, PA 18324

PROPERTY ID NO.:  
60-0-103466

TITLE TO SAID PREMISES  
IS VESTED IN Catherine R.  
Gomes BY DEED FROM  
Meadow Creek, Inc., a  
Pennsylvania Corporation  
DATED 07/17/2002  
RECORDED 07/30/2002 IN  
DEED BOOK 1937 PAGE  
447.

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

THE COMMONWEALTH  
OF PENNSYLVANIA  
CATHERINE R. GOMES  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$180,390.56,  
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 CATHERINE  
R. GOMES DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$180,390.56 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
UDREN LAW OFFICES, PC

111 WOODCREST RD,  
STE 200  
CHERRY HILL, NJ 08003-3620  
11/16/12 • 11/23/12 • 11/30/12

---

**SHERIFF SALE**  
**December 12, 2012**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 45245-2011  
SUR JUDGEMENT NO.  
45245-2011 AT THE SUIT OF  
HAPPY HOLLOW OWNERS  
ASSOCIATION vs. SCOTT  
DECAMP & JENNIFER  
DECAMP DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
December 12, 2012 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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

BEING upon a map entitled  
"Map Of Proposed lots, map of  
lands of Charles Swezy, Shohola  
Township.,Pike Co. , Pa" dated  
August 11,1971, recorded in  
pike county map Book 9 at page

61, on October 27, 1971, which premises is more particularly described as follows:

BEGINNING at a point in the center of a certain 50 foot wide private roadway and utility right of way of the tract known as Happy Hollow, said point of beginning being a common corner of lots 47, 48, 49, and 50 of said tract; thence along the common line dividing lots No. 48 and 50, south 72 degrees 45 minutes East. 305.65 feet to a corner; Thence along lands now or formerly of Paul Dilger, south 15 degrees 52 minutes west 200.0 feet to a corner; thence along the common line of lot 50 with lot 85, and partially along the center of a 50 foot wide private roadway, North 72 degrees 45 minutes west, 302.7 feet to a corner in the middle of the juncture of the two previously mentioned private roadways and utility rights of way; Thence along the center of the first mentioned private roadway and utility rights of way; and along the common line of lots Nos. 49 and 50, North 15 degrees 18 minutes east, 200.05 feet to the point or place of BEGINNING

CONTAINING 1.396 ACRES be the same more or less BEING Lot No. 50 of the tract known as Happy Hollow BEING TAX MAP NO. 028.04-01-78

THE SALE IS MADE BY VIRTUE OF A WRIT OF

EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO SCOTT DECAMP & JENNIFER DECAMP DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$3,367.06, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF SCOTT DECAMP & JENNIFER DECAMP DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$3,367.06 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,  
PENNSYLVANIA  
ERIC L. HAMILL, ESQ  
104 WEST HIGH STREET  
MILFORD, PA 18337  
11/16/12 • **11/23/12** • 11/30/12

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