

## 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 NOTICE IS HEREBY

GIVEN that Letters Testamentary have been granted in the Estate of David A. Stuchkus, late of Greentown, Pike County, who died on August 26, 2014. All persons indebted to said estate are required to make payment and those having claims or demands to present the same without delay to Richard Stuchkus, Executor, c/o Jerome L. Cohen, Esquire, Suite 800, 67 Public Square, Wilkes-Barre, PA 18701.

JEROME L. COHEN,  
ESQUIRE

Suite 800, 67 Public Square  
Wilkes-Barre, PA 18701  
10/10/14 • 10/17/14 • **10/24/14**

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### ESTATE NOTICE

Notice is hereby given that Letters Testamentary have

been granted in the ESTATE OF AUDREY A. WILSON, 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 Executrix, Adrienne Wilson-Pounds of 100 Glen Ridge Avenue, Glen Ridge, New Jersey 07028 or John F. Spall, Esquire, Attorney for the Estate, 2573 Rt. 6, Hawley, Pennsylvania 18428.

JOHN F. SPALL,  
ESQUIRE

10/10/14 • 10/17/14 • **10/24/14**

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### NOTICE OF ADMINISTRATION

Notice is hereby given that Letters of Testamentary have been granted in the ESTATE of GLEN A. COOK, SR., late of Delaware 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 Executrix, Elizabeth L. Cook of 114 Westwood Drive, Dingmans Ferry, PA 18328 or Joseph R. Rydzewski, Esquire, Attorney for the Estate, 2573 Rt. 6, Hawley, Pennsylvania 18428.

JOSEPH R. RYDZEWSKI,  
ESQUIRE

10/17/14 • **10/24/14** • 10/31/14

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**EXECUTOR'S NOTICE**

Estate of Rutherford Perham, Jr., deceased, late of 311 Avenue L, Matamoras, Pennsylvania 18336.

Letters Testamentary on the above Estate having been granted to the undersigned, all persons indebted to the said Estate are requested to make payment, and those having claims to present the same, without delay, to:

Sean V. Kemether  
PO Box 313, Media,  
PA 19063

10/17/14 • 10/24/14 • 10/31/14

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**EXECUTRIX'S NOTICE**

ESTATE OF Gordon Stagaard, late of Milford, Pike County, Pennsylvania, deceased.

Letters Testamentary on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present same, without delay to

Donna Dean  
38 Sherwood Drive  
Freehold NJ 07728  
Executrix

10/17/14 • 10/24/14 • 10/31/14

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**EXECUTRIX NOTICE**

Estate of John P. Mahon, Deceased of Dingman Township, Pike County, PA. Any person or persons having claim against or indebted to estate present same to Executrix: Lucille Mahon, 102 Perch Terrace, Milford, PA 18337.

10/24/14 • 10/31/14 • 11/07/14

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**EXECUTOR'S NOTICE**

**Estate of James F. Danielson, Sr.**, deceased, late of Lehman Township, Pike County, Pennsylvania

Letters of Testamentary on the above estate have been granted to the undersigned, the aforesaid **Estate of James F. Danielson, Sr.**, having departed life on September 18, 2014. All persons indebted to the said estate are requested to make payment, and those having claims should present the same without delay to: James F. Danielson Jr, Executor, of the Estate of James F. Danielson, Sr., or to the Attorneys for the Estate, Levy, Stieh & Gaughan, P.C, P. O. Box D, Milford, PA 18337.

James P Baron, Esquire  
Attorney for Executor  
10/24/14 • 10/31/14 • 11/07/14

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**SHERIFF SALES**

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

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**SHERIFF SALE  
November 19, 2014**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 98-2014r SUR JUDGEMENT NO. 98-2014 AT THE SUIT OF PHH Mortgage

Corporations Peter H. Bond  
aka Peter Bond and Jean M.  
Bond DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
November 19, 2014 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 98-2014-CV

PHH Mortgage Corporation  
v.

Peter H. Bond a/k/a Peter Bond  
Jean M. Bond

owner(s) of property situate in  
the BLOOMING GROVE  
TOWNSHIP, PIKE County,  
Pennsylvania, being  
105 Wagner Lane, Lords Valley,  
PA 18428

Parcel No. 107.01-02-59  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$182,385.84  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Peter H. Bond aka Peter  
Bond and Jean M. Bond  
DEFENDANTS, OWNER,

OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$182,385.84,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Peter H.  
Bond aka Peter Bond and Jean  
M. Bond DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$182,385.84 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

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

10/24/14 · 10/31/14 · 11/07/14

**SHERIFF SALE**

**November 19, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 99-2014r SUR  
JUDGEMENT NO. 99-2014  
AT THE SUIT OF Wells  
Fargo Bank, NA vs Sandra  
L. Burke DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
November 19, 2014 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 99-2014-CIVIL  
Wells Fargo Bank, N.A.  
v.  
Sandra L. Burke  
owner(s) of property situate  
in LEHMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being  
425 Saunders Drive, a/k/a 278  
Saunders Drive, Bushkill, PA  
18324  
Parcel No. 192.01-02-25  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$130,574.20

Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Sandra L. Burke  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$130,574.20,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Sandra  
L. Burke DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$130,574.20 PLUS COSTS

AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Ctr Plaza  
Philadelphia, PA 19103  
10/24/14 · 10/31/14 · 11/07/14

**SHERIFF SALE**

**November 19, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
106-2014r SUR JUDGEMENT  
NO. 106-2014 AT THE SUIT  
OF Nationstar Mortgage, LLC  
vs Valeriy Mironov and Yelena  
Mironova DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
November 19, 2014 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

ALL THAT CERTAIN piece  
and parcel of land situate in the  
Township of Greene County  
of Pike, commonwealth of  
Pennsylvania, bounded and  
described as follows, to wit;

BEGINNING at the

Southeasterly corner; said corner  
being North 30 degrees West  
twenty-five (25) feet from the  
Northeasterly corner of the lands  
now or late of Joseph LaTorre  
, and being located on the  
Westerlyside of a private Road;  
thence through the lands now  
or late of Dale Edward Karch  
and wife, South 60 degrees West  
one hundred fifty (150) feet to a  
corner; thence North 30 degrees  
West one-hundred (100) feet  
to a corner; thence North 60  
degrees East one hundred fifty  
(150) feet to the Westerlyside  
of a private road; thence along  
the said private road, South 30  
degrees East one hundred (100)  
feet to the place of Beginning.  
The above described lot is  
numbered 102 on a map of lots  
of Erick H. Brunn and Sabina  
Brunn his wife. Bearings from  
the magnetic Meridian of the  
year of 1944 and containing  
0.345 of an acre of land be the  
same more or less.

ALSO GRANTING AND  
CONVEYING the right of  
ingress and egress over the above  
mentioned private road leading  
from the Public Road to the  
above described premises.

The above described premises  
are conveyed subject, however,  
to the exceptions, conditions  
and restrictions, which shall be  
deemed to be covenants running  
with the land as Recorded in  
Record Book 0030 page 0150.

TAX PARCEL # 129.02-01-23

BEING KNOWN AS: 102  
Maple Lane a/ka/ 202 Maple  
Lane, Greentown PA 18426

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Valeriy Mironov  
and Yelena Mironova  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$105,324.36,  
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 Valeriy  
Mironov and Yelena Mironova  
DEFENDANTS, OWNERS

REPUTED OWNERS TO  
COLLECT \$105,324.36 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106  
**10/24/14 · 10/31/14 · 11/07/14**

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**SHERIFF SALE**

**November 19, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
112-2012r SUR JUDGEMENT  
NO. 112-2012 AT THE SUIT  
OF Green Tree Servicing, LLC  
vs Franker Antoine and Anne  
M. Antoine aka Anne Marie  
Antoine DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
November 19, 2014 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

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

follows: Lot Number 38, Stage 2 Pine Ridge, as shown on Plat of Pine Ridge, Inc., Stage 2, recorded in the Office of the Recorder of Deeds of Pike County in Plat Book Volume 6, Page 173, on July 5, 1968.

TAX PARCEL # 194.03-02-16 BEING KNOWN AS: 38 Suter Road, Bushkill, PA, 18324

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Franker Antoine and Anne M. Antoine aka Anne Marie Antoine DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$155,992.74, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Franker Antoine and Anne M. Antoine aka Anne Marie Antoine DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$155,992.74 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106  
**10/24/14 · 10/31/14 · 11/07/14**

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**SHERIFF SALE**  
**November 19, 2014**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 152-2012r SUR JUDGEMENT NO. 152-2012 AT THE SUIT OF U.S. Bank National Association, as Trustee for Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2005-4 vs Vencotrai Nadden and Shantawattie Nadden DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION

BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY November 19, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

All that certain piece or parcel or Tract of land situate Dingman, Pike County, Pennsylvania, and being known as 2387 Gold Key Lakes aka Lot 19 Section 2 Gold Key, Milford, Pennsylvania 18337.

Control Number: 03-0-019461

Map Number: 122.02-03-04

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$193,164.26

SEIZED AND TAKEN

IN EXECUTION AS THE

PROPERTY OF: Vencotrai

Nadden and Shantawattie

Nadden

McCabe, Weisberg and Conway, P.C.

123 South Broad Street,

Suite 1400

Philadelphia, PA 19109

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

JUDGMENT ON THE AMOUNT OF \$193,164.26, 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 Vencotrai Nadden and Shantawattie Nadden DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$193,164.26 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street,  
Ste. 1400  
Philadelphia, PA 19109  
**10/24/14 · 10/31/14 · 11/07/14**

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**SHERIFF SALE**  
**November 19, 2014**  
BY VIRTUE OF WRIT



OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
258-2014r SUR JUDGEMENT  
NO. 258-2014 AT THE  
SUIT OF ESSA Bank &  
Trust vs Karen Dome and  
Eli Dome DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
November 19, 2014 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN lot,  
piece or parcel of land situate,  
lying and being in the Township  
of Blooming Grove, County of  
Pike and State of Pennsylvania,  
more particularly described  
as Lot 13, Block I, Hemlock  
Farms Community, Stage XX,  
as shown on plat of Hemlock  
Farms Community, Laurel  
Ridge, Stage XX, recorded in the  
Office of the Recorder of Deeds,  
Pike County, Plat Book 7, Page  
168, on the 24th day of October,  
1969.

BEING the same premises  
which CSC Realty, LLC, a New  
York Limited Liability Company  
by Deed dated July 31, 2007  
and recorded August 7, 2007

in the Office of the Recorder of  
Deeds in and for the County of  
Pike in Record Book 2244, Page  
1049, granted and conveyed unto  
Eli Dome and Karen Dome,  
husband and wife.

Tax ID/Assessment No.:

01-0-107.01-05-24

Pin/Control No.: 01-0-036519

Property is improved.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Karen Dome and Eli Dome  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$89,181.61,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Karen Dome and Eli Dome DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$89,181.61 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
James V. Fareri, Esq.  
PO Box 511  
Stroudsburg, PA 18360  
**10/24/14 · 10/31/14 · 11/07/14**

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**SHERIFF SALE**

**November 19, 2014**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 300-2013r SUR JUDGEMENT NO. 300-2013 AT THE SUIT OF U.S. Bank National Association, as trustee for One William Street REMIC Trust 2008-1 vs Manuel Balines and Nadia Balines DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY November 19, 2014 at 11:00 AM PREVAILING TIME

IN THE AFORENOON OF SAID DATE:

**LEGAL DESCRIPTION**

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

Being Lot 38, Section 1, as shown on Map entitled "Subdivision of Pocono Mountain Water Forest Corporation", on file in the Recorder's office at Milford, Pennsylvania, in the Plot Book No. 10, page 4.

**PARCEL IDENTIFICATION**  
NO: 136.04-01-20, CONTROL  
NO: 029547

For information purposes only:  
284 Water Forest Drive  
Dingmans Ferry, PA

**TITLE TO SAID PREMISES**  
IS VESTED Manuel Balines and Nadia Balines, by deed from Universal Development Corporation, dated 3/17/2013 recorded 3/18/2013, in Book: 1972, page 2588.

**EXHIBIT "A"**

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

Manuel Balines and Nadia Balines DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$340,767.11, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Manuel Balines and Nadia Balines DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$340,767.11 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Parker Mccay  
7001 Lincoln Dr

Marlton, NJ 08053  
10/24/14 · 10/31/14 · 11/07/14

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**SHERIFF SALE**  
**November 19, 2014**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 303-2014r SUR JUDGEMENT NO. 303-2014 AT THE SUIT OF Green Tree Servicing, LLC vs Sean Wilson and Alison Wilson DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY November 19, 2014 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 Commonwealth of Pennsylvania, more particularly described as follows, to wit:

BEING Lot 81 ABC, Block B-97, as set forth on a Plan of Lots – Birchwood Lakes, Section 13, Delaware Township, Pike County, Pennsylvania, dated July 1965 by John B. Alcher, Monroe Engineering, Inc., Stroudsburg, PA and filed in the Office for the Recording of Deeds in and for

Pike County, PA, in Plat Book 5, Page 126 on August 18, 1996.

BEING the same premises which Wilburn B. Draughon, Jr., a married man, by Deed dated October 31, 2005 recorded November 3, 2005, in the Office for the Recorder of Deeds in and for Pike County, in Deed Book Volume 2142, Page 923, conveyed unto Sean Wilson and Alison Wilson, his wife.

BEING known as 150 Pepperidge Drive, Dingmans Ferry, PA 18328

TAX PARCEL: #162.02-15-84

IMPROVEMENTS:  
Residential property.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Sean Wilson and Alison Wilson DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$129,574.59, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES

AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Sean Wilson and Alison Wilson DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$129,574.59 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Gregory Javardian  
1310 industrial Blvd., Ste. 101  
Southampton, PA 18966  
**10/24/14** · 10/31/14 · 11/07/14

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**SHERIFF SALE**

**November 19, 2014**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 356-2014r SUR JUDGEMENT NO. 356-2014 AT THE SUIT OF JPMorgan Chase Bank, National Association vs Deborah Faison DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC

VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
November 19, 2014 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

ALL THAT CERTAIN lot,  
piece or parcel of land situate,  
lying and being in the Township  
of Blooming Grove, County of  
Pike and State of Pennsylvania,  
more particularly described as  
Lot 14, Block XLVI, Hemlock  
Farms, Stave VII, as shown  
on plat of Hemlock Farms  
Community, Laurel Ridge, Stave  
VII, recorded in the Office of the  
Recorder of Deeds, Pike County,  
in Plat Book 5, Page 102, on the  
23rd day of June, 1966.

Tax Identification No.  
01-033961.

TOGETHER with all rights,  
liabilities and privileges and  
UNDER AND SUBJECT  
to all conditions, restrictions,  
reservations and exceptions as  
more fully set forth in Deed  
Book Volume 214, Page 14,  
and on the recorded subdivision  
plans.

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

entry upon the premises for  
the purpose of removing the  
aforementioned oils, minerals  
and gases.

BEING the same premises  
which Rev. M. Marquette Peace,  
Jr., and Marquita E. Peace,  
husband and wife, by Deed  
dated November 22, 2000 and  
recorded December 07, 2000  
in the Office of Recorder of  
Deeds in and for the County of  
Pike in Deed Book 1870, Page  
1067, granted and conveyed unto  
Deborah Faison.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Deborah Faison  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$74,858.66,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Deborah Faison DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$74,858.66 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Shapiro & DeNardo  
3600 Horizon Drive, Ste. 150  
King of Prussia, PA 19406  
**10/24/14 · 10/31/14 · 11/07/14**

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**SHERIFF SALE**

**November 19, 2014**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 368-2013r SUR JUDGEMENT NO. 368-2013 AT THE SUIT OF Wells Fargo Bank, NA vs Eric Richards and Crystalyn Richards DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY

November 19, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

All that certain piece or parcel or Tract of land situate Lehman, Pike County, Pennsylvania, and being known as 341 Ranchlands, Bushkill, Pennsylvania 18324-8703.

Map Number: 182.01-04-05-.001

Control Number: 06-0-103853  
THE IMPROVEMENTS

THEREON ARE: Residential Dwelling

REAL DEBT: \$209,071.78

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Eric Richards and Crystalyn Richards McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Eric Richards and Crystalyn Richards DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$209,071.78, PLUS COSTS & INTEREST. THE SALE MADE

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

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Eric Richards  
and Crystalyn Richards  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$209,071.78 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street, Ste.  
1400  
Philadelphia, PA 19109  
**10/24/14 · 10/31/14 · 11/07/14**

**SHERIFF SALE**  
**November 19, 2014**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,

TO EXECUTION NO  
423-2014r SUR JUDGEMENT  
NO. 423-2014 AT THE SUIT  
OF ESSA Bank & Trust vs  
Stephanie Tripoli, Administrator  
of the Estate of Mary Tripoli,  
Deceased DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
November 19, 2014 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN  
lot or lots, parcel or piece of  
ground SITUATE in Lehman  
Township, Pike County,  
Pennsylvania, being lot or  
townhouse No. 3269, Section  
No. 34; ais 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 Plat Book  
Volume 26, Page 167.

BEING the same premises  
which Richard Greenwald and  
Rita Greenwald, his wife by  
Deed dated April 21, 2006 and  
recorded July 21, 2006 in the  
Office of the Recorder of Deeds  
in and for the County of Pike in  
Record Book 2185, Page 2350,

granted and conveyed unto Mary Tripoli, single.

Tax ID/Assessment No.:  
06-0-197.03-04-43

Pin/Control No.: 06-0-106348

Property is improved.  
THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Stephanie Tripoli, Administrator of the Estate of Mary Tripoli, Deceased DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$56,715.50, 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 Stephanie Tripoli, Administrator of the Estate of Mary Tripoli, Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$56,715.50 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
James V. Fareri, Esq.  
PO Box 511  
Stroudsburg, PA 18360  
**10/24/14 · 10/31/14 · 11/07/14**

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**SHERIFF SALE  
November 19, 2014**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 440-2014r SUR JUDGEMENT NO. 440-2014 AT THE SUIT OF Green Tree Servicing, LLC vs Timothy O'Toole DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY November 19, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:



**SHORT DESCRIPTION**

All that certain piece or parcel or Tract of land situate Porter, Pike County, Pennsylvania, and being known as 120 Franklin Drive, Hawley, Pennsylvania 18428.

Control Number: 11-0-1696

**THE IMPROVEMENTS THEREON ARE:** Residential Dwelling

**REAL DEBT:** \$158,105.03

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:** Timothy O'Toole

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

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

**TO Timothy O'Toole DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID**

**REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$158,105.03 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 Timothy O'Toole DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$158,105.03 PLUS COSTS AND INTEREST AS AFORESAID.**

**PHILIP BUEKI, SHERIFF PIKE COUNTY, PENNSYLVANIA**

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

Philadelphia, PA 19109

**10/24/14 · 10/31/14 · 11/07/14**

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**SHERIFF SALE**

**November 19, 2014**

**BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 447-2010r SUR JUDGEMENT NO. 447-2010 AT THE SUIT OF Bank of America, NA sbm to BAC Home Loans Servicing, LP fflka Countrywide Home Loans Servicing, LP vs Enrique Vasquez, Jr. DEFENDANTS, I WILL EXPOSE TO**

SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
November 19, 2014 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

SHORT DESCRIPTION  
By virtue of a Writ of Execution  
No. 447-2010- CIVIL  
Bank of America, N.A. s/b/m  
to BAC Home Loans Servicing,  
LP f/k/a Countrywide Home  
Loans Servicing, LP  
v.  
Enrique Vasquez, Jr.  
owner(s) of property situate  
in the TOWNSHIP OF  
LEHMAN, PIKE County,  
Pennsylvania, being  
Lot 10 Phase 2 Section 1,  
a/k/a 114 Brandyshire Drive,  
Tamiment, PA 18371  
Parcel No. 188.03-03-40 –  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$378,429.78  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Enrique Vasquez, Jr.  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID

REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$378,429.78,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Enrique  
Vasquez, Jr. DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$378,429.78 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
10/24/14 · 10/31/14 · 11/07/14

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**SHERIFF SALE**

**November 19, 2014**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 493-2014 SUR JUDGEMENT NO.493-2014 AT THE SUIT OF Federal National Mortgage Association (“Fannie Mae”) vs Raymond Giddings and Melanie L. Giddings DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY November 19, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT PROPERTY DESCRIPTION BY VIRTUE OF A WRIT OF EXECUTION TO CASE NO. 493-2014 Civil ISSUED TO PLAINTIFF: FEDERAL NATIONAL MORTGAGE ASSOCIATION (“FANNIE MAE”) PROPERTY BEING KNOWN AS: ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the Township of Dingman, County of Pike, and State of Pennsylvania, more particularly described as Lot No. 13, Block No. 12, Section No. 2, 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 5, Page 84.

BEING KNOWN AS: 2347 Gold Key Estates a/k/a 148 Gold Key Road Milford, PA 18337

IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Raymond Giddings and Melanie L. Giddings PIN NUMBER, WHICH IS THE ASSESSMENT OR PARCEL NO., MAP, BLOCK AND LOT): 122.04-04-88, CONTROL #: 03-0-016571 ATTORNEY ON WRIT: MARTHA E. VON ROSENSTIEL, P.C.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Raymond Giddings and Melanie L. Giddings DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$203,736.67 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES

UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Raymond  
Giddings and Melanie L.  
Giddings DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$203,736.67 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Martha E. Von Rosenstiel  
649 South Avenue, Ste. 7  
Secane, PA 19018  
**10/24/14 · 10/31/14 · 11/07/14**

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**SHERIFF SALE**

**November 19, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
506-2014r SUR JUDGEMENT  
NO. 506-2014 AT THE

SUIT OF JPMorgan Chase  
Bank, NA vs Stephan H.  
Salvesen DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
November 19, 2014 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. CIVIL-506-2014  
JPMorgan Chase Bank, N. A.  
v.  
Stephan H. Salvesen  
owner(s) of property situate in  
DELAWARE TOWNSHIP,  
PIKE County, Pennsylvania,  
being  
125 East Lakeview Drive,  
Dingmans Ferry, PA  
18328-4098  
Parcel No. 149.04-14-68 –  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$150,542.97  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Stephan H. Salvesen  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS

OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$150,542.97,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Stephan H.  
Salvesen DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$150,542.97 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
**10/24/14 · 10/31/14 · 11/07/14**

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**SHERIFF SALE**

**November 19, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
546-2006r SUR JUDGEMENT  
NO. 546-2006 AT THE SUIT  
OF Deutsche Bank National  
Trust Company, as Trustee  
for Citigroup Mortgage loan  
Trust, Series 2005-OPT1,  
Asset Backed Pass-Through  
Certificates, Series 2005-OPT1  
vs David A. Marr aka David  
Marr and Ilona F. Marr aka  
Ilona Marr DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
November 19, 2014 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 546-06  
Deutsche Bank National Trust  
Company, as Trustee for  
Citigroup Mortgage Loan Trust,  
Series 2005-Opt1, Asset Backed  
Pass-through Certificates, Series  
2005-OPT1  
v.  
David A. Marr A/K/A David  
Marr  
Ilona F. Marr A/K/A Ilona Marr  
owner(s) of property situate

in the MATAMORAS  
BOROUGH, PIKE County,  
Pennsylvania, being  
401 Avenue G, Matamoras, PA  
18336-1303  
Parcel No. 083.10-02-46  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$237,680.77  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO David A. Marr aka  
David Marr and Ilona  
F. Marr aka Ilona Marr  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$237,680.77,  
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 David A.  
Marr aka David Marr and  
Ilona F. Marr aka Ilona Marr  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$237,680.77 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
10/24/14 · 10/31/14 · 11/07/14

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**SHERIFF SALE**

**November 19, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO.  
649-2013r SUR JUDGMENT  
NO. 649-2013 AT THE SUIT  
OF Wells Fargo Bank, NA vs  
Garrison K. Schulz and Janet  
C. Schulz DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY

November 19, 2014 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 State of Pennsylvania,  
being Lot No. 205, Section  
No. 1-B as shown on a map of  
Pocono Mountain Lake Estates,  
Inc., recorded in Pike County  
Plat Book Volume 9, page 35.

BEING the same premises  
vested in Garrison K. Schulz and  
Janet C. Schulz, husband and  
wife, by deed from Romec, Inc.,  
A corporation dated January 24,  
1990 and recorded January 24,  
1990 in Deed Book 212, Page  
245.

TOGETHER with unto the  
grantee herein, its successors  
and assigns, all Rights, Liberties  
and Privileges, and Under and  
Subject to all Restrictions and  
Reservations set forth in deeds in  
the chain of title.

Being known as: 205  
1B PORCUPINE  
COURT, BUSHKILL,  
PENNSYLVANIA 18324.

TAX I.D. #: Map #:  
189.04-04-064

Control #: 06-0-039293

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF

EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Garrison K. Schulz  
and Janet C. Schulz  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$140,280.12,  
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 Garrison  
K. Schulz and Janet C. Schulz  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$140,280.12 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street, Ste.  
1400  
Philadelphia, PA 19109  
10/24/14 · 10/31/14 · 11/07/14

**SHERIFF SALE**

**November 19, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
657-2014r SUR JUDGEMENT  
NO. 657-2014 AT THE  
SUIT OF Wayne Bank vs  
McKean Custom Homes(a  
Pennsylvania Partnership),  
Stephen W. McKean and Rory  
E. 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  
November 19, 2014 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

**LEGAL DESCRIPTION**

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

center line of the Old Milford  
Owego Turnpike, said point  
forming the southeasterly most  
corner of the lands herein  
conveyed and lying on the lands  
of Old Mill Estates; thence  
traversing along the centerline  
of the said Old Milford Owego  
Turnpike; North 59 degrees  
59 minutes 24 seconds West  
198.50 feet to a point; thence  
continuing along said right  
of way North 46 degrees 41  
minutes 24 seconds West 320.00  
feet to a point; thence North 42  
degrees 54 minutes 31 seconds  
West 185.75 feet to a point in  
the centerline of U.S. Route  
6; thence traversing along the  
centerline of said U.S. Route 6,  
North 55 degrees 13 minutes 00  
seconds West 107.56 feet to a  
point; thence continuing along  
said centerline of U.S. Route 6,  
North degrees 48 minutes 28  
seconds West 174.87 feet to a  
point; thence continuing along  
the said centerline North 50  
degrees 31 minutes 1 second  
West 540.46 feet to a point;  
thence leaving the said centerline  
of U.S. Route 6 and cutting  
the lands of the Grantor herein  
South 39 degrees 38 minutes 30  
seconds West 1,986.12 feet to  
a set iron bar; thence along the  
lines of the lands of Old Mill  
estates South 28 degrees 11  
minutes 22 seconds East 370.06  
feet to a found stone corner;  
thence continuing along the  
boundary of the lands of Old  
Mill Estates North 68 degrees  
35 minutes 36 seconds East  
2,475.93 feet to a point and place  
of BEGINNING.



BEING KNOWN AND IDENTIFIED AS Owego Trail, Route 6 West, Dingman Township, Pike County, PA, Control No. 03-0-064075, Map No. 094.00.01.31

Unimproved Land

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

BEGINNING at a point for a corner, said point of beginning being in the center line of Legislative Route 51007 and said point of beginning also being the following course and distance from the line of lands now or formerly of R.S. Hamilton along Legislative Route 51007: South 65 degrees 02 minutes West 315.0 feet; thence South 23 degrees 50 minutes East 380.93 feet to a pipe for a corner; thence South 59 degrees 24 minutes West 29.7 feet to a pipe; thence South 77 degrees 02 minutes West 100.1 feet to a pipe for a corner; thence North 24 degrees 08 minutes West 375.06 feet to a point in the centerline of Legislative Route 51007; thence along the centerline of Legislative Route 51007 North 70 degrees 19 minutes East 130.0 feet to the point and place of BEGINNING. CONTAINING therein 1.09 acres, more or less. (Plot Book 5/

Page 219)

PIN: 137.00-01-24  
Property I.D. #019487  
SUBJECT TO the restrictions of Legislative Route 51007.

Property is Improved  
ALL THOSE CERTAIN pieces, parcels and tracts 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:

PARCEL I: BEGINNING at a stone corner located in the line between the lands of Theresa Fleming and the lands now or formerly of William Chruvet, the said point being located South 19 degrees 09 minutes 44 seconds East 355.2 feet from the center line of Legislative Route No. 51007; thence from said point of beginning, running along lands of Evelyn and Ted Kosh, North 77 degrees 15 minutes 12 seconds East 161.73 feet to a point for a corner; thence along lands of John and Pat Meany, North 76 degrees 43 minutes 18 seconds East 99.70 feet to a corner; thence along Lot No. 2, South 17 degrees 29 minutes 12 seconds East 999.55 feet to a point in the center of an old abandoned road; thence along the center of same, along lands of Donald Brink, South 72 degrees 11 minutes 22 seconds West 289.52 feet to a point; thence along the center of same, South 81 degrees 00 minutes 37 seconds West 179.09 feet to a

point; thence along the minutes 37 seconds West 179.09 feet to a point; thence along the line of a stone wall along lands now formerly of Hittenburg, North 42 degrees 10 minutes 14 seconds West 317.59 feet to a corner in said wall; thence along lands of William Chruvet, North 70 degrees 55 minutes 16 seconds East 357.99 feet to a found stone corner; thence along same, North 19 degrees 04 minutes 44 seconds West 692.50 feet to the point and place of beginning. BEING Lot 1 as surveyed by Victor E. Orben, R.S., Milford, Pa, August 8, 1977. Drawing No. CC-141, Revision A, dated September 20, 1977, and as recorded on December 21, 1977, in Pike County Map Book 15, page 62.

BEING THE SAME PREMISES which WILLIAM FLEMING and BERTHA FLEMING, his wife and PATRICIA MEANY and JOHN MEANY, her husband and EVELYN KOSCH and THEODORE KOSCH, her husband, by indenture bearing date the 9th day of March, 1978 and being recorded at Milford, Pennsylvania in the Office for the Recording of Deeds, in and for the County of Pike, on the 22nd day of May, 1978 78 in Deed Book Volume 626, page 238, granted and conveyed unto THEODORE KOSCH and EVELYN KOSCH, his wife, in fee.

TOGETHER WITH a right

of way over and across a 50-foot wide proposed road and a 33-foot wide proposed road leading from the hereinabove described premises to Legislative Route No. 51007, the said right of way to be used in common with the grantors, their heirs and assigns, and the grantees, their heirs and assigns, as shown in the hereinabove referenced map.

PARCEL II: Beginning at a point for a corner, said point of beginning being in the center of the public highway extending from Milford to Lords Valley, and said point of beginning being South 70 degrees 19 minutes West 130 feet from the Northwest corner of the lands of John J. Meany, Jr. and Patricia L. Meany, his wife; thence along the center of the said public highway South 70 degrees 19 minutes West 92 feet to a point for a corner; thence along the line of lands of the Grantor, and along a line reserved for a 33 foot road, South 19 degrees 15 minutes East 359.10 feet to a pipe for a corner; thence along the line of lands of the Grantor, North 77 degrees 02 minutes East 125 feet to a pipe for a corner; thence along the line of lands of the Grantor North 24 degrees 08 minutes West 375.06 feet to the point and place of beginning. As surveyed for Mrs. Theresa Fleming, the Grantor herein named by Victor E. Orben, County Surveyor, March 9 and 10, 1967, Drawing No. D-175, a copy of the within draft intended to be recorded

herewith, Magnetic meridian of 1967.

PIN: 137.00-01-29

Property is unimproved.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO McKean Custom Homes(a Pennsylvania Partnership), Stephen W. McKean and Rory E. McKean DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$168,116.46, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

IN EXECUTION AS THE PROPERTY OF McKean Custom Homes(a Pennsylvania Partnership), Stephen W. McKean and Rory E. McKean DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$168,116.46 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Kimberly Martin  
1022 Court Street  
Honesdale, PA 18341  
**10/24/14 · 10/31/14 · 11/07/14**

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**SHERIFF SALE**  
**November 19, 2014**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 658-2014r SUR JUDGEMENT NO. 658-2014 AT THE SUIT OF Wayne Bank vs McKean Custom Homes(a Pennsylvania Partnership), Stephen W. McKean, Rory E. McKean, Michelle McKean and Elizabeth M. 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 November 19, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF

SAID DATE:

Legal Description

ALL THAT CERTAIN lot, piece or parcel of land, situate, lying and being in the Borough of Milford, County of Pike, and Commonwealth of Pennsylvania,

BEING lot numbered on the map or plat of said Borough of Milford, No. 189, fronting on Hartford Street, and being Sixty (60 feet wide in front and rear, and One Hundred and Sixty (160) feet in depth.

BEING same premises conveyed to the Grantor herein by Deed of Harry L. Geiger, Sheriff of the County of Pike, dated the 27th day of January, 1995, and recorded in Pike Record Book 1004, at Page 21.

Property is improved.

PIN: 113.13-04-62

Address: 208 East Harford Street, Milford PA 18337

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

BEGINNING at a point for a corner, said point of beginning being in the center line of Legislative Route 51007 and said point of beginning also being the

following course and distance from the line of lands now or formerly of R.S. Hamilton along Legislative Route 51007: South 65 degrees 02 minutes West 315.0 feet; thence South 23 degrees 50 minutes East 380.93 feet to a pipe for a corner; thence South 59 degrees 24 minutes West 29.7 feet to a pipe; thence South 77 degrees 02 minutes West 100.1 feet to a pipe for a corner; thence North 24 degrees 08 minutes West 375.06 feet to a point in the centerline of Legislative Route 51007; thence along the centerline of Legislative Route 51007 North 70 degrees 19 minutes East 130.0 feet to the point and place of BEGINNING. CONTAINING therein 1.09 acres, more or less. (Plot Book 5/ Page 219)

Property I.D. #019487

SUBJECT TO the restrictions of Legislative Route 51007.

PIN 137.00.01-24

ALL THOSE CERTAIN pieces, parcels and tracts 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:

PARCEL I: BEGINNING at a stone corner located in the line between the lands of Theresa Fleming and the lands now or formerly of William Chruvet, the said point being located

South 19 degrees 09 minutes 44 seconds East 355.2 feet from the center line of Legislative Route No. 51007; thence from said point of beginning, running along lands of Evelyn and Ted Kosh, North 77 degrees 15 minutes 12 seconds East 161.73 feet to a point for a corner; thence along lands of John and Pat Meany, North 76 degrees 43 minutes 18 seconds East 99.70 feet to a corner; thence along Lot No. 2, South 17 degrees 29 minutes 12 seconds East 999.55 feet to a point in the same center of an old abandoned road; thence along the center of same, along lands of Donald Brink, South 72 degrees 11 minutes 22 seconds West 289.52 feet to a point; thence along the center of same, South 81 degrees 00 minutes 37 seconds West 179.09 feet to a point; thence along the line of a stone wall along lands now or formerly of Hittenburg, North 42 degrees 10 minutes 14 seconds West 317.59 feet to a corner in said wall; thence along lands of William Chruvet, North 70 degrees 55 minutes 16 seconds East 357.99 feet to a found stone corner; thence along same, North 19 degrees 04 minutes 44 seconds West 692.50 feet to the point and place of beginning. BEING Lot 1 as surveyed by Victor E. Orben, R.S., Milford, Pa, August 8, 1977. Drawing No. CC-141, Revision A, dated September 20, 1977, and as recorded on December 21, 1977, in Pike County Map Book 15, page 62. BEING THE SAME

PREMISES which WILLIAM FLEMING and BERTHA FLEMING, his wife and PATRICIA MEANY and JOHN MEANY, her husband and EVELYN KOSCH and THEODORE KOSCH, her husband by indenture bearing date the 9th day of March, 1978 and being recorded at Milford, Pennsylvania in the Office for the Recording of Deeds, in and for the County of Pike, on the 22nd day of May, 1978 78 in Deed Book Volume 626, page 238, granted and conveyed unto THEODORE KOSCH and EVELYN KOSCH, his wife, in fee.

TOGETHER WITH a right of way over and across a 50-foot wide proposed road and a 33-foot wide proposed road leading from the hereinabove described premises to Legislative Route No. 51007, the said right of way to be used in common with the grantors, their heirs and assigns, and the grantees, their heirs and assigns, as shown on the hereinabove referenced map.

PARCEL II: Beginning at a point for a corner, said point of beginning being in the center of the public highway extending from Milford to Lords Valley, and said point of beginning being South 70 degrees 19 minutes West 130 feet from the Northwest corner of the lands of John J. Meany, Jr. and Patricia L. Meany, his wife; thence along the center of the said public highway South 70 degrees 19

minutes West 92 feet to a point for a corner; thence along the line of lands of the Grantor, and along a line reserved for a 33 foot road, South 19 degrees 15 minutes East 359.10 feet to a pipe for a corner; thence along the line of lands of the Grantor, North 77 degrees 02 minutes East 125 feet to a pipe for a corner; thence along the line of lands of the Grantor North 24 degrees 08 minutes West 375.06 feet to the point and place of beginning. As surveyed for Mrs. Theresa Fleming, the Grantor herein named by Victor E. Orben, County Surveyor, March 9 and 10, 1967, Drawing No. D-175, a copy of the within draft intended to be recorded herewith, Magnetic meridian of 1967.

Property is not improved

PIN: 137.00-01-29

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO McKean Custom Homes(a Pennsylvania Partnership), Stephen W. McKean, Rory E. McKean, Michelle McKean and Elizabeth M. McKean DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$230,259.27,

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

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF McKean Custom Homes(a Pennsylvania Partnership), Stephen W. McKean, Rory E. McKean, Michelle McKean and Elizabeth M. McKean DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$230,259.27 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
10/24/14 · 10/31/14 · 11/07/14

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**SHERIFF SALE**  
**November 19, 2014**  
BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE

COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 696-2012r  
SUR JUDGEMENT NO.  
696-2012 AT THE SUIT OF  
Citimortgage, Inc. vs Wayne A.  
Riddlehoover DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
November 19, 2014 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 696-2012

Citimortgage, Inc.

v.

Wayne A. Riddlehoover

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

154 Fairview Drive, Dingmans  
Ferry, PA 18328

Parcel No. 168.04-05-35

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$167,920.89

Attorneys for Plaintiff

Phelan Hallinan, LLP

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

OF PENNSYLVANIA TO  
Wayne A. Riddlehoover  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$167,920.89,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Wayne A.  
Riddlehoover DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$167,920.89 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd. Ste. 1400

1 Penn Ctr Plaza  
Philadelphia, PA 19103  
10/24/14 · 10/31/14 · 11/07/14

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**SHERIFF SALE**  
**November 19, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
699-2012r SUR JUDGEMENT  
NO. 699-2012 AT THE  
SUIT OF Federal National  
Mortgage Association vs Steven  
Rattiner DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
November 19, 2014 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

**SHORT DESCRIPTION**

All that certain piece or parcel or  
Tract of land situate Dingman,  
Pike County, Pennsylvania, and  
being known as 128 Blackberry  
Drive, Milford, Pennsylvania  
18337.

Control Number: 03-0-019540  
Map Number: 110.04-04-61  
THE IMPROVEMENTS  
THEREON ARE: Residential  
Dwelling  
REAL DEBT: \$411,920.50  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF: Steven

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

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Steven Rattiner  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$411,920.50  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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



Rattiner DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$411,920.50 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street, Ste.  
1400  
Philadelphia, PA 19109  
10/24/14 · 10/31/14 · 11/07/14

**SHERIFF SALE**

**November 19, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1110-2013r  
SUR JUDGEMENT NO.  
1110-2013 AT THE SUIT  
OF JPMorgan Chase Bank,  
National Association vs Joseph  
Scalise DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
November 19, 2014 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN piece

or parcel of land lying, situate  
and being in the Township of  
Dingman, County of Pike and  
Commonwealth of Pennsylvania,  
bounded and described as  
follows:

LOT NO. 147, Section NO.  
3, as shown on map entitled  
subdivision of Section 3,  
as shown on map entitled  
subdivision of Section 3,  
Pocono Mountain Water Fores  
Corporation, on file in the  
Recorder's Office at Milford,  
Pennsylvania, Plot Book NO.  
10, Page 50.

Being the same premises vested  
in Joseph Scalise by deed from  
Dale C. Meyer, Jr and Robert P.  
Meyer dated August 30, 2002  
and recorded September 4, 2002  
in Deed Book 1942, Page 1623.

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

TOGETHER with all and  
singular, the rights, members,  
hereditaments and appurtenances  
to the said premises belonging  
or in anywise incident or  
appertaining.

TO HAVE AND TO HOLD  
all the singular the premises  
before mentioned unto the said  
Grantee, his heirs, and assigns  
forever.

CONTROL NUMBER  
03-0-017589

MAP NUMBER: 136.02-02-08

Being known as: 147 LAUREL DRIVE, DINGMANS FERRY, PENNSYLVANIA 18328.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Joseph Scalise DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$122,909.15, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$122,90915 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street, Ste.  
1400  
Philadelphia, PA 19109  
**10/24/14** · 10/31/14 · 11/07/14

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**SHERIFF SALE**

**November 19, 2014**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1112-2010r SUR JUDGEMENT NO.1112-2010 AT THE SUIT OF BAC Home Loans Servicing, LP vs Araxce Kelesh, in Her Capacity as Administratrix of The Estate of Gregory B. Kelesh, unknown Heirs, successors, assigns, and all persons, firms or associations claiming Right, Title or Interest From or Under Gregory B. Kelesh, Deceased vs DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY November 19, 2014 at 11:00 AM PREVAILING TIME

IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 1112-2010-CV BAC Home Loans Servicing, L.P.

v.

Araxce Kelesh, in Her Capacity as Administratrix of The Estate of Gregory B. Kelesh Unknown Heirs, Successors, Assigns, and All persons, Firms or Associations Claiming Right, Title or Interest From or Under Gregory B. Kelesh, Deceased owner(s) of property situate in the PIKE County, Pennsylvania, being  
111 Kelesh Drive, Greentown, PA 18426-3083  
Parcel No.

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$179,896.44

Attorneys for Plaintiff

Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Araxce Kelesh, in Her Capacity as Administratrix of The Estate of Gregory B. Kelesh, unknown Heirs, successors, assigns, and all persons, firms or associations claiming Right, Title or Interest From or Under Gregory B. Kelesh, Deceased DEFENDANTS, OWNER, OR REPUTED OWNERS

OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$179,896.44, 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 Araxce Kelesh, in Her Capacity as Administratrix of The Estate of Gregory B. Kelesh, unknown Heirs, successors, assigns, and all persons, firms or associations claiming Right, Title or Interest From or Under Gregory B. Kelesh, Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$179,896.44 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,

PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
**10/24/14 · 10/31/14 · 11/07/14**

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**SHERIFF SALE**

**November 19, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1188-2013r SUR  
JUDGEMENT NO. 1188-2013  
AT THE SUIT OF PNC  
Bank, National Association,  
successor in interest to National  
City Real Estate Services,  
LLC, successor by merger to  
National City Mortgage, Inc.  
fka National City Mortgage co.  
dba Commonwealth United  
Mortgage Company vs Kenneth  
Reardon aka Kenneth C.  
Reardon DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
November 19, 2014 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 1188-2013  
PNC BANK, NATIONAL  
ASSOCIATION,

SUCCESSOR IN INTEREST  
TO NATIONAL CITY  
REAL ESTATE SERVICES,  
LLC, SUCCESSOR BY  
MERGER TO NATIONAL  
CITY MORTGAGE, INC.,  
FORMERLY KNOWN  
AS NATIONAL CITY  
MORTGAGE CO.  
DOING BUSINESS AS  
COMMONWEALTH  
UNITED MORTGAGE  
COMPANY

v.

KENNETH REARDON  
A/K/A KENNETH C.  
REARDON  
owners(s) of property situate  
in the DELAWARE  
TOWNSHIP, PIKE County,  
Pennsylvania, being  
178 OUTER DRIVE,  
BIRCHWOOD LAKES, PA  
18328-9130

Parcel No. 162.02-06-68

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$85,768.09

Attorneys for Plaintiff

Phelan Hallinan, LLP

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

AMOUNT OF \$85,768.09,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Kenneth  
Reardon aka Kenneth C.  
Reardon DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$85,768.09 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
**10/24/14 · 10/31/14 · 11/07/14**

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**SHERIFF SALE**  
**November 19, 2014**  
BY VIRTUE OF WRIT

OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1271-2013r  
SUR JUDGEMENT NO.  
1271-2013 AT THE SUIT OF  
Green Tree Servicing, LLC  
vs Carol A. Millar aka Carol  
Ann Millar and Michael G.  
Millar aka Michael Gordon  
Millar DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
November 19, 2014 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

SHORT DESCRIPTION  
By virtue of a Writ of Execution  
No. 1271-2013  
Green Tree Servicing LLC  
v.  
Carol A. Millar a/k/a Carol Ann  
Millar  
Michael G. Millar a/k/a Michael  
Gordon Millar  
owner(s) of property situate in  
the MILFORD TOWNSHIP,  
PIKE County, Pennsylvania,  
being  
127 Fire Tower Road, Milford,  
PA 18337-9339  
Parcel No. 096.00-01-70  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$95,544.38

Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Carol A. Millar aka Carol Ann Millar and Michael G. Millar aka Michael Gordon Millar DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$95,544.38, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

Michael Gordon Millar  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$95,544.38 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
**10/24/14** · 10/31/14 · 11/07/14

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**SHERIFF SALE**

**November 19, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1358-2012r SUR  
JUDGEMENT NO. 1358-2012  
AT THE SUIT OF Nationstar  
Mortgage, LLC vs Robert R.  
Zellers, JR. DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
November 19, 2014 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN  
lot, parcel or piece of land

situate in the Township of Lehman, County of pike, and Commonwealth of Pennsylvania, being Lot No. 104, Section 2E, Pocono Mountain Lake Estates, as shown on a plan of lots recorded in the Office of the Recorder of Deeds, in and for the County pf Pike, in Plot Book Volume/Page 9/119.

Being known as: 104 LOWER CHIPMUNK, BUSHKILL, PENNSYLVANIA 18324.

Title to said premises vested in Robert R. Zellers, Jr. by deed from Jason M. Foley and Dana L. Foley dated February 26, 2007 and recorded March 19, 2007 in Deed Book 2223, Page 609.

TAX I.D. #189.02-01-29

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Robert R. Zellers, JR. DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$177,863.66, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Robert R. Zellers, JR. DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$177,863.66 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street,  
Ste. 1400  
Philadelphia, PA 19109  
**10/24/14 · 10/31/14 · 11/07/14**

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**SHERIFF SALE**  
**November 19, 2014**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1503-2013r SUR JUDGEMENT NO. 1503-2013 AT THE SUIT OF Federal National Mortgage Association vs

Jeffrey R. Vaccarino and Stacey Vaccarino DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
November 19, 2014 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

SHORT PROPERTY  
DESCRIPTION  
BY VIRTUE OF A WRIT OF  
EXECUTION TO CASE NO.  
1503-2013  
ISSUED TO PLAINTIFF:  
FEDERAL NATIONAL  
MORTGAGE  
ASSOCIATION  
PROPERTY BEING  
KNOWN AS:  
ALL THAT CERTAIN piece,  
parcel and tract of land situate,  
lying and being in the Township  
of Blooming Grove, County of  
Pike and Commonwealth of  
Pennsylvania, more particularly  
described as follows to wit:  
BEING Lot 20, Block XXV,  
Hemlock Farms Community,  
Stage LXXI, as shown on plat  
of Hemlock Farms Community,  
Maple Ridge, Stage LXXI,  
recorded in the Office of the  
Recorder of Deeds, Pike County,  
in Plat Book 7, Page 96, on the  
13th day of June, 1969.  
BEING KNOWN AS: 126  
Horseshoe Lane Lords Valley,  
PA 18428  
IMPROVEMENTS

THEREON CONSIST OF:  
Residential Dwelling  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Jeffrey R.  
Vaccarino and Stacey Vaccarino  
PIN NUMBER, WHICH IS  
THE ASSESSMENT OR  
PARCEL NO., MAP, BLOCK  
AND LOT): 133.01-02-21  
ATTORNEY ON WRIT:  
MARTHA E. VON  
ROSENSTIEL, P.C.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Jeffrey R. Vaccarino  
and Stacey Vaccarino  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$164,678.80,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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



(30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Jeffrey R. Vaccarino and Stacey Vaccarino DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$164,678.80 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Martha E. Von Rosenstiel  
649 South Avenue, Ste. 7  
Secane, PA 19018  
**10/24/14 · 10/31/14 · 11/07/14**

**SHERIFF SALE**

**November 19, 2014**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1510-2013r SUR JUDGEMENT NO. 1510-2013 AT THE SUIT OF Bank of America, NA as Successor by Merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP vs Gerard Kreischer and Mary Kreischer DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD

STREET, MILFORD, PA 18337 ON WEDNESDAY November 19, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 1510-2013 Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP

v.

Gerard Kreischer  
Mary Kreischer  
owner(s) of property situate in MILFORD TOWNSHIP, PIKE County, Pennsylvania, being  
104 Valley Court, Milford, PA 18337-9575

Parcel No. 096.00-01-15.008-  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$437,324.77  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

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

AMOUNT OF \$437,324.77,  
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 Gerard  
Kreischer and Mary Kreischer  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$437,324.77 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Ctr Plaza  
Philadelphia, PA 19103  
**10/24/14 · 10/31/14 · 11/07/14**

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**SHERIFF SALE**  
**November 19, 2014**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED

OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1574-2012r SUR  
JUDGEMENT NO. 1574-2012  
AT THE SUIT OF Ocwen  
Loan Servicing, LLC vs Loxley  
A. Sylvan and Dorabella  
Sylvan DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
November 19, 2014 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

SHORT DESCRIPTION  
By virtue of a Writ of Execution  
No. 1574-2012-CIVIL  
Ocwen Loan Servicing, LLC  
v.  
Loxley A. Sylvan  
Dorabella Sylvan  
owner(s) of property situate  
in the TOWNSHIP OF  
LEHMAN, PIKE County,  
Pennsylvania, being  
4764 PINE RIDGE DRIVE  
WEST A/K/A LOT 233  
SECTION 6 A/K/A 233 PINE  
RIDGE DRIVE WEST,  
BUSHKILL, PA 18324  
Parcel No. 193.02-03-32  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$312,920.35  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Loxley A. Sylvan and Dorabella Sylvan DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$312,920.35, 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 Loxley A. Sylvan and Dorabella Sylvan DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$312,920.35 PLUS COSTS AND INTEREST AS

AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
**10/24/14 · 10/31/14 · 11/07/14**

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**SHERIFF SALE**  
**November 19, 2014**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1666-2013r SUR JUDGEMENT NO.1666-2013 AT THE SUIT OF Green Tree Servicing, LLC vs David Aviles and Jeannie Campis-Aviles DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY November 19, 2014 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 tract No. 2012, Section XVII, Conashaugh Lakes, as shown on plat or map recorded in the Office of the Recorder of Deeds of Pike County in Plat Book 18, page 124.

TOGETHER WITH, the right and privilege to use the private roadways as shown on the recorded plot plan of the subdivision section in which the subject premises are located, from the public highway known as Pennsylvania Legislative Route 739 (Dingman Turnpike) to the tract herein conveyed for purposes of ingress, egress and regress to and from the lands herein conveyed to the said public highway, in common, however with other and the grantor herein, its successors and assigns.

TAX PARCEL # 03-0-067782

BEING KNOWN AS: 158  
Overbrook Run a/k/a 4017  
Conashaugh Lakes, Milford, PA  
18337

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO David Aviles and Jeannie Campis-Aviles DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE

AMOUNT OF \$233,437.17, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF David Aviles and Jeannie Campis-Aviles DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$233,437.17 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106  
**10/24/14 · 10/31/14 · 11/07/14**

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**SHERIFF SALE**  
**November 19, 2014**  
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 rase 2006-emb8 vs  
Steven M. Ulvila and Jeanette  
M. Ulvila DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
November 19, 2014 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

SHORT DESCRIPTION  
By virtue of a Writ of Execution  
No. 2008-01828  
US Bank National Association as  
Trustee N.A. Rasc 2006-emb8  
v.  
Steven M. Ulvila  
Jeanette M. Ulvila  
owner(s) of property situate  
in the BOROUGH OF  
MATAMORAS, PIKE County,  
Pennsylvania, being  
109 Avenue G. Matamoras, PA  
18336-1209  
Parcel No. 083.10-01-49  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$198,046.90  
Attorneys for Plaintiff  
Phelan Hallinan, 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  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA  
10/24/14 · 10/31/14 · 11/07/14

**SHERIFF SALE**  
**November 19, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1879-2013r SUR  
JUDGEMENT NO. 1879-2013  
AT THE SUIT OF Picatinny  
Federal Credit Union vs Ruth  
E. Moore DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
November 19, 2014 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 6ABC, Block B-79  
(previously described in error  
as Block B-75) as set forth on a

Plan of Lots – Birchwood Lakes,  
Section 10, Delaware Township,  
Pike County, Pennsylvania,  
dated August, 1965 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  
Plot Book 4, page 187 on August  
23, 1963 (previously described in  
error as 1965).

Being the same premises  
conveyed from Joseph Bifulco  
and Marilyn Bifulco, to Ruth E.  
Moore, by deed dated October  
24, 1984 and duly recorded in  
Pike County Deed Book 947,  
page 045.

The property is located at 113  
Juneberry Drive, Dingman's  
Ferry, Pennsylvania.

The property is improved with a  
single family dwelling.

The Assessment Map  
Number of the property is  
020-162.02-10-57

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Ruth E. Moore  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$29,869.00,

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

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Ruth E.  
Moore DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$29,869.00 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Oliver Price & Rhodes  
1212 South Abington Road  
Clarks Summit, PA 18411  
**10/24/14 · 10/31/14 · 11/07/14**

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**SHERIFF SALE**

**November 19, 2014**

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

PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1916-2013r SUR  
JUDGEMENT NO. 1916-2013  
AT THE SUIT OF Green  
Tree Servicing, LLC vs  
Matthew T. Minor and Keri  
Minor DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
November 19, 2014 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 1916-2013  
Green Tree Servicing LLC  
v.  
Matthew T. Minor  
Keri Minor  
owner(s) of property situate in  
the LEHMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being  
338 Sparrow Road, Bushkill PA  
18324  
Parcel No. 183.03-04-28  
(Acreage or street address)  
Improvements thereon:  
**RESIDENTIAL DWELLING**  
Judgment Amount: \$52,469.79  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

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

THE COMMONWEALTH OF PENNSYLVANIA TO Matthew T. Minor and Keri Minor DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$52,469.79, 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 T. Minor and Keri Minor DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$52,469.79 PLUS COSTS AND INTEREST AS AFORESAID.  
PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan

1617 JFK Blvd., Ste. 1400  
1 Penn Ctr Plaza  
Philadelphia, PA 19103  
10/24/14 · 10/31/14 · 11/07/14

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**SHERIFF SALE**

**November 19, 2014**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1948-2013r SUR JUDGEMENT NO. 1948-2013 AT THE SUIT OF M & T Bank vs Ishmael Carr DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY November 19, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

All that certain piece or parcel or Tract of land situate Dingman, Pike County, Pennsylvania, and being known as 118 Blueberry Drive a/k/a Lot 566 Blueberry Drive, Milford, Pennsylvania 18337.

Parcel Number: 110.04-04-41  
Control Number: 03-0-19950  
THE IMPROVEMENTS THEREON ARE: Residential Dwelling  
REAL DEBT: \$210,943.25  
SEIZED AND TAKEN



IN EXECUTION AS THE  
PROPERTY OF: Ishmael Carr  
McCabe, Weisberg and Conway,  
P.C.

123 South Broad Street, Suite  
1400  
Philadelphia, PA 19109

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Ishmael Carr  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$210,943.25,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

PROPERTY OF Ishmael Carr  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$210,943.25 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street,  
Ste. 1400  
Philadelphia, PA 19109  
**10/24/14 · 10/31/14 · 11/07/14**

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**SHERIFF SALE**

**November 19, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 2006-2013r SUR  
JUDGEMENT NO. 2006-2013  
AT THE SUIT OF U.S. Bank  
National Association, as Trustee  
for the Pennsylvania Housing  
Finance Agency vs Carrie  
VanDunk DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
November 19, 2014 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

SHORT LEGAL FOR  
ADVERTISING:

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Dingman, Pike County, Pennsylvania, being Lot 5604, Section 18, map of Subdivision of Section No. 18, Conashaugh Lakes, recorded in Pike County Plat Book No. 18, Page 142 and having thereon erected a dwelling known as: 187 SENECA DRIVE, CONOSHAUGH LAKES, MILFORD, PA 18337. MAP # 121-02-03-26 CONTROL # 03-0-065452 Reference Pike County Record Book 2370, Page 1351. TO BE SOLD AS THE PROPERTY OF CARRIE VANDUNK UNDER PIKE COUNTY JUDGMENT NO. 2013-02006

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Carrie VanDunk DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$137,491.39, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES

AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Carrie VanDunk DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$137,497.39 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102  
**10/24/14 · 10/31/14 · 11/07/14**

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**SHERIFF SALE**

**November 19, 2014**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2185-2009r SUR JUDGEMENT NO. 2185-2009 AT THE SUIT OF Bank of America, NA as Successor by Merger to BAC Home Loans Servicing, LP vs Edilson Rodriguez, Lymarie

Rodriguez and William A. Camacho DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY November 19, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 2185-2009

Bank of America, N.A. as Successor by Merger to BAC Home Loans Servicing, LP  
v.

Edilson Rodriguez  
Lymarie Rodriguez  
William A. Camacho  
owner(s) of property situate in the TOWNSHIP OF LEHMAN, PIKE County, Pennsylvania, being  
200 Grouse Court aka Lot 200 Sec 3c, Pocono Mountain Lake Estate, Bushkill, PA 18324  
Parcel No. 182.03-01-24  
(Acreage or street address)  
Improvements thereon:  
**RESIDENTIAL DWELLING**  
Judgment Amount: \$257,024.08  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

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

TO Edilson Rodriguez, Lymarie Rodriguez and William A. Camacho DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$257,024.08, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Edilson Rodriguez, Lymarie Rodriguez and William A. Camacho DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$257,024.08 PLUS COSTS AND INTEREST AS AFORESAID.  
PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan

1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
**10/24/14 · 10/31/14 · 11/07/14**

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**SHERIFF SALE**

**November 19, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 2366-2010r SUR  
JUDGEMENT NO. 2366-2010  
AT THE SUIT OF LSF8  
Mater Participation Trust, as  
successor Plaintiff to Beneficial  
Consumer Discount Company,  
d/b/a Beneficial Mortgage  
Co. of Pennsylvania vs Ceasar  
M. Garcia and Lorraine  
Garcia DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
November 19, 2014 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

By virtue of a Writ of Execution  
issued out of the Court of  
Common Pleas of the 43rd  
Judicial District, Commonwealth  
of Pennsylvania, Pike County  
Branch, Civil Division, to  
Execution No. 2366-2010 Civil,  
at the suit of LSF8 Master  
Participation Trust, as successor  
Plaintiff to Beneficial Consumer

Discount Company, d/b/a  
Beneficial Mortgage Co. of  
Pennsylvania, Plaintiff vs. Ceasar  
M. Garcia and Lorraine Garcia,  
Defendants, I will expose to sale  
by public venue or outcry in the  
Pike County Administration  
Bldg., 506 Broad St. in Milford,  
Pike County, PA on, 2014 at  
11:00 A.M. prevailing time in  
the forenoon of said date,

ALL THOSE CERTAIN  
pieces, parcels and lots of land  
lying and being situate in the  
Township of Lackawaxen,  
County of Pike and State of  
Pennsylvania, being more  
particularly described as follows,  
to wit:

PARCEL I:

BEGINNING at a point in the  
center line of Old Byer Road, the  
said point being the southeasterly  
most corner of Lot No. 8  
conveyed to George Huff and  
the northerly most corner of Lot  
No. 7 herein described; thence  
running along the center of Old  
Byer Road, South 25 degrees  
37 minutes 50 seconds East  
150.55 feet to a point; thence  
along the center of North Court,  
South 64 degrees 23 minutes 53  
seconds West 210.14 feet to a  
point in the center of said Court;  
thence along Lot No. 9, North  
23 degrees 57 minutes West  
25 feet to an iron bar on the  
northerly side of North Court;  
thence continuing along Lot No.  
9, North 21 degrees 12 minutes  
West 122.2 feet to an iron  
pipe and stone corner; thence

along the lands of George Huff, North 63 degrees 20 minutes East 200 feet to the point and place of BEGINNING. CONTAINING 0.7 acres, more or less. Being Lot No. 7, Block 3, Section A at Huggy Bear Lake.

EXCEPTING AND RESERVING unto the Grantors, their heirs and assigns, in common, however with the Grantees, their heirs and assigns, the right of ingress, egress and regress, over, across in and upon the one-half width of the roads mentioned in the within description.

EXCEPTING AND RESERVING unto the Grantors, their heirs and assigns, the right to enter upon said premises for the purpose of erecting, constructing and maintaining utility rights of way.

TOGETHER WITH unto the Grantees, their heirs and assigns, in common, however, with the Grantors, their heirs and assigns, of the right of ingress and egress by foot only, in and upon a twenty foot access road as shown on a map or plan of Huggy Bear Lake as surveyed by Victor E. Orben C.S., Drawing #A-340, and recorded in Pike County Plat Book 4, Page 224, with the right and privilege unto the Grantees, their heirs and assigns, in common, however, with the Grantors, their heirs and assigns, to the use and enjoyment of the reserved beach area as shown on said map or plan with the further

right and privilege of boating, bathing and fishing, to the extent now enjoyed by the Grantors, their heirs and assigns. However, the Grantors, their heirs and assigns, shall not be responsible for the quantity and quality of water in or remaining in said lake at any time and the Grantees, their heirs and assigns, shall not use any power boats of any kind whatsoever in and upon the said Huggy Bear Lake.

SUBJECT to the one-half width of the rights-of-way of the herein mentioned roads as laid out for road purposes.

UNDER AND SUBJECT to the restrictions, covenants and conditions as more particularly set forth in Pike County Deed Book 436, at Page 275.

PARCEL NO. 017.01-01-04  
Control No. 05-0-023936

PARCEL II:

BEGINNING at a point in the center line of Old Byer Road at a point where the lands of the grantors herein and the lands of Bradley intersect same; thence along the center of said Old Byer Road, South 26 degrees 40 minutes East 180.0 feet to a point; thence cutting lands of George McKean, et ux., South 63 degrees 20 minutes West 200.0 feet to an iron pipe and stones for a corner; thence still cutting lands of McKean, North 26 degrees 40 minutes West 83.8 feet to an iron pipe

and stones corner located; in the line of lands of Bradley; thence along the lands of said Bradley and on the original line of lands of McKean, North 37 degrees 39 minutes East 221.93 feet to the point and place of BEGINNING. CONTAINING 0.61 acres, more or less. As surveyed by Victor E. Orben, C.S., October 17, 1966. Drawing No. D-106.

UNDER AND SUBJECT to the restriction that Parcel I and Parcel II described hereinabove shall be combined to form one lot and neither parcel can be conveyed separately without further Township approval.

BEING the same premises which Alan Engvaldsen and Marianne Engvaldsen, his wife, by Deed dated February 14, 2003 in the Office of the Recorder of Deeds in and for Pike County in Deed Book 1968 Page 2315, as Instrument Number 20030000342, granted and conveyed unto Cesar M. Garcia and Lorraine Garcia, his wife, in fee.

PARCEL NO. 017.01-01-05.  
Control No. 05-0-022857

Residential Real Estate

The sale is made by virtue of a Writ of Execution issued by the Prothonotary of the Commonwealth of Pennsylvania to Cesar M. Garcia and Lorraine Garcia, Defendants and owners or reputed owners

of the aforesaid real property, for execution upon judgment in the amount of \$259,581.02 plus interest from 02/02/11 and costs. The sale is made subject to all past due and current real estate taxes unless otherwise announced at sale.

Notice to all parties and claimants is hereby given that a Schedule of Distribution will be filed by the Sheriff thirty (30) days after the date of the sale and that distribution will be made in accordance with that schedule unless exceptions are filed thereto within ten (10) days thereafter.

SEIZED and taken into execution as the property of Cesar M. Garcia and Lorraine Garcia, owners or reputed owners, to collect \$259,581.02, plus interest and costs.

PHILIP BUEKI,  
Sheriff Pike County

CHRISTINA C. VIOLA, Esq.  
Stern & Eisenberg, PC  
1581 Main Street, Suite 200  
The Shops at Valley Square  
Warrington, PA 18976

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Cesar M. Garcia and Lorraine Garcia DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL

PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$259,581.02,  
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 Cesar M.  
Garcia and Lorraine Garcia  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$259,581.02 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg  
1581 Main Street, Ste. 200  
Warrington, PA 18976  
**10/24/14** · 10/31/14 · 11/07/14

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