

LEGAL NOTICES

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

ESTATE NOTICES

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

ADMINISTRATRIX'S NOTICE

ESTATE OF Daniel E. Bates III late of Dingman Township Pike County, Pennsylvania, deceased.

Letters of administration on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present the same without delay to Donna M. Bates 456 Raymondskill Rd Milford, PA 18337 -Administratrix
12/21/12 • 12/28/12 • 01/04/13

ADMINISTRATRIX'S NOTICE

ESTATE OF Patrick G. Camuso late of 215 Towpath, PO Bx 178, Greeley Pike County, Pennsylvania, deceased.
Letters of administration on the above estate having been

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

Joanne Camuso
215 Towpath, PO Bx 178
Greeley, PA 18425
Administratrix
12/21/12 • 12/28/12 • 01/04/13

ADMINISTRATOR'S NOTICE

Estate of Richard Caccavale, Jr., a/k/a Richard Caccavale, deceased, late of Greene Township, Pike County, Pennsylvania. Any person or persons having any claims against or indebted to said estate, present same to Co-Administrators, Richard Caccavale, Sr., 113 Meadow Lane, Greentown, PA 18426, or Joseph R. Caccavale, 1940 Rt. 590, Hawley, PA 18428, or their attorneys, Bugaj/Fischer, PC, P.O. Box 390, 308 Ninth Street, Honesdale, Pennsylvania 18431.

BUGAJ / FISCHER, PC
P.O. Box 390, 308 Ninth St.
Honesdale, PA 18431
570) 253-3021
12/21/12 • 12/28/12 • 01/04/13

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted in the ESTATE OF JEAN LAMANTIA a/k/a GIACINTA LAMANTIA

a/k/a JIACINTA LAMANIA, late of Palmyra 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, Pauline Imbro-Allen, of 9 Oakwood Terrace, Hawley, Pennsylvania 18428 or John F. Spall, Esquire, Attorney for the Estate, 2573 Rt. 6, Hawley, Pennsylvania 18428.

JOHN F. SPALL,
ESQUIRE

12/21/12 • 12/28/12 • 01/04/13

**NOTICE OF
ADMINISTRATION**

Notice is hereby given that Letters of Administration have been granted in the ESTATE of RONALD MICHAEL TUSSEL, late of Lackawaxen Township, Pike County, Pennsylvania (died October 22, 2012). 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 Administrator, RONALD M. TUSSELL, Jr. of 118 Navajo Court, Hawley, Pennsylvania 18428 or John F. Spall, Esquire, Attorney for the Estate, 2573 Rt. 6, Hawley, Pennsylvania 18428.

JOHN F. SPALL,
ESQUIRE

12/21/12 • 12/28/12 • 01/04/13

ESTATE NOTICE

ESTATE OF Marguerite M. Rickett, late of Borough of Milford, Pike County,

Pennsylvania, deceased.

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

Christopher B. Rickett,
Executor

c/o Lara Anne Dodsworth, Esq.

John J. Schneider, Esq.

104 W. High Street

Milford, Pennsylvania 18337

12/28/12 • 01/04/13 • 01/11/13

**PUBLIC NOTICE
DISSOLUTION OF
CORPORATION**

NOTICE IS HEREBY

GIVEN that Daron Development, Inc., dissolved effective December 20, 2012, that Articles of Dissolution evidencing the same will be filed with the Department of State of the Commonwealth of Pennsylvania in accordance with the Pennsylvania Business Corporation Law of 1988. All persons having claims shall present the same to the following address:

Law Offices of

Charles J. Vogt
PO Box 422
East Stroudsburg, PA 18301

SHERIFF SALES

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

SHERIFF SALE

January 16, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO38-2010r SUR JUDGEMENT NO. 38-2010 AT THE SUIT OF JPMorgan Chase Bank, NA as Acquirer of Certain Assets and Liabilities of Washington Mutual Bank from the Federal Deposit Insurance Corp. acting as receiver f/k/a Washington Mutual Bank vs Andrea Brewi, Solely in her Capacity as heir of James P. Callan, III Deceased c/o Kevin Hyland, Esq. DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 16, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Palmyra, in the County of Pike and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the Southeast corner of lands about to be conveyed to Henry Meiley, t/a Skyway Construction Company, said corner being located in the center of the Old Township Road, leading through land of the Grantor, of which this was part, thence South 51 degrees 50 minutes East 116.5 feet to a corner; thence South 48 degrees 17 minutes West 100 feet to a corner; thence North 53 degrees 50 minutes West 116.5 feet to the center of the old Township Road; thence along the center of said road North 48 degrees 17 minutes East 100 feet to the place of BEGINNING. CONTAINING 0.26 of an acre of land, more or less.

EXCEPTING AND RESERVING a strip of land 16.5 feet in width along the northwesterly side for the one-half width of said Old Township Road.

ALSO GRANTING AND CONVEYING to the Grantees, their heirs and assigns, the right to boat, swim, fish and other purposes in the waters of Lake Wallenpaupack, same as enjoyed by the Grantor. And also the right to use the said private road running through the Grantors

land.

Parcel# 10-0-01132

Property address: 121 Cedar
Tree Drive, Greentown, Pa
18426

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Andrea Brewi, Solely in her
Capacity as heir of James
P. Callan, III Deceased
c/o Kevin Hyland, Esq.
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$124,928.63,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIDUTION 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 Andrea Brewi,
Solely in her Capacity as heir of
James P. Callan, III Deceased
c/o Kevin Hyland, Esq.
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$124,928.63 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
Ste. 5000 Independence Ctr.
701 Market St
Philadelphia, PA 19106
12/21/12 • 12/28/12 • 01/04/13

SHERIFF SALE

January 16, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
89-2012r SUR JUDGEMENT
NO. 89-2012 AT THE
SUIT OF The Bank of New
York Mellon fka The Bank
of New York, as trustee for
the Certificateholders of
CWABS, Inc. asset-backed
Certificates, Series 2007-6 vs
Adam E. Frye and Melissa
Fry DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD

STREET, MILFORD, PA
18337 ON WEDNESDAY
January 16, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
DOCKET NO: 89-2012

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

TAX PARCEL NO:
07-0-007651

PROPERTY ADDRESS 801
Avenue N
Matamoras, PA 18336

IMPROVEMENTS: a
Residential Dwelling

SOLD AS THE PROPERTY
OF: Adam E. Frye
Melissa Frye

ATTORNEY'S NAME: Patrick
J. Wesner, Esquire

SHERIFF'S NAME: Phil Bueki

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THEPROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Adam E. Frye and Melissa Frye
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR

EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$366,129.26,
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 Adam
E. Frye and Melissa Frye
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$366,129.26 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Assoc.
220 Lake Drive East, Ste. 301
Cherry Hill, NJ 08002
12/21/12 • 12/28/12 • 01/04/13

SHERIFF SALE
January 16, 2013
BY VIRTUE OF WRIT

OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
113-2012r SUR JUDGEMENT
NO. 113-2012 AT THE
SUIT OF US Bank National
Association as Trustee for
the Certificateholders of
Citigroup Mortgage Loan
Trust Inc. Asset-Backed
Pass-Through Certificates
Series 2007-AMC1 vs Gregory
P. Innella DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 16, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

DOCKET NO: 113-2012

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

TAX PARCEL NO:
148-04-07-75

PROPERTY ADDRESS 109
Fire Lane Road
Dingmans Ferry, PA 18328

IMPROVEMENTS: a

Residential Dwelling

SOLD AS THE PROPERTY
OF: Gregory P. Innella

ATTORNEY'S NAME: Patrick
J. Wesner, Esquire

SHERIFF'S NAME: Phil Bueki

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Gregory P. Innella
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$182,040.69,
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 Gregory
P. Innella DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$182,040.69 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Assoc.
220 Lake Drive East, Ste. 301
Cherry Hill, NJ 08002
12/21/12 • 12/28/12 • 01/04/13

SHERIFF SALE

January 16, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
310-2011r SUR JUDGEMENT
NO. 310-2011 AT THE
SUIT OF Deutsche Bank
National Trust Company
as Trustee for Harbor View
Mortgage Loan Trust 2006-8
vs Peter Decker a/k/a Peter
F. Decker DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 16, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

ALL THAT CERTAIN LOT,
PARCEL, OR PIECE OF
LAND SITUATE IN THE
TOWNSHIP OF DINGMAN,
COUNTY OF PIKE, AND
COMMONWEALTH
OF PENNSYLVANIA,
BEING LOT 24, BLOCK
2, SECTION 10, GOLD
KEY LAKE ESTATES, AS
SHOWN ON A PLAN OF
LOTS RECORDED IN
THE OFFICE OF THE
RECORDER OF DEEDS IN
AND FOR THE COUNTY
OF PIKE, IN PLOT BOOK
VOLUME 6, PAGE 9.

Tax Parcel No.: 03-0-016433

Property Address: 111 Clover
Place Milford, PA 18337

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Peter Decker a/k/a Peter F.
Decker DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$208,197.40,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES

UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Peter
Decker a/k/a Peter F. Decker
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$208,197.40 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Offices
111 Woodcrest Road, Ste. 200
Cherry Hill, NJ 08003-3620
12/21/12 • 12/28/12 • 01/04/13

SHERIFF SALE

January 16, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
311-2012r SUR JUDGEMENT
NO. 311-2012 AT THE SUIT
OF First Star Bank, f/k/a

First Star Savings Bank and
n/k/a ESSA Bank & Trust vs
LaJoyce C. Warlix, aka LaJoyce
Celeste Hunter, aka LaJoyce C.
Hunter, aka LaJoyce Hunter
k/n/m LaJoyce Brookshire
and Gus Brookshire, JR. aka
Gus W. Brookshire, JR. her
husband and Joana Hunter
and Mayla Billips and Theresa
Gibbs DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 16, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION

ALL THOSE CERTAIN
lots, parcels or piece of land
situate in the Township of
Lehman, County of Pike, and
Commonwealth of Pennsylvania,
bounded and described as
follows:

PARCEL ONE/LOT THREE

ALL THOSE CERTAIN
three lots, parcels or pieces of
land situate in the Township of
Lehman, County of Pike and
Commonwealth of Pennsylvania
bounded and described as
follows:

LOT NO. 3 BEGINNING
at a point on the northwesterly

line of Deer Run, a common corner of Lot No. 2 and Lot No. 3 as shown on a plan titled "Subdivision of Lands of Benjamin Foster, Lehman Township, Pike County, Section Three" prepared by Edward C. Hess Associates, October 17, 1969, and recorded in Plat Book Volume No. 7 at Page No. 157, October 17, 1969, on file in the Recorder of Deeds Office, Milford, Pennsylvania, from which a stone corner making the southwesterly corner of Parcel No. 2 of lands conveyed by Benjamin Foster to Pocono Ranch Lands, Lmtd. By deed dated November 27, 1972 and recorded in the aforementioned office in Deed Book Volume No. 258 at Page No. 824, bears South 84 degrees 37 minutes 13 seconds East distance 4880.68 feet, also from which a stone corner marking the westerly corner of Parcel No. 6, of the above mentioned lands conveyed by Benjamin Foster to Pocono Ranch Lands, Lmtd., bears South 59 degrees 27 minutes 56 seconds West distance 5871.02 feet; thence by Lot No. 2 North 13 degrees 23 minutes 50 seconds West 177.67 feet to a point; thence by lands of Pocono Ranch Lands, Ltd. North 77 degrees 17 minutes 00 seconds East 100.00 feet to a point; thence by Lot No. 4 South 10 degrees 02 minutes 59 seconds East 171.97 feet to a point on the northwesterly line of Deer Run; thence along the northwesterly line of Deer Run on a curve to the left having

a radius of 498.92 feet for an arc length of 90.00 feet (chord bearing and distance being South 74 degrees 48 minutes 38 seconds West 89.88 feet) to the place of BEGINNING.

PARCEL ONE/LOT FOUR

Lot No. 4 BEGINNING at a point on the northwesterly line of Deer Run, a common corner of Lots No. 3 and Lot No. 4 as shown on a plan titled "Subdivision of Lands of Benjamin Foster, Lehman Township, Pike County, Section Three" prepared by Edward C. Hess Associates, October 17, 1969 and recorded in Plat Book Volume No. 7 at Page No. 157, October 17, 1969 on file in the Office of the Recorder of Deeds, Milford, Pennsylvania from which a stone corner marking the southeasterly corner of Parcel No. 2 of lands conveyed by Benjamin Foster to Pocono Ranch Lands Lmtd., by deed dated November 27, 1971 and recorded in the aforementioned Office in Deed Book Volume No. 258 at Page No. 824, bears South 84 degrees 14 minutes 41 seconds East distance 4796.93 feet, also from which a stone corner marking the westerly corner of Parcel No. 6 of the above-mentioned lands conveyed by Benjamin Foster to Pocono Ranch Lands, Lmtd. bears South 59 degrees 41 minutes 40 seconds West distance 5957.74 feet; thence by Lot No. 3, North 10 degrees 02 minutes 59 seconds West 173.97 feet to a

point; thence by lands of Pocono Ranch Lands, Lmtd. North 77 degrees 17 minutes 00 seconds East 140.00 feet to a Point; feet to a point of the northeasterly line of Deer Run; thence along the northwesterly line of Deer Run on a curve to the left having a radius of 498.92 feet for an arc length of 110.00 feet (chord bearing and distance being South 96 degrees 17 minutes 41 seconds West 109.78 feet) to the place of BEGINNING. CONTAINING 22,637 square feet, more or less. BEING LOTS NOS. 3 and 4 on the above mentioned plan. Prepared by Edward C. Hess Associates, Inc.

PARCEL ONE/LOT FIVE

LOT NO. 5 BEGINNING at a point on the northerly line of Deer Run, a common corner of Lot No. 4 and Lot No. 5 as shown on a plan titled "Subdivision of Lands of Benjamin Foster, Lehman Township, Pike County, Section Three" prepared by Edward C. Hess Associates, October 17, 1969 and recorded in Plat Book Volume No. 7 at Page No. 157 October 17, 1969 on file in the Recorder of Deeds Office, Milford, Pennsylvania, from which a stone corner making the southeasterly corner of Parcel No. 2 of lands conveyed by Benjamin Foster to Pocono Ranch Lands, Lmtd., by deed dated November 27, 1971 and recorded in the aforementioned office in Deed Book Volume

No. 258 at Page No. 824, bears South 84 degrees 01 minutes 27 seconds East distance 4688.39 feet, also from which a stone corner marking the westerly corner of Parcel No. 6, of the above mentioned lands conveyed by Benjamin Foster to Pocono Ranch Lands, Lmtd. bears South 60 degrees 09 minutes 34 seconds West distance 6056.10 feet thence by Lot No. 4 North 00 degrees 58 minutes 52 seconds West 195.06 feet to a point; thence by lands of Pocono Ranch Lands, Lmtd., North 77 degrees 17 minutes 00 seconds East 150.00 feet to a point; thence by the same South 12 degrees 30 minutes 58 seconds West 154.19 feet to a point on the northerly line of Deer Run; thence along the northerly line of Deer Run on a curve to the left having a radius of 498.92 feet for an arc length of 90.00 feet (chord bearing and distance being North 62 degrees 13 minutes 17 seconds West 89.88 feet) to the place of BEGINNING. CONTAINING 25,180 square feet, more or less.

PARCEL TWO

ALL THAT CERTAIN lot, parcel or piece of land situated in the Township of Lehman, County of Pike and Commonwealth of Pennsylvania being Lot No. 246, Section 2 as shown on map or plan of Pocono Ranch Lands, on file in the Recorder of Deeds Office at Milford, Pike County, Pennsylvania, in Plot Book

Volume No. 7 at Page No. 156.

PARCEL THREE

ALL THAT CERTAIN lot, parcel or piece of land situated in the Township of Lehman, County of Pike and Commonwealth of Pennsylvania being Lot No. 245, Section 2 as shown on map or plan of Pocono Ranch Lands, on file in the Recorder of Deeds Office at Milford, Pike County, Pennsylvania.

Lots 3, 4 & 5 Section 3 and Lots 245 & 246 Section 2 are combined and cannot be subdivided without prior approval.

BEING THE SAME PREMISES which Gus Brookshire, Jr. and LaJoyce Brookshire, husband/wife, Joana Hunter, Mayla Billips and Theresa Gibbs by Deed dated August 3, 1999 and recorded January 30, 2006 in the Office of the Recorder of Deeds in and for the County of Pike in Record Book 2157, Page 209, granted and conveyed unto Gus Brookshire, Jr. and LaJoyce Brookshire, husband/wife.

Assessment No.: 175.03-03-04
Pin/Control No.: 06-0-043178

Property is improved.

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

THE COMMONWEALTH OF PENNSYLVANIA TO LaJoyce C. Warlix, aka LaJoyce Celeste Hunter, aka LaJoyce C. Hunter, aka LaJoyce Hunter k/n/m LaJoyce Brookshire and Gus Brookshire, JR. aka Gus W. Brookshire, JR. her husband and Joana Hunter and Mayla Billips and Theresa Gibbs DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$148,840.54, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF LaJoyce C. Warlix, aka LaJoyce Celeste Hunter, aka LaJoyce C. Hunter, aka LaJoyce Hunter k/n/m LaJoyce Brookshire and Gus

Brookshire, JR. aka Gus W.
Brookshire, JR. her husband
and Joana Hunter and Mayla
Billips and Theresa Gibbs
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$ 148,840.54 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Newman Williams Mishkin et al
712 Monroe Street
Stroudsburg, PA 18360-0511
12/21/12 • 12/28/12 • 01/04/13

SHERIFF SALE

January 16, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
333-2012r SUR
JUDGEMENT NO. 333-2012
AT THE SUIT OF Wells
Fargo Bank, NA as Trustee
for Merrill Lynch Mortgage
Investors Trust, Mortgage Loan
Asset- Backed Certificates
Series 2003-0PT1 vs Daniel
Harms DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 16, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID

DATE:

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

LOTS 2ABC D, Block
W-605, as set forth on a Plan
of Lots, Wild Acres, Section
6, Delaware Township, Pike
County, Pennsylvania, dated
March, 1968, by John B.
Aichen, Monroe Engineering,
Inc., Stroudsburg, Pennsylvania,
and filed in the Office for the
Recording of Deeds in and for
Pike County, Pennsylvania,
in Plat Book 6, Page 197, on
August 16, 1968.

PARCEL No. 02-0-027109

BEING the same premises
which George V. Harms and
Elsie M. Harms, his wife, and
their son Daniel Harms and
Georgette Harms, his wife, by
Deed dated June 9, 2003 and
recorded in the Pike County
Recorder of Deeds Office on
June 26, 2003 in Deed Book
1990, page 708, granted and
conveyed unto Daniel Harms, a
married man.

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

DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$74,722.06, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Daniel Harms DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$74,722.06 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & Denardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
12/21/12 • 12/28/12 • 01/04/13

SHERIFF SALE

January 16, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 395-2012r SUR JUDGEMENT NO. 395-2012 AT THE SUIT OF The Bank of New York Mellon fka The Bank of New York, as trustee for the Certificateholders of CWALT, inc. alternative Loan Trust 2006-OC7, Mortgage Pass-Through Certificates, Series 2006-OC7 vs Debbie S. Kelly DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 16, 2013 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 117, Section 7, as shown on a map or plan of POCONO MOUNTAIN LAKE ESTATES, on file in the Recorder of Deeds Office at Milford, Pike County,

Pennsylvania, in Plat Book
Volume 10, Page 187.

TAX PARCEL #176.01-03-14

CONTROL # 02.0-067422

BEING KNOWN AS: 117
View Court, Dingmans Ferry,
PA 18328

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Debbie S. Kelly
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$251,622.82,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Debbie
S. Kelly DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$251,622.82 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Steet
Philadelphia, PA 19106-1532
12/21/12 • 12/28/12 • 01/04/13

SHERIFF SALE

January 16, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 405-2010r
SUR JUDGEMENT NO.
405-2010 AT THE SUIT OF
Chase Home Finance, LLC
vs George J. Nason and Debra
L. Nason DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 16, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION

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

Lots 11ABCD, Block W906, as set forth on a Plan of Lots -Wild Acres, Section, 9, Delaware Township, Pike County, Pennsylvania, dated March 1970, by John B. Aicher, Monroe Engineering, Inc., Stroudsburg, Pennsylvania and filed in the Office for the Recording of Deeds n and for Pike County, Pennsylvania, in Plat Book 8, Page 106, recorded November 17,1970.

Being known as: 162 MOUNTAIN LAKE ROAD, DINGMANS FERRY, PENNSYLVANIA 18328.

Title to said premises is vested in George J Nason and Debra L Nason by deed from Joseph E. Czajkowski and Roberta B. Czajkowski, Trustees for the benefit of Joseph Czajkowski Revocable Living Trust, dated July 18, 2006 and recorded July 24, 2006 in Deed Book 2186, Page 424.

TAX I.D. #: 02-168.04-06-55

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

PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO George J. Nason and Debra L. Nason DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$167,401.15, 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 George J. Nason and Debra L. Nason DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$167,401.15 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

McCabe Weisberg & Conway
123 South Broad Street, Ste. 2080
Philadelphia, PA 19109
12/21/12 • 12/28/12 • 01/04/13

SHERIFF SALE
January 16, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
421-2012r SUR JUDGEMENT
NO. 421-2012 AT THE
SUIT OF The Bank of New
York Mellon fka The Bank
of New York, as trustee for
the Certificateholders of
CWABS Inc., asset-backed
certificates, Series 2006-6
vs Victor Cicconi and Lisa
Cicconi DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 16, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

DOCKET NO: 421-2012

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

TAX PARCEL NO:
199-02-01-37

PROPERTY ADDRESS 247
Acorn Circle
Bushkill, PA 18324

IMPROVEMENTS:
Residential Dwelling

SOLD AS THE PROPERTY
OF: Victor Cicconi
Lisa Cicconi

ATTORNEY'S NAME: Patrick
J. Wesner, Esquire
SHERIFF'S NAME: Phil Bueki

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Victor Cicconi and Lisa Cicconi
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$204,987.39,
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 Victor Cicconi and Lisa Cicconi DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$204,987.39 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Assoc.
220 Lake Drive East, Ste. 301
Cherry Hill, NJ 08002
12/21/12 • 12/28/12 • 01/04/13

SHERIFF SALE

January 16, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO463-2012r SUR JUDGEMENT NO. 463-2012 AT THE SUIT OF First Horizon Home Loans, a division of First Tennessee Bank National Association vs Jennifer M. Zayatz a/k/a Jennifer Zayatz a/k/a Jennifer Mary Zayatz DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY

IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 16, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 463-2012

FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK NATIONAL ASSOCIATION vs.

JENNIFER M. ZAYATZ
A/K/A JENNIFER ZAYATZ
A/K/A JENNIFER MARY ZAYATZ

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

226 LAKE DRIVE,
DINGMANS FERRY, PA
18328-3100
Parcel No.: 148.02-03-49
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$144,462.53

Attorneys for Plaintiff:
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY

VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jennifer M. Zayatz a/k/a Jennifer Zayatz a/k/a Jennifer Mary Zayatz DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$144,462.53, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Jennifer M. Zayatz a/k/a Jennifer Zayatz a/k/a Jennifer Mary Zayatz DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$144,462.53 PLUS COSTS AND INTEREST AS

AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmieg
1 Penn Center Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
12/21/12 • 12/28/12 • 01/04/13

SHERIFF SALE

January 16, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 511-2012r SUR JUDGEMENT NO. 511-2012 AT THE SUIT OF The Bank of New York Mellon Trust Company, National Association, as Trustee, fka The Bank of New York Trust Company, NA, as Trustee, as successor to JPMorgan Chase Bank NA as Trustee for RAMP 2004RS11 vs Julie A. Parillo DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 16, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

DOCKET NO: 511-2012 Civil

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

TAX PARCEL NO:
02-0-020928

PROPERTY ADDRESS 228
Lake Drive
Dingmans Ferry, PA 18328

IMPROVEMENTS: a
Residential Dwelling
SOLD AS THE PROPERTY
OF: Julie A. Parillo

ATTORNEY'S NAME: Patrick
J. Wesner, Esquire

SHERIFF'S NAME: Phil Bueki

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Julie A. Parillo
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$135,433.02,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL STATE 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 Julie A. Parillo
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$135,433.02 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead &. Assoc.
220 Lake Drive East, Ste. 301
Cherry Hill, NJ 08002
12/21/12 • 12/28/12 • 01/04/13

SHERIFF SALE

January 16, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
512-2012r SUR JUDGEMENT
NO. 512-2012 AT THE SUIT
OF Bank of America, NA
successor by merger to BAC
Home Loans Servicing, LP
fka Countrywide Home Loans
Servicing, LP vs Tammy Lyn

HITCHENS DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 16, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN lot
of land situate and being in the
Township of Delaware, County
of Pike and Commonwealth of
Pennsylvania, more particularly
described as Lot 212, Section
7, on a plan of lots made as a
result of a survey of Edward C.
Hess Associates, Inc., which
survey is recorded in the Office
of the Recorder of Deeds in and
for Pike County, Pennsylvania,
in Map Book Volume 10, Page
187 and is described as Lots of
Pocono Mountain Lake Estates.

TAX PARCEL # 175.04-01-16

BEING KNOWN AS: 212
Pocono Mountain Lake Estates,
Bushkill, PA 18324

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Tammy Lyn Hitchens
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID

REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$266,671.36,
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 Tammy Lyn
Hitchens DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$266,671.36 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
Ste. 5000 Independence Ctr.
701 Market St
Philadelphia, PA 19106
12/21/12 • 12/28/12 • 01/04/13

SHERIFF SALE

January 16, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 549-2012r SUR JUDGEMENT NO. 549-2012 AT THE SUIT OF Bank of America, NA successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP vs Nataliya Ward DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 16, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Lehman, County of Pike and Commonwealth of Pennsylvania, being Lot No. 14, Section 4, Pocono Ranch Lands, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for Pike County, Pennsylvania, in Plot Book Volume 10, page 206.

BEING the same premises which Meadow Creek, Inc., by its deed dated January 20, 2005 and recorded January 24, 2005, in the Office of the

Recorder of Deeds, Pike County, Pennsylvania, in Record Book Volume 2091, page 1256, granted and conveyed unto Nataliya Ward, in fee.

UNDER AND SUBJECT to all conditions, covenants and restrictions as of record.

Control No: 06-0-041270

TAX PARCEL #189.01-03-73

BEING KNOWN AS: Lot 14 Sec 4 Pocono Ranchland, Bushkill, PA 18324

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Nataliya Ward DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$232,131.72, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Nataliya Ward DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$232,131.72 PLUS COSTS AND INTEREST AS AFORESAID.
PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
12/21/12 • 12/28/12 • 01/04/13

SHERIFF SALE

January 16, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 553-2012r SUR JUDGEMENT NO. 553-2012 AT THE SUIT OF PNC Bank, National Association sbm National City Mortgage, a division of National City Bank vs John D. Carman and Cynthia M. Carman DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD

STREET, MILFORD, PA 18337 ON WEDNESDAY January 16, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot or piece of land situate in the Township of Lehman, County of Pike and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the westerly line of Sparrow Loop, a common corner of Lot No. 285 and Lot No. 286 as shown on a plan titled "Subdivision of Lands of Benjamin Foster, Lehman Township, Pike County, Section One" prepared by Edward C. Hess Associates, October 17, 1969, and recorded in Plat Book Vol. 7, page 155, October 17, 1969, on file in the Office of the Recorder of Deeds, Milford, Pennsylvania; thence by Lot No. 286 South 80 degrees 09 minutes 3 seconds West 230.00 feet to a point; thence by Lot No. 417 North 18 degrees 17 minutes 22 seconds East 130.20 feet to a point; thence by Lot No. 284 South 88 degrees 30 minutes 56 seconds East 180.00 feet to a point on the westerly line of Sparrow Loop; thence along the westerly line of Sparrow Loop on a curve to the left having a radius of 404.78 feet for an arc length of 80.00 feet (chord bearing and distance being South 4 degrees 10 minutes 38 seconds East 79.87) to the place of beginning.

CONTAINING 202.53 square feet, more or less.

BEING Lot No. 285 on the above mentioned plan.

UNDER AND SUBJECT to all conditions, covenants and restrictions as of record.

BEING Tax Code No. 06-0-038721

TAX PARCEL # 183.01-01-46

BEING KNOWN AS: Lot 285 Sec 1, Ranchlands, Bushkill, PA 18324

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO John D. Carman and Cynthia M. Carman DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$201,896.69, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF John D. Carman and Cynthia M. Carman DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$201,896.69 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
12/21/12 • 12/28/12 • 01/04/13

SHERIFF SALE
January 16, 2013
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO571-2012r SUR JUDGEMENT NO. 571-2012 AT THE SUIT OF Bank of America, NA vs Robert Mayson and Elfreda Mayson DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY

IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 16, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN
LOT OR PARCEL OF
LAND SITUATE IN
LEHMAN TOWNSHIP,
PIKE COUNTY,
PENNSYLVANIA, BEING
LOT NO. 3293, SAW CREEK
ESTATES, TOWNHOUSE
DEVELOPMENT KNOWN
AS THE MILL POND
TOWNHOUSES AT SAW
CREEK RECORDED
IN THE RECORDER'S
OFFICE IN AND FOR PIKE
COUNTY AT MILFORD,
PENNSYLVANIA IN PLOT
BOOK VOLUME 26, PAGE
167 OF SECTION 34.

Being known as: LOT 3293
SEC 34 WINDERMERE
DRIVE, BUSHKILL,
PENNSYLVANIA 18324.

Title to said premises is vested in
Elfreda K. Mayson and Robert
P. Mayson by deed from Dale B.
Carroll dated April 29, 2000 and
recorded May 4, 2000 in Deed
Book 1852, page 2327.

TAX I.D. #: 06-0-107837

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

THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Robert Mayson and Elfreda
Mayson DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$26,802.47,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Robert
Mayson and Elfreda Mayson
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$26,802.47 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,

PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street, Ste. 2080
Philadelphia, PA 19109
12/21/12 • 12/28/12 • 01/04/13

SHERIFF SALE

January 16, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
616-2012r SUR JUDGEMENT
NO. 616-2012 AT THE
SUIT OF The Bank of New
York Mellon fka The Bank
of New York as Trustee
for the Certificateholders
of The CWABS, Inc.
Asset-Backed Certificates,
Series 2004-15 vs Gerrit R.
Speulstra DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 16, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN
PIECE OR PARCEL OF
LAND, SITUATE IN
THE TOWNSHIP OF
DELAWARE, COUNTY
OF PIKE AND STATE
OF PENNSYLVANIA,
MORE PARTICULARLY
DESCRIBED AS FOLLOWS,

TO WIT:

BEING LOT(s) NO. 2,
BLOCK NO. W-1211,
SECTION NO. 12, AS
SET FORTH ON A
MAP OF WILD ACRES,
ON FILE IN THE
RECORDER OF DEEDS
OFFICE AT MILFORD,
PENNSYLVANIA, IN PIKE
COUNTY PLAT BOOK
VOLUME 8, PAGE 172.

SOURCE OF TITLE: BOOK
857 PAGE 146 (RECORDED
02-28-1994)

APN: 02-0-031094

TAX PARCEL #:
02-0-175.02-07-73

BEING KNOWN AS: 144
Spring Drive, Dingmans Ferry,
PA 18328

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Gerrit R. Speulstra
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$98,235.47,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES

UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Gerrit R.
Speulstra DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$98,235.47 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
Ste. 5000 Independence Ctr.
701 Market St
Philadelphia, PA 19106
12/21/12 • 12/28/12 • 01/04/13

SHERIFF SALE

January 16, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
629-2011r SUR JUDGEMENT
NO. 629-2011 AT THE

SUIT OF Marcel Lake Estates
Property Owners Association,
Inc. vs Jacqueline Schneider
Frank DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 16, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION

All that certain piece, parcel
and lot of land situate, lying
and being in the Township of
Delaware, County of Pike, and
State of Pennsylvania, being
further known as Lot No. 86,
Block M-303, as shown on
a Map entitled "Section 3,
Marcel Lake Estates, Delaware
Township, Pike County,
Pennsylvania" which map was
duly recorded on June 7, 1971
with the Office of the Recorder
of Deeds of Pike County,
Pennsylvania, in Plat Book 8,
page 173.

The property address is known
as 145 Maria Lane, Marcel
Lake Estates, Dingmans Ferry,
Pennsylvania 18328.

REFERENCE TAX MAP
NO. 148.02-03-60 AND
CONTROL NO. 02-0- 028183.

BEING THE SAME
PREMISES WILLIAM

GERESY AND
CONSTANCE GERESY,
HIS WIFE, CONVEYED
TO JACQUELINE
SCHNEIDER FRANK, BY
DEED DATED 11/29/1983
AND RECORDED ON
12/20/1983 IN THE OFFICE
OF THE RECORDER OF
DEEDS OF PIKE COUNTY,
PENNSYLVANIA, IN
RECORD BOOK 899,
PAGE 103, OF WHICH
IS A COPY OF SAID
RECORDED DEED IS
ATTACHED HERETO AND
INCORPORATED HEREIN
AS EXHIBIT "A".

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Jacqueline Schneider Frank
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$123,852.52,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS
THE PROPERTY OF
Jacqueline Schneider Frank
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$123,852.52 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Thomas F. Farley,
2523 Route 6
Hawley, PA 18428
12/21/12 • 12/28/12 • 01/04/13

SHERIFF SALE
January 16, 2013
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
634-2012r SUR JUDGEMENT
NO. 634-2012 AT THE
SUIT OF Bank of America,
NA successor by merger to
BAC Home Loans Servicing,
LP f/k/a Countrywide Home
Loans Servicing, LP vs Joseph
Melchionda and Natalie C.
Melchionda DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC

VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 16, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN
lot, parcel or piece of land
situate in the Township of
Milford, County of Pike, and
Commonwealth of Pennsylvania,
being Lot 4, Hickory Hills, as
shown on a plan of lots recorded
in the Office of the Recorder of
Deeds in and for the County of
Pike, in Plot Book Volume 14,
Page 75.

TAX PARCEL
#095.00-01-05-052

BEING KNOWN AS: 105
State Court, Milford, PA 19337

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Joseph Melchionda
and Natalie C. Melchionda
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$203,571.39,
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 Joseph
Melchionda and Natalie C.
Melchionda DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$203,571.39 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
12/21/12 • 12/28/12 • 01/04/13

SHERIFF SALE
January 16, 2013
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,

TO EXECUTION NO
700-2012r SUR JUDGEMENT
NO. 700-2012 AT THE
SUIT OF The Bank of
York Mellon fka The Bank of
New York as Trustee for the
Certificateholders of CWABS,
Inc., Asset-Backed Certificates,
Series 2005-17 c/o Bank of
America, NA vs Latronne
O. Abraham aka Latronne
Abraham DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 16, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHERIFF'S SALE
REAL PROPERTY

AMOUNT DUE: \$92,084.62
plus costs and interest

ALL THAT CERTAIN
lot or parcel of land situtaed
in Lehman Township, Pike
County, Pennsylvania, beng Lot
349, Phase II, Section IIA, the
Falls at Saw Creek, recorded
in the Recorder's Office in and
for Pike County, at Milford,
Pennsylvania, in Plot Book
Volume 23, Page 70.

BEING the same premises
which Townhouse Properties,
Inc., d/b/a The Falls, by its
deed dated June 20, 1985 and

recorded in the Office of the
Recording of Deeds in and for
the County of Pike, at Milford,
Pennsylvania, in Deed Book 985,
page 60, granted and conveyed
unto John H. Oakes, Jr., and
Linda L. Aokes, husband and
wife, in fee.

UNDER AND SUBJECT
to covenants, conditions and
restrictions of record.

Control No. 06-0-100323

Improvements: Residential
Dwelling

Seized and taken in execution
as property of Latronne O.
Abraham, a/k/a Latronne
Abraham
SHERIFF'S OFFICE,
MILFORD, PA

JUDGMENT NO.
CIVIL700-2012

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Latronne O. Abraham
aka Latronne Abraham
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$92,084.62,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Latronne O.
Abraham aka Latronne Abraham
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$92,084.62 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad St., Ste. 2080
Philadelphia, PA 19109
12/21/12 • 12/28/12 • 01/04/13

SHERIFF SALE

January 16, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
737-2011r SUR JUDGEMENT

NO. 737-2011 AT THE
SUIT OF Deutsche Bank
National Trust Company, as
Indenture Trustee for American
Home Mortgage Investment
2006-1 vs Holly Balchan and
Kurt Balchan aka Kurt P.
Balchan DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 16, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ATTORNEY FOR
PLAINTIFF
UDREN LAW OFFICES, P.C.
WOODCREST
CORPORATE CENTER
111 WOODCREST ROAD,
SUITE 200
CHERRY HILL, NJ
08003-3620
856-669-5400
pleadings@udren.com
Deutsche Bank National Trust
Company, as Indenture Trustee
for American Home Mortgage
Investment 2006-1
Plaintiff

v.
HOLLY BALCHAN
KURT BALCHAN AKA
KURT P. BALCHAN
Defendant(s)

COURT OF COMMON
PLEAS CIVIL DIVISION
Pike County

MORTGAGE
FORECLOSURE

NO. 737-2011

SHORT DESCRIPTION FOR
ADVERTISING

ALL THAT CERTAIN LOT
OF LAND SITUATE IN
PALMYRA TOWNSHIP,
PIKE
COUNTY, PENNSYLVANIA:

BEING KNOWN AS 196
Tanglewood Drive aka 196
Tanglewood Drive, Greentown,
PA
18426-7543

PARCEL NUMBER:
087.01-03-82

IMPROVEMENTS:
Residential Property

UDREN LAW OFFICES, P.C.
S/
Attorney for Plaintiff
SALVATORE CAROLLO,
ESQUIRE
PA ID 311050

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Holly Balchan and Kurt
Balchan aka Kurt P. Balchan
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR

EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$187,838.28,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Holly Balchan
and Kurt Balchan aka Kurt P.
Balchan DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$187,838.28 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Offices
111 Woodcrest Road, Ste. 200
Cherry Hill, NJ 08003-3620
12/21/12 • 12/28/12 • 01/04/13

SHERIFF SALE
January 16, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 842-2012r SUR JUDGEMENT NO. 842-2012 AT THE SUIT OF Reverse Mortgage Solutions, Inc. for The Benefit of Nationstar Mortgage LLC dba Champion Mortgage Company vs Anthony Chiaramonte and Dolores Chiaramonte DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 16, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

All that certain lot or lots, parcel or piece of ground situate in Lehman Township, Pike County, Commonwealth of Pennsylvania, being lot or lots No. 2709, Section No. 19 as is more particularly set forth on the Plot Map of Lehman-Pike Development Corporation, Saw Creek Estates, as same is duly recorded in the Office for the Recording of Deeds, Milford, Pike County, Pennsylvania in Plot Book Volume 24, Page 159.

TAX PARCEL #196-02-10-08
BEING KNOWN AS: 2709

Radcliff Road, a/k/a 284 Saw Creek Estates, Bushkill, PA 18324

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Anthony Chiaramonte and Dolores Chiaramonte DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$154,062.72, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

OWNERS REPUTED
OWNERS TO COLLECT
\$154,062.72 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Steet
Philadelphia, PA 19106-1532
12/21/12 • 12/28/12 • 01/04/13

SHERIFF SALE
January 16, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
924-2012r SUR JUDGEMENT
NO. 924-2012 AT THE
SUIT OF Wells Fargo Bank,
NA vs Steven Goodhue
aka Steven B. Goodhue
and Jill Goodhue aka Jill A.
Goodhue DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 16, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution
No. 924-2012

WELLS FARGO BANK, NA.
vs.
STEVEN GOODHUE A/K/A
STEVEN B. GOODHUE
JILL GOODHUE A/K/A JILL
A. GOODHUE

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

114 MILFORD ESTATES
DRIVE, MILFORD, PA
18337-7796
Parcel No.: 112.00-03.27-022
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$373,640.25
Attorneys for Plaintiff:
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH OF
PENNSYLVANIA
TO Steven Goodhue aka
Steven B. Goodhue and Jill
Goodhue aka Jill A. Goodhue
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$373,640.25,
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 Steven
Goodhue aka Steven B.
Goodhue and Jill Goodhue
aka Jill A. Goodhue
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$373,640.25 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmieg
1 Penn Center Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
12/21/12 • 12/28/12 • 01/04/13

SHERIFF SALE
January 16, 2013
BY VIRTUE OF WRIT
OF EXECUTION ISSUED

OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
925-2012r SUR JUDGEMENT
NO. 925-2012 AT THE
SUIT OF GMAC Mortgage,
LLC vs Coleen Ensley and
Dean Ensley aka Dean M.
Ensley DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 16, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution
No. 925-2012

GMAC MORTGAGE, LLC
vs.
COLEEN ENSLEY
DEAN ENSLEY A/K/A
DEAN M. ENSLEY

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

170 TRAVERSE ROAD
PMLE, DINGMANS FERRY,
PA 18328
Parcel No.: 183.03-03-43
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$40,845.69

Attorneys for Plaintiff:
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Coleen Ensley and Dean Ensley aka Dean M. Ensley DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$40,845.69, 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 Coleen Ensley and Dean Ensley aka Dean M. Ensley DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$40,845.69 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmieg
1 Penn Ctr Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
12/21/12 • 12/28/12 • 01/04/13

SHERIFF SALE

January 16, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 940-2012r SUR JUDGEMENT NO. 940-2012 AT THE SUIT OF JPMorgan Chase Bank, NA s/b/m to Chase Home Finance, LLC vs Wuelda Straker Thomas aka Wuelda Stracker-Thomas DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 16, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution
No. 940-2012-CIVIL

JPMORGAN CHASE BANK,
N.A. S/B/M TO CHASE
HOME FINANCE, LLC

vs.

WUELDA STRAKER
THOMAS A/K/A
WUELDA
STRACKER-THOMAS

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

79 CRAMER ROAD,
LEHMAN, PA 18234
Parcel No.: 193.04-01-79
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$151,864.10

Attorneys for Plaintiff:
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Wuelda Straker Thomas aka
Wuelda Stracker-Thomas
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A

JUDGMENT ON THE
AMOUNT OF \$151,864.10,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS
THE PROPERTY OF
Wuelda Straker Thomas aka
Wuelda Stracker-Thomas
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$151,864.10 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmieg
1 Penn Ctr Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
12/21/12 • 12/28/12 • 01/04/13

SHERIFF SALE
January 16, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
946-2011r SUR JUDGEMENT
NO. 946-2011 AT THE
SUIT OF U.S. Bank, National
Association, as Trustee for
the holders of the Specialty
Underwriting and Residential
Finance Trust, Mortgage Loan
Asset-Backed Certificates vs
Peter S. Bacchus and Patricia
Rogan
DEFENDANTS, I WILL
EXPOSE TO SALE
OF PUBLIC VENDUE
OR OUTCRY IN
THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 16, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN
LOT, PARCEL OR PIECE
OF GROUND SITUATE
IN THE TOWNSHIP OF
LEHMAN, COUNTY OF
PIKE AND STATE OF
PENNSYLVANIA, BEING
LOT NO. 475, SECTION NO.
3A AS SHOWN ON MAP
OF POCONO MOUNTAIN
LAKE ESTATES, INC., ON
FILE IN THE RECORDER'S
OFFICE AT MILFORD,
PENNSYLVANIA IN PLAT
BOOK NO.9, PAGE 168.

Being known as: 475
MORNING DOVE
COURT, BUSHKILL,
PENNSYLVANIA 18324.

Title to said premises is vested
in Peter S. Bacchus and
Patricia Rogan by deed from
Julie L. Kaufmann m.k.a. Julie
Peck dated May 25, 2005 and
recorded June 7, 2005 in Deed
Book 2113, Page 1525.

TAX I.D. #: 06-0-039457

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Peter S. Bacchus and Patricia
Rogan DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$163,348.56,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Peter S. Bacchus and Patricia Rogan DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$163,348.56 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street, Ste. 2080
Philadelphia, PA 19109
12/21/12 • 12/28/12 • 01/04/13

SHERIFF SALE

January 16, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 993-2012r SUR JUDGEMENT NO. 993-2012 AT THE SUIT OF The Bank of New York Mellon f/k/a The Bank of New York , as Trustee for the Certificateholders of The CWABS Inc. Asset-Backed Certificates, Series 2005-16 vs Judy Orben DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION

BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 16, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

All that certain parcel of land situate in the Township of Dingman, County of Pike and Commonwealth of Pennsylvania being known and designated as Lot 358, Section A, as shown in map of Pocono Mountain Woodland Lakes Corporation on file in the Recorder of Deeds Office at Milford, Pennsylvania, in Plat Book 10 Page 158, filed in the Pike County Clerk's Office May 6, 1987.

TAX PARCEL # 110.03-05-19

BEING KNOWN AS: 138 Primrose Lane, Milford, PA 18337

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Judy Orben DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$197,347.51, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT

REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Judy Orben
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$197,347.51 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
12/21/12 • 12/28/12 • 01/04/13

SHERIFF SALE

January 16, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1026-2012r SUR
JUDGEMENT NO. 1026-2012
AT THE SUIT OF Bank of

America NA as successor by
merger to BAC Home Loans
Servicing, LP vs Roxanne
Gelfer DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 16, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:
SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution
No. 1026-2012

BANK OF AMERICA,
N.A. AS SUCCESSOR BY
MERGER TO BAC HOME
LOANS SERVICING, LP
vs.
ROXANNE GELFER

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

115 ROCKWOOD DRIVE,
HAWLEY, PA 18428
Parcel No.: 120.02-03-36
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$260,441.20

Attorneys for Plaintiff:
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Roxanne Gelfer DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$260,441.20, 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 Roxanne Gelfer DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$260,441.20 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmieg
1 Penn Ctr Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
12/21/12 • 12/28/12 • 01/04/13

SHERIFF SALE

January 16, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1080-2008r SUR JUDGEMENT NO. 1080-2008 AT THE SUIT OF HSBC Bank USA National Association, as Indenture Trustee under the Indenture Trustee under the Indenture Relating to People's Choice Home Loan Securities Trust Series 2006-1 vs Nina Kimble DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 16, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

DOCKET NO:
1080-2008-Civil

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

TAX PARCEL NO:
168.04-06-29

PROPERTY ADDRESS 298
Wild Acres Drive
Dingmans Ferry, PA 18328

IMPROVEMENTS:
Residential Dwelling

SOLD AS THE PROPERTY
OF: Nina Kimble

ATTORNEY'S NAME: Patrick
J. Wesner, Esquire

SHERIFF'S NAME: Phil Bueki
THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Nina Kimble
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$166,246.34,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES

AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Nina Kimble
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$166,246.34 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Assoc.
220 Lake Drive East, Ste. 301
Cherry Hill, NJ 08002
12/21/12 • 12/28/12 • 01/04/13

SHERIFF SALE

January 16, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1088-2012r SUR
JUDGEMENT NO. 1088-2012
AT THE SUIT OF The Bank of
New York Mellon fka TheBank
of New York, as Trustee for the
Certificateholders CWABS, Inc.
Asset-Backed Certificates, Series
2004-10 vs Mark Anthony

Monteleone and Deborah
Monteleone
DEFENDANTS, I WILL
EXPOSE TO SALE
OF PUBLIC VENDUE
OR OUTCRY IN
THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 16, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

Being known as: 805 AVENUE
M, MATAMORAS,
PENNSYLVANIA 18336.

Title to said premises is vested in
Mark Anthony Monteleone and
Deborah Monteleone by deed
from Emilia Monteleone. widow
dated November 9, 1995 and
recorded November 14, 1995 in
Deed Book 1125, Page 024.

TAX I.D. #: 07-103127

ALL that certain parcel of land
situate of land in the Borough
of Matamoras, County of Pike,
Commonwealth of Pennsylvania,
being known as designated as
all of Lot 281 and part of Lot
283, as shown on map of land
subdivided for Jacob Faber, Jr.,
dated April 7, 1986, drawing
EE-331 of Victor E. Orben,
R.S. approved by the Matamoras
Borough council on May 6, 1986
and recorded on July 9, 1986
in Plat Book 24, Page 57A and
more particularly described as
follows, to wit:

Beginning at an iron bar corner
in the West line of Avenue
M located North 38" 48' East
116.00 feet from a pipe in the
Northerly intersection of 9th
Street; thence cutting through
lands now or formerly of Jacob
Faber, Jr. and cutting through
Lot 283 North 51" 12' West
100.00 feet to an iron bar corner;
thence along lands now or
formerly of Francis Huff partly
along Lots 242 and 244 and
along lands now or formerly of
Kathleen Mackechnie North
38" 48' East 84 feet to an iron
pin; thence along Lot 279 now
or formerly owned by Joseph
Gilmartin South 51" 12' East
100.00 feet to an iron pipe in the
line of Avenue M; thence along
Avenue M South 38" 48' West
84.00 feet to the point and place
of beginning.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Mark Anthony Monteleone
and Deborah Monteleone
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$160,508.67,
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
Mark Anthony Monteleone
and Deborah Monteleone
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$160,508.67 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street, Ste. 2080
Philadelphia, PA 19109
12/21/12 • 12/28/12 • 01/04/13

SHERIFF SALE

January 16, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1157-2012r SUR
JUDGEMENT NO. 1157-2012

AT THE SUIT OF Nationwide
Advantage Mortgage Company
vs Mark A. Garcia and Brenda
R. 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
January 16, 2013 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.
1157-2012

ISSUED TO PLAINTIFF:
NATIONWIDE
ADVANTAGE MORTGAGE
COMPANY

PROPERTY BEING
KNOWN AS:

ALL THAT CERTAIN piece,
parcel and tract of land situate,
lying and being in the Township
of Dingman, County of Pike and
Commonwealth of Pennsylvania,
more particularly described
as LOT NUMBER 101,
SECTION NUMBER 12, of
SUNRISE LAKE as shown on
the plat or map of Sunrise Lake
or Sunnylands, Inc. subdivision,
recorded in the office of the
Recorder Deeds of Pike County
in Plat Book Volume 25 page
174.

BEING the same premises which Harry L. Geiger, Sheriff of the County of Pike in the Commonwealth of Pennsylvania, by corrective deed dated March 1, 1990 and recorded in the aforesaid Recorder's Office in Deed Book Volume 228, Page 178, granted and conveyed unto Sunnylands, Inc. Profit Sharing Plan, the GRANTOR herein.

SUBJECT TO the following schedule of Property Reservations, Covenants, Restrictions, Easements and Conditions:

Reserving, however, unto the grantor, its successors and assigns.

A. The exclusive right to dedicate the roads, streets and avenues abutting the aforesaid property to a public authority for public use without the jointure, release or consent of the grantee or grantees herein, his, her, their heirs and assigns, releasing all damages therefore.

B. The right without further assent or permit from the grantee or grantees herein, his, her or their heirs and assigns, to grant to any public utility company, municipality, or water company an easement or a right-of-way granting the right to erect and lay or cause or permit to be erected, laid, maintained, removed or repaired in all roads, streets, avenues, ways on which the land to be conveyed abuts,

and also on a ten foot strip of land located in the rear and for a distance of five feet either side of individual lot lines of the lots to be conveyed hereunder, electric light, telephone and telegraph poles and wires, water, sewer, gas pipes and conduits, catch basins, surface drains and such other customary or usual appurtenances as may from time to time, in the opinion of the seller, its successors or assigns, or any utility company or municipality, be deemed necessary or advisable in connection with the beneficial use of the lots shown on a plan of the land to be conveyed hereunder, and all claims for damages (except for negligence) if any, by the construction, maintenance and repair thereof, or on account of temporary or other inconvenience caused thereby against the seller or any utility company or municipality, or any of its agents or servants, is hereby waived by the grantee or grantees herein, his, her, their heirs and assigns, provided that any existing easement or any hereafter established do not interfere with the use and occupancy of any structure presently thereon or to be erected thereon.

UNDER AND SUBJECT NEVERTHELESS, that the hereby granted lot or lots or piece of ground, or any part thereof, and the building now thereon erected or any which may hereinafter be erected shall be and remain subject to the

following covenants, conditions and restrictions:

1. All lots and parcels of land in the section of which the subject premises is a part in the subdivision known as Sunrise Lake, Pike County, Pennsylvania, shall be reserved and used for single family residential purposes exclusively, and for no other purpose.

2. No building or structure, including water system and sewage disposal system shall be erected upon the premises hereby conveyed without first obtaining the approval, in writing, of SUNNYLANDS, INC. as to location, elevation, plan and design. SUNNYLANDS, INC. shall approve or disapprove the said location, elevation, plan and design within fifteen (15) days after the same have been submitted. Such approval will not be unreasonably withheld. No home shall be smaller than 672 square feet nor greater in height than two (2) stories. No tent, trailer, mobile home or other temporary structure of any kind may be erected on or moved to any lot or lots. No lot shall be cleared of brush, trees or anything else of inflammable nature except after having first obtained the approval of SUNNYLANDS, INC. in writing, such approval to specify the time and manner in which such clearing shall be made.

3. Said premises, in addition to the restrictions and conditions

herein contained, are to be conveyed subject to all rules, regulations and ordinances and zoning regulations of the Township of Dingman.

4. No building shall be erected on any plot within fifteen feet of the side lines, forty feet of the front line and twenty-five feet of the rear line.

5. Dwellings shall be single family type, only one to be erected on any lot. No excavation shall be made on any plot except for the purpose of building thereon and not until the time when building operations are commenced. No earth or sand shall be removed from the said premises except as a part of the said excavation. Once building operations are commenced, the same shall be completed within six (6) months, from the date of the commencement of the building operations.

6. That the lot or any building thereon erected, or any part thereof, shall not be used or occupied as a club, profit or non-profit, or for carrying on any trade or profession.

7. That the lot or any building thereon erected, or any part thereof, shall not be used or occupied for any industrial, commercial or business use whatsoever.

8. That no poultry, cattle or any livestock whatsoever, shall be kept or bred or raised upon

the lot or any building thereon erected, or any part thereof.

9. That not more than two domestic animals may be kept or maintained and none whatsoever may be bred, or raised on the lot or any building thereon erected, or any part thereof.

10. That no oil or gas well shall be drilled on any lot or part lot conveyed, nor shall there be any excavation for the extraction of minerals.

11. It is covenanted, that SUNNYLANDS, INC., its successors and assigns, shall have the right, after giving five (5) days written notice to the lot owner to enter upon any lot or lots upon which any structure or nuisances have been erected or maintained contrary to any of these covenants and remove said objectionable structure or nuisance, without liability for damage for such actions, assessing the reasonable cost thereof against the owner.

12. No signs of any type, including 'for rent' or 'for sale' signs shall be erected or maintained on the premises.

13. There are at present the following recreation facilities: a 78 acre lake bordering Block 1, Section 1, a swimming pool, bathhouse and children's play area at the Northeastern end of the lake, a tennis court bordering Block 1, Section 3. These recreation facilities are owned by

Sunnylands, Inc.. Sunnylands, Inc. agrees to maintain them and to limit their use to Sunrise Lake property owners and their guests. Sunnylands, Inc. imposes an annual fee for their use. Sunnylands, Inc. does not intend to transfer these recreation facilities to the lot owners or any lot owner association. However, Sunnylands, Inc. reserves the right to sell or lease the facilities to any person, Association or Corporation subject to the terms hereof, after first giving lot owners the first right of refusal for a period of sixty (60) days of a bona fide offer to purchase the facilities.

14. All roads and streets within the Subdivision are owned by Sunnylands, Inc.. Lot owners must pay an annual road maintenance fee. The amount of such fee shall be reasonable and shall be determined by multiplying a per lot road maintenance charge set by Sunnylands, Inc. by the number of lots owned. Seller reserves the right to vest maintenance, control, ownership in any person, association or corporation or transfer same to a Lot Owners Association if any, or dedicate same to public use.

15. Water supply and sewage disposal for Section 12 is provided by a community system owned and operated by a non-profit corporation, the Sunrise Lake Section 12 Water and Sewer Association. Membership in the Association

is limited to owners of lots in Section and is mandatory for those owners. The Association owns and maintains only such pumps, tanks, pipes, and other facilities as service more than one lot. The individual lot owner is responsible for providing and maintaining the pipes, pumps, tanks and other equipment which connect his home to the community system. However, the Association shall have the right to enter upon the property of any member to inspect these individually owned portions of the system. Inspections of individually owned equipment shall be performed annually and at such other times as the Association deems necessary. The cost of such inspections shall be paid by the owner whose equipment is inspected. If an inspection reveals a defect in the individually owned equipment, the owner shall repair it at his expense. The size, design and quality of such individually owned equipment shall be specified by the Association. The Association is governed by the majority decisions of the members. The day to day operation is run by a 'Manager' designated by the majority decision of the members. Annual assessments and special assessments shall be based upon the costs of operating the system and shall be paid by all members whether or not they use the facilities provided. Additional information regarding the operation of the Association is contained in the Association's

By-Laws.

16. The Seller shall have the right to change, amend or modify these covenants so long as the change, amendment or modification does not alter the residential nature of the development nor deprive the Purchaser of his lot frontage or of ingress or egress over the street or road upon which his lot fronts to a public highway or road.

17. Failure to promptly enforce any of the above restrictions, conditions or covenants shall not be deemed a waiver of the right to do so thereafter and the invalidation of any of the above covenants or restrictions by judgment of any competent Court shall in no way effect any of the other provisions which shall remain in full force and effect.

The above covenants, restrictions and conditions shall be binding upon and shall inure to the benefit of purchasers of the lots described herein.

PARCEL IDENTIFICATION
NO: 109.04-05-46, CONTROL
#: 03-0-105469

IMPROVEMENTS
THEREON CONSIST OF:
Residential Dwelling

SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Mark A.
Garcia and Brenda R. Garcia

TITLE TO SAID PREMISES IS VESTED IN Mark A. Garcia and Brenda R. Garcia, his wife, by Deed from Sunnylands, Inc., Profit Sharing Plan, dated 03/16/2004, recorded 05/26/2004 in Book 2048, Page 265.

ATTORNEY ON WRIT:
MARTHA E. VON
ROSENSTIEL, P.C.
BY:: MARTHA E. VON
ROSENSTIEL, ESQUIRE

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Mark A. Garcia and Brenda R. Garcia DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$208,107.56, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Mark A. Garcia and Brenda R. Garcia DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$208,107.56 PLUS COSTS AND INTEREST AS AFORESAID.
PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Martha E. Von Ronsenstiel, PC
649 South Avenue, Ste. 7
Secane, PA 19018
12/21/12 • 12/28/12 • 01/04/13

SHERIFF SALE

January 16, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1174-2012r SUR JUDGEMENT NO. 1174-2012 AT THE SUIT OF Wells Fargo Bank, NA as Trustee for WaMu Mortgage Pass-Through Certificates Series 2006-PR1 vs Robert Jurczak DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD

STREET, MILFORD, PA
18337 ON WEDNESDAY
January 16, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

Lot Number 30, Stage IX. Pine
Ridge, as shown on Plat of Pine
Ridge, Inc., Stage IX. Recorded in
the Office of the Recorder of Deeds
of Pike County in Plat
Book Vol. 12 at page 12, on
September 13, 1974

Property known as: 1194 Pine
Ridge Drive West, Bushkill, PA
18324.

Tax ID #: 189.01-02-43

BEING the same premises
which SLM Financial
Corporation, by Deed dated June
30, 2004 and recorded in the
Pike County Recorder of Deeds
Office on July 8, 2004 in Deed
Book 2056, page 1452, granted
and conveyed unto Robert
Jurczak.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Robert Jurczak
DEFENDANTS, OWNER,

OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$126,312.65,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Robert Jurczak
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$126,312.65 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & Denardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
12/21/12 • 12/28/12 • 01/04/13

SHERIFF SALE

January 16, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1226-2012r SUR
JUDGEMENT NO. 1226-2012
AT THE SUIT OF The Bank
of New York Mellon fka The
Bank of New York, as Trustee
for the Certificateholders of
CWABS Inc., Asset-Backed
Certificates, Series 2006-3 c/o
Bank of America, NA vs Dennis
S. DeGroat and Jody Degroat
DEFENDANTS, I WILL
EXPOSE TO SALE
OF PUBLIC VENDUE
OR OUTCRY IN
THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 16, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION

Being known as: 1172
DELAWARE DRIVE,
MATAMORAS,
PENNSYLVANIA 18336.

Title to said premises is vested
in Dennis S. De Groat and
Jody L. De Groat by deed from
Kawildiro Homes, Inc. dated
March 11, 1992 and recorded
March 25, 1992 in Deed Book
519, Page 230.

TAX I.D. #: 13-0-103929

Note: The legal description on
the Mortgage varies in language
from the legal description on the
Deed: The verbiage on the deed
legal varies from the mortgage
legal but appears to describe
the same property. Vesting
deed contains an additional
paragraph "BEGINNING
AT A POINT IN THE
CENTERLINE OF STATE
ROUTE 1017 BEING THE
PUBLIC HIGHWAY THAT
RUNS FROM MATAMORAS
TO MILL RIFT THE
SAID CORNER BEING
A COMMON CORNER
BETWEEN LOTS 40 AND
LOT 41 OF GLASS HOUSE
HILL ESTATES AND
LOCATED SOUTHERLY
118.7 FEET FROM THE
SOUTH LINE OF PINE
TERRACE ROAD; THENCE
RUNNING ALONG THE
CENTERLINE OF SR 1017
SOUTH 58 DEGREES 39
MINUTES 00 SECONDS
EAST 152.008 FEET TO A
POINT; THENCE LEAVING
THE CENTERLINE OF
SAME AND RUNNING
ALONG LOT 42 SOUTH 40
DEGREES 40 MINUTES 24
SECONDS WEST 356.637
FEET TO A FOUND IRON
BAR CORNER LOCATED
IN THE LINE OF LOT 39,
THENCE ALONG LOT 39
NORTH 49 DEGREES 19
MINUTES 36 SECONDS
WEST 150.0 FEET TO
AN IRON BAR SET IN
SOME FILL; THENCE

ALONG LOT 40 NORTH
40 DEGREES 40 MINUTES
24 SECONDS EAST 332.011
FEET TO THE POINT AND
PLACE OF BEGINNING.
CONTAINING 1.19
ACRES MORE OR LESS.
SUBJECT TO THE
ONE-HALF WIDTH OF
THE HIGHWAY RIGHT
OF WAY AND ELECTRIC
LINE RIGHT OF WAY” ALL
THAT CERTAIN PARCEL
OF LAND SITUATE IN
THE TOWNSHIP OF
WESTFALL, COUNTY OF
PIKE, COMMONWEALTH
OF PENNSYLVANIA,
BEING LOT NO. 41,
AND DESCRIBED IN
ACCORDANCE WITH
SUBDIVISION PLAN
ENTITLED “GLASS
HOUSE HILL ESTATES”,
DRAWN BY VICTOR E.
ORBEN, REGISTERED
SURVEYOR, WHICH
SAID SUBDIVISION PLAN
HAS BEEN APPROVED
BY THE APPROPRIATE
MUNICIPAL
AUTHORITIES AND IS
RECORDED IN PIKE
COUNTY, PENNSYLVANIA
IN THE OFFICE OF THE
RECORDER OF DEEDS IN
AND FOR SAID COUNTY
IN MAP.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Dennis S. DeGroat and Jody

DeGroat DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$336,011.93,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Dennis S.
DeGroat and Jody DeGroat
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$336,011.93 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad St., Ste. 2080
Philadelphia, PA 19109

12/21/12 • 12/28/12 • 01/04/13

SHERIFF SALE

January 16, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO1238-2011r SUR JUDGEMENT NO. 1238-2011 AT THE SUIT OF CPCA Trust 1 c/o Acqura Loan Services vs Ronald P. Saccoccio and Karen Saccoccio DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 16, 2013 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. 36, Lands of American Leisure Homes, as shown on a plan of lots recorded in the Office of the Recorder of Deeds, in and for the County of Pike, in Plot Book Volume/Page 10/193

Being the Premises which

Ronald Saccoccio and Karen Saccoccio, Husband and Wife by deed dated March 19, 2007 and recorded April 2, 2007 in the Office for the Recorder of Deeds in and for the County of Pike and Commonwealth of Pennsylvania in Record Book Volume/Page 2225/339, granted and conveyed unto Ronald P. Saccoccio and Karen Saccoccio, Husband and Wife.

Parcel No. 06-0-043787

Being known as 36 Oak Tree Lane, Bushkill, PA 183274

Title to said premises is vested in Ronald P. Saccoccio and Karen Saccoccio

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Ronald P. Saccoccio and Karen Saccoccio DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$340,902.28, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES

AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Ronald P. Saccoccio and Karen Saccoccio DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$340,902.28 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Federman & Assoc.
305 York Road, Ste. 300
Jenkintown, PA 19046
12/21/12 • 12/28/12 • 01/04/13

SHERIFF SALE

January 16, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1249-2012r SUR JUDGEMENT NO. 1249-2012 AT THE SUIT OF Midfirst Bank vs Raymond J. Warne DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE

OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 16, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT LEGAL FOR ADVERTISING:

ALL THAT CERTAIN parcel of land, situate in the Township of Delaware, Pike County, Pennsylvania, being Lot 8ABC, Block B-102, Plan of Lots - Birchwood Lakes, Section 14, Delaware Township, Pike County, PA, dated October 1965, by John B. Aicher, Monroe Engineering, Inc., Stroudsburg, PA, filed in Pike County Plat Book 5, Page 9 February 2, 1966.

HAVING THEREON ERECTED A DWELLING KNOWN AS 155 LANCET CIRCLE (F/K/A LOT 8, BLOCK 102 BIRCHWOOD LAKES) DINGMANS FERRY, PA 18328.

MAP # 149.04-13-52
CONTROL # 02-0-028007
Reference Pike County Record Book 1912, Page 2634.

TO BE SOLD AS THE PROPERTY OF RAYMOND J. WARNE UNDER PIKE COUNTY
J

JUDGMENT NO. 1249-2012

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Raymond J. Warne DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$71,080.77, 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 Raymond J. Warne DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$71,080.77 PLUS COSTS AND INTEREST AS

AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Purcell, Krug & Haller
1719 N. Front Street
Harrisburg, PA 17102
12/21/12 • 12/28/12 • 01/04/13

SHERIFF SALE

January 16, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1386-2012r SUR JUDGEMENT NO. 1386-2012 AT THE SUIT OF Bank of America, NA successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP vs Karina Garcia and Miguel A. 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 January 16, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

All that certain parcel of land situate in the Township of Dingman, County of Pike, and Commonwealth of Pennsylvania being known and designated as follows:

Lot No. 1130, Section E,
as shown on map entitled
subdivision of Section No. E,
Pocono Mountain Woodland
Lakes as shown in Plat Book No.
11 at Page 44, filed in the Pike
County Clerk's Office.

TAX PARCEL # 111.03-05-68

BEING KNOWN AS: 106
Cornelia Lane, Milford, PA
18337

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Karina Garcia and Miguel
A. Garcia DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$281,753.54,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Karina
Garcia and Miguel A. Garcia
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$281,753.54 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
12/21/12 • 12/28/12 • 01/04/13

SHERIFF SALE
January 16, 2013
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1457-2012r SUR
JUDGEMENT NO. 1457-2012
AT THE SUIT OF The Bank
of New York Mellon fka The
Bank of new York, as Trustee
for the Certificateholders
CWALT, Inc. Alternative Loan
Trust 2005-21CB, Mortgage
Pass-Through Certificates,
Series 2005-21CB vs John
Reboli DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY

IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 16, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

Being known as: 607
MOUNTAIN VIEW
DRIVE, BUSHKILL,
PENNSYLVANIA 18324.

ALL THAT CERTAIN LOT,
PARCEL OR PIECE OF
LEND SITUATE IN THE
TOWNSHIP OF LEHMAN,
COUNTY OF PIKE AND
COMMONWEALTH
OF PENNSYLVANIA,
BEING LOT 607, PHASE
IV, SECTION 4, THE
FALLS AT SAW CREEK,
AS SHOWN ON A PLAN
OF LOTS RECORDED
IN THE OFFICE OF THE
RECORDER OF DEEDS IN
AND FOR THE COUNTY
OF PIKE, IN PLOT BOOK
VOLUME 26, PAGE 110.

Title to said premises is vested
in John Reboli and John Reboli
by deed from Lesley Kelly dated
April 15, 2005 and recorded
April 19, 2005 in Deed Book
2104, Page 1650.

TAX I.D. #: 134

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

THE COMMONWEALTH
OF PENNSYLVANIA TO
John Reboli DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$87,200.27,
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 John Reboli
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$87,200.27 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad St., Ste. 2080

Philadelphia, PA 19109
12/21/12 • 12/28/12 • 01/04/13

SHERIFF SALE

January 16, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1490-2011r SUR
JUDGEMENT NO. 1490-2011
AT THE SUIT OF The Bank
of New York Mellon fka The
Bank of New York, as trustee for
the Certificateholders, CWABS,
Inc. asset-backed Certificates,
Series 2007- BC2 Series
2007BC2 vs Severiano Matos
and Gladys Matos
DEFENDANTS, I WILL
EXPOSE TO SALE
OF PUBLIC VENDUE
OR OUTCRY IN
THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 16, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

DOCKET NO: 1490-2011
-Civil

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

TAX PARCEL NO:
197.03-04-25

PROPERTY ADDRESS 3289
Windemere Drive
Bushkill, PA 18324

IMPROVEMENTS:
Residential Dwelling

SOLD AS THE PROPERTY
OF: Severiano Matos
Gladys Matos

ATTORNEY'S NAME: Patrick
J. Wesner, Esquire
SHERIFF'S NAME: Phil Bueki

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Severiano
Matos and Gladys Matos
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$172,151.02,
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 Severiano
Matos and Gladys Matos
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$172,151.02 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Assoc.
220 Lake Drive East, Ste. 301
Cherry Hill, NJ 08002
12/21/12 • 12/28/12 • 01/04/13

SHERIFF SALE

January 16, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO1619-2009r SUR
JUDGEMENT NO. 1619-2009
AT THE SUIT OF Bank
of America, NA successor by
merger to BAC Home Loans
Servicing, LP f/k/a Countrywide
Home Loans Servicing, LP vs
LuAnn Mehlrose and Michael
W. Mehlrose DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC

VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 16, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN
lot, piece or parcel of land,
lying, situate and being in the
Township of Greene, County of
Pike and State of Pennsylvania,
more specifically known as Lot
1113, Section B, Sky View Lake,
more particularly set forth on
Maps of Sky View Lake filed
in the Office of the Recorder of
Deeds in and for Pike County,
Pennsylvania, recorded in Plot
Book 6, at Pages 176 and 246
and Plot Book 7 at pages 6, 42,
43, 109, 204 and 205.

TAX PARCEL #
128-02-03-60.004

BEING KNOWN AS:
1113 Spotted Fawn Drive,
Greentown, PA 18426

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

EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$294,566.73, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF LuAnn Mehlorose and Michael W. Mehlorose DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$294,566.73 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Steet
Philadelphia, PA 19106-1532
12/21/12 • 12/28/12 • 01/04/13

SHERIFF SALE
January 16, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO1645-2010r SUR JUDGEMENT NO. 1645-2010 AT THE SUIT OF US Bank, NA vs George Fontes, Laura Fontes & Elizabeth Fontes DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 16, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL that certain lot, parcel or piece of land situate in the Township of Delaware, County of Pike and Commonwealth of Pennsylvania, being Lot 74 Block M-205, Section 2, Marcel Lake Estates, as shown on a Plan of Lots recorded in the Office of the Recorder of Deeds in and for the County of Pike, in Plot Book Volume 8, Page 121.

BEING the same premises which George Fontes, by Deed dated May 19, 2007 and recorded July 2, 2007, in the Office for the Recorder of Deeds in and for Pike County, in Deed Book Volume 2239, Page 1137, conveyed unto George Fontes, Laura Fontes and Elizabeth

Fontes.

BEING known as 117 Claudine Court, Dingmans Ferry, PA 18328

TAX PARCEL #148.04-05-30
Control No. 02-0-100648

IMPROVEMENTS:
Residential property.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO George Fontes, Laura Fontes & Elizabeth Fontes DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$241,506.59, 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 George Fontes, Laura Fontes & Elizabeth Fontes DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$241,506.59 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Powers Kirn & Javardian
1310 Industrial Blvd
1st Floor, Ste. 101
Southampton, Pa 18966
12/21/12 • 12/28/12 • 01/04/13

SHERIFF SALE

January 16, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1825-2009r SUR JUDGEMENT NO. 1825-2009 AT THE SUIT OF First Horizon Home Loans, a division of First Tennessee Bank National Association vs Joseph J. Leyh and Linda C. Leyh DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA

18337 ON WEDNESDAY
January 16, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution
No. 1825-2009-CIVIL

FIRST HORIZON HOME
LOANS, A DIVISION OF
FIRST TENNESSEE BANK
NATIONAL ASSOCIATION

vs.
JOSEPH J. LEYH
LINDA C. LEYH

owner(s) of property situate
in the BOROUGH OF
MATAMORAS, Pike County,
Pennsylvania, being

7 AVENUE L,
MATAMORAS, PA
18336-1403
Parcel No.: 083.10-05-06
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$169,548.02

Attorneys for Plaintiff:
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Joseph J. Leyh and Linda

C. Leyh DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$169,548.02,
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 Joseph
J. Leyh and Linda C. Leyh
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$169,548.02 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan, Hallinan & Schmieg
1 Penn Ctr @ Suburban Station
1617 JFK Blvd, Ste. 1600

Philadelphia, PA 19103
12/21/12 • 12/28/12 • 01/04/13

SHERIFF SALE

January 16, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1831-2011r SUR
JUDGEMENT NO. 1831-2011
AT THE SUIT OF GMAC
Mortgage, LLC vs Michael
A. Sudol DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 16, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

**SHORT DESCRIPTION FOR
ADVERTISING**

By virtue of a Writ of Execution
No. 1831-2011

GMAC MORTGAGE, LLC
vs.
MICHAEL A. SUDOL

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

172 PEDERSEN RIDGE
ROAD, MILFORD, PA

18337-7269
Parcel No.: 095.03-01-32-
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$204,090.45

Attorneys for Plaintiff:
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Michael A. Sudol
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$204,090.45,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Michael A. Sudol DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$204,090.45 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmieg
1 Penn Center Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
12/21/12 • 12/28/12 • 01/04/13

SHERIFF SALE
January 16, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1945-2011r SUR JUDGEMENT NO. 1945-2011 AT THE SUIT OF Wells Fargo Bank, NA vs Jeffrey T. Kuljanich a/k/a Jeffrey Kuljanich vs Jeffrey T. Kuljanich a/k/a Jeffrey Kuljanich DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 16, 2013 at 11:00 AM

PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 1945-2011

WELLS FARGO BANK, N.A.
vs.
JEFFREY T. KULJANICH
A/K/A JEFFREY
KULJANICH

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

3310 WALTON WAY,
MILFORD, PA 18337
Parcel No.: 121.04-02-84
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$125,568.60

Attorneys for Plaintiff:
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jeffrey T. Kuljanich a/k/a Jeffrey Kuljanich DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR

EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$125,568.60,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Jeffrey T.
Kuljanich a/k/a Jeffrey Kuljanich
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$125,568.60 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmieg
1 Penn Ctr Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
12/21/12 • 12/28/12 • 01/04/13

SHERIFF SALE
January 16, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 2154-2011r SUR
JUDGEMENT NO.2154-2011
AT THE SUIT OF LNV
Corporation vs Edward C. Barto
DEFENDANTS, I WILL
EXPOSE TO SALE
OF PUBLIC VENDUE
OR OUTCRY IN
THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 16, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

DOCKET NO:
2154-2011-CIVIL

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

TAX PARCEL NO:
10-0-012034

PROPERTY ADDRESS
HCR1 Box 28 Gumbletown
Road
Paupack, PA 18451

IMPROVEMENTS:
Residential Dwelling

SOLD AS THE PROPERTY
OF: Edward C. Barto

ATTORNEY'S NAME: Patrick
J. Wesner, Esquire

SHERIFF'S NAME: Phil Bueki

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Edward C. Barto
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$91,985.08,
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 Edward
C. Barto DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$91,985.08 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Assoc.
220 Lake Drive East, Ste. 301
Cherry Hill, NJ 08002
12/21/12 • 12/28/12 • 01/04/13

SHERIFF SALE
January 16, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 2255-2010r SUR
JUDGEMENT NO. 2255-2010
AT THE SUIT OF Bank of
America NA as successor by
merger to BAC Home Loans
Servicing, LP vs Elizabeth M.
Rowntree f/k/a Elizabeth M
Goddard DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 16, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION FOR

ADVERTISING

By virtue of a Writ of Execution
No. 2255-2010

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

vs.

ELIZABETH M.
ROWNTREE F/K/A
ELIZABETH M. GODDARD

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

RR1 BOX 86 ROUTE 22,
A/K/A 101 FERN LANE,
DINGMANS FERRY, PA
18328-0000

Parcel No.: 136.03-02-02
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$205,337.39

Attorneys for Plaintiff:
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Elizabeth M. Rowntree
f/k/a Elizabeth M Goddard
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR

EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$205,337.39,
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 Elizabeth
M. Rowntree f/k/a Elizabeth
M Goddard DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$205,337.39 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmieg
1 Penn Center Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
12/21/12 • 12/28/12 • 01/04/13

SHERIFF SALE

January 16, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 2608-2009r SUR
JUDGEMENT NO. 2608-2009
AT THE SUIT OF First
National Bank of Pennsylvania,
s/b/m from Community Bank
& Trust Company vs Meadow
Creek, Inc. Gerald Gay, Louise
Gay (Deceased) and Gerald
B. Gay DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 16, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

Exhibit "A"

PROPERTY DESCRIPTION

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

BEGINNING AT AN iron
pipe in the center line of
Township Road 51002, leading
from Bushkill to Porter's Lake,
said point of beginning being a

common corner of the premises
herein described and lands
of Arthur Garris, Jr., thence
North 83 degrees, 09 minutes,
38 seconds East, a distance of
129.6 feet to an iron pipe; thence
North 68 degrees 24 minutes
23 seconds East, a distance of
337.85 feet to a stone corner;
thence North 66 degrees 01
minute 38 seconds East, a
distance of 247.5 feet to a stone
corner; thence North 30 degrees
05 minutes 38 seconds East
a distance of 202.78 feet to a
stone corner, thence North 41
degrees 11 minutes 01 second
East, a distance of 706.12 feet
to a stone corner; thence South
41 degrees 18 minutes East a
distance of 239.46 feet to a stone
corner; thence South 08 degrees
03 minutes 34 seconds West, a
distance of 558.77 feet to an iron
pipe; thence South 87 degrees
09 minutes 43 seconds West, a
distance of 330 feet to a stone
corner; thence South 24 degrees
49 minutes 43 seconds West,
a distance of 433.07 feet to a
stone corner; thence South 71
degrees 27 minutes 43 seconds
West, a distance of 862.2 feet
to an iron pipe at the center of
said Township Road 51002,
thence along the center line
of said Township Road 51002
North 01 degree 39 minutes
35 seconds East, a distance of
469.64 feet to the point or place
of BEGINNING.

TOGETHER with unto the
grantee herein, its successors
and assigns, all rights, liberties,
privileges, and Under and

Subject to all Restrictions and Reservations set forth in the chain of title.

TOGETHER with all and singular the improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders; rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor, as well at law as in equity, of, in, and to the same.

CONTAINING: 15.44 acres (more or less)

BEING: The same premises conveyed by Anthony J. Mecca and Rita Mecca to Gerald Gay, Gerald B. Gay and Louise C. Gay by their deed dated October 13, 2003 and recorded in Recorder of Deeds Office for County of Pike, Pennsylvania on November 14, 2003 at instrument #200300023926.

IMPROVED WITH: A residential structure, with an address at LR 51002, 2003 Bushkill Falls Road, Lehman Township, Pike County, PA 18324.

TAX MAP/PLATE NUMBER: 193.00-01-13

ASSESSED VALUE:
\$48,880.00

IMPROVEMENTS:
Residential Structure.

PREMISES: LR 51002, 2003 Bushkill Falls Road, Lehman Township, Pike County, PA 18324.

ADDRESS: LR 51002, 2003 Bushkill Falls Road, Lehman Township, Pike County, PA 18324.

NOTICE is hereby given to all claimants and parties in interest that the Sheriff will for all sales where the filing of a schedule of distribution is required, file the said schedule of distribution not later than thirty (30) days after the sale, in his office, where the same will be available for inspection and that distribution will be made in accordance with the schedule, unless exceptions are filed thereto within ten (10) days thereafter.

SEIZED AND TAKEN
IN EXECUTION AT
THE SUIT OF FIRST
NATIONAL BANK OF
PENNSYLVANIA, s/b/m
FROM COMMUNITY BANK
& TRUST COMPANY,
Plaintiff and against GERALD
GAY, GERALD B. GAY AND
LOUISE C. GAY, Defendants,
Judgment entered to Docket No.
2608-2009. Sheriff to collect
\$306,694.94, plus attorney's
fees, additional interest and
costs. Writ issued to Docket No.

2608-2009.

Sheriff of Pike County
S/

Brice C. Paul, Esquire
Attorney for Plaintiff
Pa. I.D. 83232
415 Wyoming Avenue
Scranton, PA 18503
(570) 963-8880

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Meadow Creek, Inc. Gerald Gay, Louise Gay (Deceased) and Gerald B. Gay DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$228,198.79, 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 Meadow Creek, Inc. Gerald Gay, Louise Gay (Deceased) and Gerald B. Gay DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$228,198.79 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Nogi Appleton Weinberger
415 Wyoming Avenue
Scranton, PA 18503
12/21/12 • 12/28/12 • 01/04/13
