

## LEGAL NOTICES

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

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### ESTATE NOTICES

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

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### EXECUTRIX'S NOTICE

ESTATE OF Virginia B.

Oliver late of Dingmans Ferry, Pike County, Pennsylvania, deceased.

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

RuthAnn Boudreau  
161 S. Nichecronk Rd.  
Dingmans Ferry, PA 18328  
Executrix

05/03/13 • 05/10/13 • **05/17/13**

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### NOTICE OF ADMINISTRATION

Notice is hereby given that Letters Testamentary have been granted in the ESTATE of WILLIAM E. MOYER, late of Blooming Grove Township, Pike County, Pennsylvania (died

January 5, 2013). 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 Executrices, NANCY J. CARPENTER of 117 Christopher Way, Hawley, Pennsylvania 18428 or SANDRA L. MASTERSON of P.O. Box 120, Berlin, New York 12168 or John F. Spall, Esquire, Attorney for the Estate, 2573 Rt. 6, Hawley, Pennsylvania 18428.

JOHN F. SPALL,  
ESQUIRE

05/03/13 • 05/10/13 • **05/17/13**

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### LETTERS OF ADMINISTRATION

Estate of Brooks Banker, Sr. late of Solverson Road, Rowland, Pa 18457

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 same, without delay to:

Brooks Banker, Jr.  
551 Fifth Ave., Suite 2800  
New York, NY 10176

*Administrator*

or his attorney: Stacey Beecher, Esquire, 106 West High Street, Milford, Pennsylvania, 18337.

05/03/13 • 05/10/13 • **05/17/13**

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### CO-EXECUTORS' NOTICE ESTATE OF MARY ANN

GITTENS, of Pike County, Pennsylvania, deceased.

Letters testamentary on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present same, without delay to DAVID REPENNING and JANE FREY, or to their attorneys, KLEMEYER, FARLEY & BERNATHY, LLC, 402 Broad Street, Milford, PA 18337.  
05/03/13 • 05/10/13 • **05/17/13**

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### ESTATE NOTICE

Notice is hereby given that Letters of Testamentary have been granted in the **ESTATE OF EDITH M. TETHER**, late of Lake Wenonah Road, Tafton, Pike County, Pennsylvania (died March 3, 2013), to Tiffany Michaels and Jay Tether, Co-Executrix/Co-Executor. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Executor named above in c/o Tammy Lee Clause, Esquire, P.O. Box 241, Newfoundland, PA 18445.  
05/03/13 • 05/10/13 • **05/17/13**

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### ESTATE NOTICE

Notice is hereby given that Letters of Testamentary have been granted in the **ESTATE OF JOSEPH PAUL MOSCHETTO**, late of 102 Spruce & Dogwood, Greentown, Pike County, Pennsylvania (died December 6, 2012), to James R. Klepadlo-Executor. All persons

indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Executor named above in c/o Tammy Lee Clause, Esquire, P.O. Box 241, Newfoundland, PA 18445.  
05/03/13 • 05/10/13 • **05/17/13**

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### ADMINISTRATOR'S NOTICE

Estate of Thomas G. Wendel, Deceased, late of Blooming Grove Township, Pike County, Pennsylvania.

Letters of Administration on the above estate have been granted to the undersigned. All persons indebted to the said estate are requested to make payment, and those having claims should present the same without delay to: Virginia L. Malone, Administrator, of 1405 Hemlock Farms, Lords Valley, PA 18428, or to the Attorneys for the Estate, Levy, Stieh & Gaughan, PC, P. O. Box D, Milford, PA 18337.

Virginia L. Malone,  
Administrator

By: John T. Stieh, Esquire  
Attorney for Administrator

05/03/13 • 05/10/13 • **05/17/13**

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### EXECUTORS' NOTICE

Estate of Milton V. Hoos, Jr., late of Milford Township, Pike County, Pennsylvania, deceased

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

Milton V. Hoos, III and

Gordon C. Hoos, Executors  
143 Hunters Lane  
Dingman's Ferry, PA 18328  
05/10/13 • 05/17/13 • 05/24/13

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**ESTATE NOTICE**

Estate of Richard John Jagger, late of Greeley, Pike County, PA (died May 2, 2013). Notice is hereby given that Letters Testamentary for the Estate of Richard John Jagger have been issued to Eugene W. Long and John J. McGovern, Jr., Executors of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the Executors, or to John J. McGovern, Jr., Attorney for the Estate, 321 Spruce Street - Suite 201, Scranton, PA 18503.  
05/17/13 • 05/24/13 • 05/31/13

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**NOTICE OF ACTION  
IN MORTGAGE  
FORECLOSURE  
IN THE COURT OF  
COMMON PLEAS  
OF PIKE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION – LAW  
NO. 1775-2011**

James B. Nutter & Company,  
Plaintiff vs. Harold Gottlieb  
a/k/a Harold J. Gottlieb,  
Defendant  
**NOTICE**

TO: Unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Harold Gottlieb a/k/a Harold J. Gottlieb, Deceased,

Defendant(s)  
**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**  
TAKE NOTICE that the real estate located at 117 Roosevelt Drive, Hawley, PA 18428, is scheduled to be sold at Sheriff's Sale on September 11, 2013 at 11:00 A.M., at the Administration Building, Commissioners Meeting Room, 506 Broad Street, Milford, PA 18337, to enforce the court judgment of \$92,415.13, obtained by JAMES B. NUTTER & COMPANY. Property Description: Prop. sit in the Township of Porter, County of Pike, Commonwealth of Pennsylvania. BEING prem.: 117 Roosevelt Drive, Hawley, PA 18428. Tax Parcel: #133.03-03-23. Improvements consist of residential property. Sold as the property of Harold Gottlieb a/k/a Harold J. Gottlieb. **TERMS OF SALE:** The purchaser at sale must pay the full amount of his/her bid by two o'clock P.M. on the day of the sale, and if complied with, a deed will be tendered by the Sheriff at the next Court of Common Pleas for Dauphin County conveying to the purchaser all the right, title, interest and claim which the said defendant has in and to the said property at the time of levying the same. If the above conditions are not complied with on the part of the purchaser, the property will again be offered for sale by the Sheriff at three o'clock P.M., on the same day. The said purchaser will be

held liable for the deficiencies and additional costs of said sale. TAKE NOTICE 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 sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule. Powers, Kirn & Javardian, LLC, Attys. for Plaintiff  
1310 Industrial Blvd.  
2nd Fl., Ste. 201  
Southampton, PA 18966  
(215) 942-2090

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**IN THE COURT OF  
COMMON PLEAS OF  
PIKE COUNTY,  
PENNSYLVANIA  
CIVIL DIVISION  
DANIEL OH, JUDY  
CHUHUI OH, GLORIA OH  
AND CHRISTINE OH**

**Plaintiffs,**

**vs.**

**COST CONTROL  
MARKETING AND  
MANAGEMENT, INC.,  
ASSIGNEE  
Defendant.**

**No. 1842-2010 Civil  
RULE**

AND NOW, this 19th day of October, 2012, upon consideration of the Plaintiffs' Motion for Default Judgment, it is hereby ORDERED that:  
1) A Rule is issued upon the Respondent to show cause why the Petitioners are not entitled to the relief requested.  
2) The Rule is Returnable for

Answer only in twenty (20) days from the date that this Rule is served upon Respondent.  
3) If no Answer is filed by the specified date, this Rule may be made absolute upon Motion of counsel.  
4) If an Answer is filed, either party may petition for a Hearing or Argument, as appropriate, to be held at the Pike County Courthouse, Milford, Pennsylvania.  
5) The Petitioners are hereby ORDERED to serve a copy of this Rule and Motion upon Respondent and file proof of service thereafter.

**BY THE COURT:**

s/Honorable

Gregory H. Chelak, J.

cc: Wieslaw T. Niemoczynski,  
Esq.

Cost Control Marketing and  
Management, Inc.

dy

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### **SHERIFF SALES**

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

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### **SHERIFF SALE**

**June 12, 2013**

**BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
119-2012r SUR JUDGEMENT  
NO. 119-2012 AT THE SUIT**

OF Wells Fargo Bank, NA vs  
Howard D. Logan and Vida  
T. Logan 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  
June 12, 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. 119-2012

WELLS FARGO BANK, N.A.  
vs.

HOWARD D. LOGAN  
VIDA T. LOGAN

owner(s) of property situate  
in the TOWNSHIP OF  
LEHMAN, Pike County,  
Pennsylvania, being  
191 SAW CREEK ESTATES,  
A/K/A 2338 OAK LANE,  
BUSHKILL, PA 18324-9408  
Parcel No.: 196.02-01-49  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$163,983.37  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Howard D. Logan

and Vida T. Logan  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$163,983.37,  
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 Howard  
D. Logan and Vida T. Logan  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$163,983.37 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

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

Philadelphia, PA 19103  
05/17/13 • 05/24/13 • 05/31/13

**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 193-2012r SUR  
JUDGEMENT NO. 193-2012  
AT THE SUIT OF Ocean  
First Bank vs Gwendolyn  
Downing 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  
June 12, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN lot  
or piece of land situated in  
Dingman Township, County  
of Pike, Commonwealth of  
Pennsylvania more particularly  
described as follows:

Tract No. 1902, Section No. IX,  
Conashaugh Lakes, as shown  
on plat or map recorded in the  
Office of the Recorder of Deeds  
of Pike County in Plat Book 9,  
Page 96.

The aforesaid property is more  
particularly described in attached  
Schedule A.

TOGETHER WITH all rights,  
right of ways and privileges and  
UNDER AND SUBJECT to  
all the covenants, conditions,  
reservations, restrictions,  
easements and exceptions as set  
forth in Deed book 593, page  
209.

BEGINNING at a point located  
in the center line of Seneca  
Drive being a common corner  
of Tracts 1902 and 1903; thence  
along the common line of Tracts  
1902 and 1903 North 30 degrees  
16 minutes 20 seconds East  
244.26 feet to a point; thence  
North 65 degrees 27 minutes  
05 seconds East 208.32 feet to a  
point; thence along the common  
line of Tract 1902 and 1901  
South 38 degrees 54 minutes 30  
seconds East 207.68 feet to a  
point in the center line of Seneca  
Drive; thence along the center  
line of Seneca Drive 239.69  
feet to the point and place of  
BEGINNING

TAX PARCEL #: 121.02-04-20

BEING KNOWN AS: 4298  
Conashaugh Lake, Milford, PA  
18337

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

EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$78,075.22, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Gwendolyn Downing DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$78,075.22 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market St.  
Philadelphia, PA 19106-1532  
05/17/13 • 05/24/13 • 05/31/13

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**SHERIFF SALE**  
**June 12, 2013**  
BY VIRTUE OF WRIT

OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 273-2012r SUR JUDGEMENT NO. 273-2012 AT THE SUIT OF Wells Fargo Bank, NA vs Margaret M. Rose 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 June 12, 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 COMMONWEALTH OF PENNSYLVANIA, BEING PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LOT 7, POCONO ACRES DEVELOPMENT AS SAME IS SET FORTH ON A CERTAIN MAP RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR PIKE

COUNTY, IN MAP BOOK  
21, PAGE 34.

PARCEL No. 02-0-104067

BEING known and numbered  
as 7 Juniper Terrace, Dingmans  
Ferry, PA, 18328-9579.

BEING the same premises  
which Robert Florek and Jean  
Florek, his wife, by Deed dated  
December 30, 1998 and recorded  
December 31, 1998 in and for  
Pike County, Pennsylvania, in  
Deed Book Volume 1676, Page  
023, granted and conveyed unto  
Margaret M. Rose

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Margaret M. Rose  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$78,658.01,  
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 Margaret  
M. Rose DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$78,658.01 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Zucker Goldberg & Ackerman  
200 Sheffield St. , Ste. 301  
Mountainside, NJ 07092-9830  
**05/17/13 • 05/24/13 • 05/31/13**

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**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
320-2012r SUR JUDGEMENT  
NO. 320-2012 AT THE  
SUIT OF First Horizon  
Home Loans, a division of  
First Tennessee Bank National  
Association vs Kenneth Grippe  
aka Kenneth R. Grippe and  
Peggy Grippe aka Peggy L.  
Grippe 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  
June 12, 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. 320-2012-CIVIL  
FIRST HORIZON HOME  
LOANS, A DIVISION OF  
FIRST TENNESSEE BANK  
NATIONAL ASSOCIATION  
vs.

KENNETH GRIPPE A/K/A  
KENNETH R. GRIPPE  
PEGGY GRIPPE A/K/A  
PEGGY L. GRIPPE

owner(s) of property situate  
in the TOWNSHIP OF  
SHOHOLA, Pike County,  
Pennsylvania, being  
127 SYLVAN TERRACE,  
SHOHOLA, PA 18458-2828  
Parcel No.: 078.00-03-61  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$321,334.78  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Kenneth Grippe aka  
Kenneth R. Grippe and Peggy

Grippe aka Peggy L. Grippe  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$321,334.78,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Kenneth  
Grippe aka Kenneth R. Grippe  
and Peggy Grippe aka Peggy  
L. Grippe DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$321,334.78 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan and Hallinan

1617 JFK Blvd., Ste.. 1400  
1 Penn Ctr. Plaza  
Philadelphia, PA 19103  
05/17/13 • 05/24/13 • 05/31/13

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**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
408-2012r SUR JUDGEMENT  
NO. 408-2012 AT THE SUIT  
OF Wells Fargo Bank NA vs  
Elaina La Chance aka Elaina  
LaChance 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  
June 12, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**LEGAL DESCRIPTION**

ALL THAT CERTAIN  
LOT OR PARCEL  
OF LAND SITUATE  
IN THE TOWNSHIP  
OF DELAWARE,  
COUNTY OF PIKE AND  
COMMONWEALTH  
OF PENNSYLVANIA,  
BEING LOT 12, BLOCK  
M-505, SECTION 5, AS  
SHOWN ON A MAP  
OR PLAN OF MARCEL  
LAKE ESTATES, ON

FILE IN THE RECORDER  
OF DEEDS OFFICE AT  
MILFORD, PIKE COUNTY,  
PENNSYLVANIA IN PLAT  
BOOK 9, PAGE 144.

PARCEL No.  
148-04.01-12.002

BEING known and numbered  
as 330 Marcel Drive, Dingmans  
Ferry, PA, 18328-3099.

BEING the same premises  
which Household Finance  
Consumer Discount Company,  
by Deed dated September 1,  
2009 and recorded October 8,  
2009 in and for Pike County,  
Pennsylvania, in Deed Book  
Volume 2321, Page 702, granted  
and conveyed unto Elaina La  
Chance

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Elaina La Chance aka Elaina  
LaChance DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$145,911.25,  
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 Elaina La Chance aka Elaina LaChance DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$145,911.25 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Zucker Goldberg & Ackerman  
200 Sheffield Street, Ste. 101  
Mountainside, NJ 07092  
05/17/13 • 05/24/13 • 05/31/13

**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 450-2012r SUR JUDGEMENT NO. 450-2012 AT THE SUIT OF Bank of America NA as successor by merger to BAC Home Loans Servicing, LP vs Michael Kulyeshie and Deborah

Kulyeshie 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 June 12, 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. 2012-00450  
BANK OF AMERICA,  
N.A. AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP  
vs.  
MICHAEL KULYESHIE  
DEBORAH KULYESHIE  
owner(s) of property situate in the TOWNSHIP OF LEHMAN, Pike County, Pennsylvania, being 112 WHIPPORWILL DRIVE, BUSHKILL, PA 18324  
Parcel No.: 182.04-06-52  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$127,783.98  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

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

and Deborah Kulyeshie  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$127,783.98,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Michael  
Kulyeshie and Deborah  
Kulyeshie DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$127,783.98 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

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

1 Penn Center Plaza  
Philadelphia, PA 19103  
**05/17/13 • 05/24/13 • 05/31/13**

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**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
462-2012r SUR JUDGEMENT  
NO 462-2012 AT THE  
SUIT OF Wells Fargo Bank,  
NA vs Sean M. McCarthy  
and Natalie R. Krauser  
aka Natalie R. Krauser-  
McCarthy 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  
June 12, 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. 2012-00462  
WELLS FARGO BANK, N.A.  
vs.  
SEAN M. MCCARTHY  
NATALIE R. KRAUSER  
A/K/A NATALIE R.  
KRAUSER-MCCARTHY  
owner(s) of property situate  
in the TOWNSHIP OF  
DELAWARE, Pike County,  
Pennsylvania, being

124 PRIVATE DRIVE A/K/A  
124 PRIVATE ROAD,  
DINGMANS FERRY, PA  
18328

Parcel No.: 168.04-05-84 -  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING

Judgment amount: \$102,631.49

Attorneys for Plaintiff:

Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Sean M. McCarthy  
and Natalie R. Krauser aka  
Natalie R. Krauser-McCarthy  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$102,631.49,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Sean M.  
McCarthy and Natalie R.  
Krauser aka Natalie R. Krauser-  
McCarthy DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$102,631.49 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan and Hallinan  
1617 JFK Blvd., Ste.. 1400  
1 Penn Ctr. Plaza  
Philadelphia, PA 19103  
**05/17/13 • 05/24/13 • 05/31/13**

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**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
682-2008r SUR JUDGEMENT  
NO. 682-2008 AT THE SUIT  
OF Wells Fargo Bank, NA  
as Trustee for Option One  
Mortgage Loan Trust 2000-D,  
Asset-Backed Certificates, Series  
2000-D vs Dawn Aprea and  
Joseph Asprea 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 June 12, 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 Lehman, County of Pike and Commonwealth of Pennsylvania, more particularly described as follows to wit:

BEING shown and designated as Lot No. 134 on a certain map or plan of lots entitled, "Pocono Ranch Lands", Pocono Ranch Lands, Lmtd., Owner and Developer, Lehman Township, Pike County, Pennsylvania, dated August 1973, "Sheet No. 2 of 5", prepared by Elliott and Associates, Engineers-Planners, Scale being 1"=100', recorded November 8, 1973 in the Recorder's Office, Milford, Pike County, Pennsylvania, in Plot Book Vol. 10, Page 203.

TAX PARCEL NO: 06-042914

MAP # 189.01-03-20

BEING KNOWN AS 134 CARDINAL DRIVE AKA RR 5 BOX 5500, BUSHKILL PA 18324

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

OF PENNSYLVANIA TO Dawn Aprea and Joseph Aprea DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$108,248.79, 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 Dawn Aprea and Joseph Aprea DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$108,248.79 PLUS COSTS AND INTEREST AS AFORESAID.

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

Philadelphia, PA 19106-1532  
05/17/13 • 05/24/13 • 05/31/13

**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
748-2012r SUR JUDGEMENT  
NO. 748-2012 AT THE  
SUIT OF The Bank of New  
York Mellon f/k/a The Bank  
of New York, as Trustee  
for the Certificateholders of  
CWALT, Inc. Alternative Loan  
Trust 2005-55CB, Mortgage  
pass-Through Certificates,  
Series 2005-55CB vs Ayodele  
Gansallo 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  
June 12, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

Being known as: 933 DECKER  
ROAD, BUSHKILL,  
PENNSYLVANIA 18324.

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. 933, Section 14,  
Saw Creek Estates, as shown on

a plan of lots  
recorded in the Office of the  
Recorder of Deeds, in and for  
the County of Pike, in Plot Book  
Volume/Page 2025/737

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

Title to said premises is vested in  
Ayodele Gansallo by deed from  
Jason M. Celic dated July 20,  
2005 and recorded July 27, 2005  
in Deed Book 2123, Page 537.

TAX I.D. #: 06-0-065258

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Ayodele Gansallo  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$109,620.32,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Ayodele Gansallo DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$109,620.32 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad St  
Philadelphia, PA 19109  
**05/17/13 • 05/24/13 • 05/31/13**

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**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 764-2006 SUR JUDGEMENT NO. 764-2006 AT THE SUIT OF U.S. bank National Association as Trustee, successor in interest to Bank of America, National Association as successor by merger to LaSalle Bank National Association, as trustee for Structured Asset Investment loan Trust, Mortgage Pass-Through Certificates, Series 2004-10 vs Juan A. Torres and

Anna Torres  
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 June 12, 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. 764-06

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-10

vs.

JUAN A. TORRES  
ANNA TORRES  
owner(s) of property situate in the TOWNSHIP OF DINGMAN, Pike County, Pennsylvania, being 269 GOLD KEY ROAD, MILFORD, PA 18337  
Parcel No.: 109.04-04-08  
(Acreage or street address)



Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$159,995.29  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Juan A. Torres and Anna Torres DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$159,995.29, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$159,995.29 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan and Hallinan  
1617 JFK Blvd., Ste.. 1400  
1 Penn Ctr. Plaza  
Philadelphia, PA 19103  
**05/17/13 • 05/24/13 • 05/31/13**

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**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 836-2009r SUR JUDGEMENT NO. 836-2009 AT THE SUIT OF Chase Home Finance LLC, s/b/m/t Chase Manhattan Mortgage Corporation vs Ricky P. Wendland and Cynthia Wendland 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 June 12, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

IN THE COURT OF COMMON PLEAS OF PIKE COUNTY, PENNSYLVANIA

CHASE HOME  
FINANCE LLC, s/b/m/t  
CHASE MANHATTAN  
MORTGAGE  
CORPORATION,  
Plaintiff,

vs.  
RICKY P. WENDLAND and  
CYNTHIA WENDLAND,  
Defendants

CIVIL DIVISION  
NO.: 836- 2009 -CV

LONG FORM  
DESCRIPTION

ALL that certain parcel, piece or tract of land situate, lying and being in the Township of Dingman, County of Pike and State of Pennsylvania, being more particularly described as Lot No. 512, Section No. 5 as set forth on a map of plan of Gold Key Lake Estates recorded in the Office of the Recorder of Deeds of Milford, Pike County, Pa., in Plat Book Volume 10, Page 156.

TOGETHER with unto the grantees herein, their heirs and assigns, all right, liberties and privileges and under and subject to all restrictions and reservations set forth in deeds in the chain of title.

BEING the same premises which Cynthia L. Coston and Brian J. Coston, by Deed dated February 14, 2008 and recorded in the Office of the Recorder of Deeds of Pike County on February 15, 2008 in Deed

Book Volume 2266, Page 2340, granted and conveyed unto Ricky P. Wendland and Cynthia Wendland, husband and wife.

GRENEN & BIRSIC, P.C.

By: S/  
Kristine M. Anthou, Esquire  
Attorneys for Plaintiff  
One Gateway Center, Ninth  
Floor  
Pittsburgh, PA 15222  
(412) 281-7650

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Ricky P. Wendland and Cynthia Wendland DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$257,901.16, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

(30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Ricky P. Wendland and Cynthia Wendland DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$257,901.16 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Grenen & Birsic  
One Gateway Center, 9 West  
Pittsburgh, PA 15222  
**05/17/13 • 05/24/13 • 05/31/13**

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**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1285-2012r SUR JUDGEMENT NO. 1285-2012 AT THE SUIT OF Wells Fargo Bank, NA vs Marc R. Frankel and Susan E. Frankel 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

June 12, 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. 1285-2012-CIVIL WELLS FARGO BANK, N.A.

vs.

MARC R. FRANKEL  
SUSAN E. FRANKEL

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

Pennsylvania, being 351 SAWKILL ROAD, MILFORD, PA 18337-7067

Parcel No.: 111.00-01-18.001- (Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment amount: \$285,492.24

Attorneys for Plaintiff:

Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Marc R. Frankel and Susan E. Frankel DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$285,492.24, 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 Marc R.  
Frankel and Susan E. Frankel  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$285,492.24 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan and Hallinan  
1617 JFK Blvd., Ste.. 1400  
1 Penn Ctr. Plaza  
Philadelphia, PA 19103  
**05/17/13 • 05/24/13 • 05/31/13**

**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1311-2008r SUR

JUDGEMENT NO. 1311-2008  
AT THE SUIT OF JPMorgan  
Chase Bank, NA vs Elizabeth  
Gonzalez 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  
June 12, 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. 1311-2008-CIVIL  
JPMORGAN CHASE BANK,  
N.A.

vs.  
ELIZABETH GONZALEZ  
owner(s) of property situate  
in the TOWNSHIP OF  
LEHMAN, Pike County,  
Pennsylvania, being  
250 THE GLEN, A/K/A 156  
OLD TOOK, BUSHKILL, PA  
18371-9716  
Parcel No.: 187.04-01-18  
(Acreage or street address)  
Improvements thereon:  
**RESIDENTIAL DWELLING**  
Judgment amount: \$324,778.92  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

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

TO Elizabeth Gonzalez  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$324,778.92,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Elizabeth  
Gonzalez DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$324,778.92 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

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

Philadelphia, PA 19103  
05/17/13 • 05/24/13 • 05/31/13

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**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1366-2012r SUR  
JUDGEMENT NO. 1366-2012  
AT THE SUIT OF Wells Fargo  
Bank, NA vs Jill L. Vosburg  
aka Jill Dichterenco aka Jill L.  
Vosberg 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  
June 12, 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. 1366-2012  
WELLS FARGO BANK, N.A.  
vs.  
JILL L. VOSBURG A/K/A  
JILL DICHTERENKO A/K/A  
JILL L. VOSBERG  
owner(s) of property situate  
in the TOWNSHIP OF  
DELAWARE, Pike County,  
Pennsylvania, being  
108 STROUD COURT,  
DINGMANS FERRY, PA  
18328-4345

Parcel No.: 175.02-03-51-  
(Acreage or street address)  
Improvements thereon:  
**RESIDENTIAL DWELLING**  
Judgment amount: \$99,189.47  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Jill L. Vosburg aka Jill  
Dichterenco aka Jill L. Vosberg  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$99,789.47,  
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 Jill L. Vosburg  
aka Jill Dichterenco aka Jill L.  
Vosberg DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$99,789.47 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan and Hallinan  
1617 JFK Blvd., Ste.. 1400  
1 Penn Ctr. Plaza  
Philadelphia, PA 19103  
**05/17/13 • 05/24/13 • 05/31/13**

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**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1385-2012r SUR  
JUDGEMENT NO. 1385-2012  
AT THE SUIT OF Wells  
Fargo Bank, NA vs Leroy  
Devaney 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  
June 12, 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. 1385-2012

WELLS FARGO BANK, N.A.  
vs.

LEROY DEVANEY

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

33 WYNDING WAY, A/K/A  
268 WYNDING WAY,  
BUSHKILL, PA 18324

Parcel No.: 200.01-02-38  
(Acreage or street address)

Improvements thereon:

RÉSIDENTIAL DWELLING

Judgment amount: \$105,973.31

Attorneys for Plaintiff:

Phelan Hallinan, LLP

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

TO Leroy Devaney  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID

REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$105,973.31,  
PLUS COSTS & INTEREST.

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

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT

A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Leroy  
Devaney DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$105,973.31 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

Phelan and Hallinan

1617 JFK Blvd., Ste.. 1400

1 Penn Ctr. Plaza

Philadelphia, PA 19103

05/17/13 • 05/24/13 • 05/31/13

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**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1432-2012 SUR  
JUDGEMENT NO. 1432-2012  
AT THE SUIT OF The Bank  
of New York Mellon f/k/a The  
Bank of New York as successor  
in interest to JPMorgan Chase  
Bank, NA as Trustee for the  
benefits of the Certificateholders

of Popular ABS Inc, Mortgage Pass-Through Certificates Series 2005-3 vs. Unknown Heirs, Successors, Assigns and all persons claiming right, title or interest from or under Daniel S. Denton, deceased, Susan L. Denton, Daniel S. Denton, deceased DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY June 12, 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  
The Bank of New York Mellon  
f/k/a The Bank of New York  
as successor in interest to  
JPMorgan Chase Bank, N.A.,  
as Trustee for the benefit  
of the Certificateholders of  
Popular ABS, Inc. Mortgage  
Pass-Through Certificates Series  
2005-3  
Plaintiff  
v.  
UNKNOWN HEIRS,

SUCCESSORS, ASSIGNS  
AND ALL PERSONS,  
FIRMS OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE  
OR INTEREST FROM  
OR UNDER DANIEL S.  
DENTON, DECEASED  
SUSAN L. DENTON  
DANIEL S. DENTON,  
DECEASED

Defendant(s)

SHORT DESCRIPTION FOR  
ADVERTISING

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

BEING KNOWN AS 7 Oak  
Court, Dingmans Ferry, PA  
18328

PARCEL NUMBER:  
11-0-110168

IMPROVEMENTS:  
Residential Property

UDREN LAW OFFICES,  
P.C.  
S/  
Attorney for Plaintiff  
PA ID NO: 206228

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
Unknown Heirs, Successors,  
Assigns and all persons claiming



right, title or interest from or under Daniel S. Denton, deceased, Susan L. Denton, Daniel S. Denton, deceased DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$308,364.09, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Unknown Heirs, Successors, Assigns and all persons claiming right, title or interest from or under Daniel S. Denton, deceased, Susan L. Denton, Daniel S. Denton, deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$308,364.09 PLUS COSTS AND INTEREST AS

AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices, PC  
111 Woodcrest Rd, Ste 200  
Cherry Hill, NJ 08003  
**05/17/13 • 05/24/13 • 05/31/13**

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**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1513-2011r SUR JUDGEMENT NO. 1513-2011 AT THE SUIT OF Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-1 vs Kevin L. Lemak and Theresa M. Lemak 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 June 12, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL OF THOSE CERTAIN Lots, pieces, or parcels of land situate, lying and being in the Township of Dingman, County of Pike and Commonwealth of Pennsylvania, more particularly

described as follows:

LOT No. 41, Block Number 2, Section Number 4, Sunrise Lake, as shown on Plat or Map of Sunrise Lake or Sunnylands, Inc., subdivision recorded in the Office of the Recorder of Deeds of Pike County in Plat Book 7 at Page 229.

LOT No. 42, Block Number 2, Section Number 4, Sunrise Lakes, as shown on the map of said Section recorded in the Office of Recorder of Deeds of Pike County in Plat Book 7 at Page 229.

PARCEL # 03-0-018390

BEING the same premises which Michael H. Freed, a/k/a Michael Freed, and Pamela M. Freed, a/k/a Pamela Freed, husband and wife, by Deed dated March 17, 1997 and recorded on April 17, 1997 in the Office of the Recorder of Deeds in and for Pike County in Deed Book 1340 Page 309, granted and conveyed unto Kevin L. Lemak and Theresa M. Lemak, husband and wife, as tenants by the entireties

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Kevin L. Lemak and Theresa M. Lemak DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID

REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$157,965.67, 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 Kevin L. Lemak and Theresa M. Lemak DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$157,965.67 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg  
261 Old York Road, Ste. 410  
Jenkintown, PA 19046  
**05/17/13 • 05/24/13 • 05/31/13**

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**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO1564-2012r SUR  
JUDGEMENT NO. 1564-2012  
AT THE SUIT OF Wells Fargo  
Bank, NA vs Jason A. Campay,  
in his capacity as executor and  
devisee of the Estate of James  
Campay 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  
June 12, 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. 1564-2012  
WELLS FARGO BANK, N.A.  
vs.  
JASON A. CAMPAY, IN HIS  
CAPACITY AS EXECUTOR  
AND DEVISEE OF THE  
ESTATE OF JAMES  
CAMPAY  
owner(s) of property situate  
in the TOWNSHIP OF  
LACKAWAXEN, Pike County,  
Pennsylvania, being  
367 OAK HILL ROAD,  
HAWLEY, PA 18428-4016  
Parcel No.: 012.02-04-52-

(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$75,771.18  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Jason A. Campay, in his  
capacity as executor and devisee  
of the Estate of James Campay  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$75,771.18,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

IN EXECUTION AS THE PROPERTY OF Jason A. Campay, in his capacity as executor and devisee of the Estate of James Campay DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$75,771.18 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan and Hallinan  
1617 JFK Blvd., Ste.. 1400  
1 Penn Ctr. Plaza  
Philadelphia, PA 191030  
**05/17/13 • 05/24/13 • 05/31/13**

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**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1574-2012r SUR JUDGEMENT NO. 1574-2012 AT THE SUIT OF GMAC Mortgage, LLC 2 vs Loxley A. Sylvan and Dorabella Sylvan DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY June 12, 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. 1574-2012-CIVIL GMAC MORTGAGE, LLC vs.

LOXLEY A. SYLVAN DORABELLA SYLVAN owner(s) of property situate in the TOWNSHIP OF LEHMAN, Pike County, Pennsylvania, being 4764 PINE RIDGE DRIVE WEST A/K/A LOT 233 SECTION 6 A/K/A 233 PINE RIDGE DRIVE WEST, BUSHKILL, PA 18324

Parcel No.: 193.02-03-32 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING  
Judgment amount: \$285,784.00  
Attorneys for Plaintiff: Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Loxley A. Sylvan and Dorabella Sylvan DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$285,784.00, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES

UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Loxley A.  
Sylvan and Dorabella Sylvan  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$285,784.00 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan and Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 191030  
05/17/13 • 05/24/13 • 05/31/13

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**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1698-2012r SUR  
JUDGEMENT NO. 1698-2012

AT THE SUIT OF Deutsche  
Bank National Trust Company,  
as Indenture Trustee, on behalf  
of the holders of the Accredited  
Mortgage Loan Trust 2004-3  
Asset-Backed Notes vs  
Timothy W. Quinn and Lisa  
Quinn 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  
June 12, 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.  
1698-2012

ISSUED TO PLAINTIFF:  
DEUTSCHE BANK  
NATIONAL TRUST  
COMPANY, AS  
INDENTURE TRUSTEE,  
ON BEHALF OF  
THE HOLDERS OF  
THE ACCREDITED  
MORTGAGE LOAN TRUST  
2004-3 ASSET-BACKED  
NOTES

PROPERTY BEING  
KNOWN AS:

ALL THAT CERTAIN  
lot or lots of land in Palmyra  
Township, Pike County,

Pennsylvania, known and designated as Lot Number 595 in Map 2 of Plan of Lots prepared for Tanglwood Lakes, Inc. by Harry F. Schoenagel, Registered Surveyor, dated June 16, 1969 and recorded in the office of the Recorder of Deeds for Pike County in Plat Book Number 8 page 49, under and subject to all restrictions set forth in documents entitled Restrictions Pertaining to Lots in Tanglwood Lakes recorded in the Office of the Recorder of Deeds for Pike County in Volume Book Number 245, page 955 which restrictions are hereby expressly incorporated herein by reference and shall be binding as if recited herein in full, and excepting and reserving to Grantor an easement for Grantor to construct, repair, replace, operate and maintain gas, sewer, water and other utility lines. Grantee shall have the right together with all other lot owners in Tanglwood Lakes to use the private roadways shown on the recorded plan or plans for Tanglwood Lakes and also to use together with all other lot owners in Tanglwood Lakes the right of way owned by Tanglwood Lakes, Inc. to Lake Wallenpaupack, provided that Grantor reserves the right at any time, and from time to time, to change the location of said rights of way over lands of Grantor to such other location or locations as Grantor may determine in its sole discretion, except that it shall not affect the title to Grantee's lot, and provided that

any such change in location shall not deprive Grantee of frontage on road nor to free ingress and egress.

UNDER AND SUBJECT, nevertheless, to certain conditions and restrictions of record as aforesaid.

BEING the same premises which Tanglwood Lakes, Inc., a Pennsylvania corporation, by Deed dated August 3, 1971, and recorded in Pike County August 5, 1971, in Deed Book Volume 251, Page 526, granted and conveyed unto Walter S. Greig and Dolores L. Greig, husband and wife, in fee.

PARCEL IDENTIFICATION NO: 086.02-04-12, CONTROL #: 10-0-009560

IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Timothy W. Quinn and Lisa Quinn

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

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

THE COMMONWEALTH OF PENNSYLVANIA TO Timothy W. Quinn and Lisa Quinn DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$118,640.05, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Timothy W. Quinn and Lisa Quinn DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$118,640.05 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

Martha E. VonRosenstiel  
649 South Avenue, Ste. 7  
Secane, PA 190180  
05/17/13 • 05/24/13 • 05/31/13

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**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1731-2009r SUR JUDGEMENT NO. 1731-2009 AT THE SUIT OF Bank of America, NA as successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP vs Judith Wilkens and David J. Wilkens 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 June 12, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot of land situate in Dingman Township, Pike County, Pennsylvania being Lot No. 6409, Section No. 19, Conashaugh lakes, as shown on a map on file in the Recorder's Office at Milford, Pennsylvania in Plat Book No. 19, Page 92.

TAX PARCEL # 121.04-05-08

BEING KNOWN AS: 6409  
Conashaugh Lakes, 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 Judith Wilkens  
and David J. Wilkens  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$390,037.89,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

REPUTED OWNERS TO  
COLLECT \$390,037.89 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market St.  
Philadelphia, PA 19106-15320  
**05/17/13 • 05/24/13 • 05/31/13**

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**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1737-2012r SUR  
JUDGEMENT NO. 1737-2012  
AT THE SUIT OF Wells  
 Fargo Bank, NA vs John  
Storms 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  
June 12, 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. 1737-2012  
WELLS FARGO BANK, N.A.  
vs.  
JOHN STORMS



owner(s) of property situate  
in the TOWNSHIP OF  
WESTFALL, Pike County,  
Pennsylvania, being  
103 NORTH CASTLE  
DRIVE, MILFORD, PA  
18337-7652  
Parcel No.: 065.00-01-19.001-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$172,384.91  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO John Storms  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$172,384.91,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF John Storms  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$172,384.91 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan and Hallinan  
1617 JFK Blvd., Ste.. 1400  
1 Penn Ctr. Plaza  
Philadelphia, PA 19103  
**05/17/13 • 05/24/13 • 05/31/13**

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**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
1809-2012 SUR JUDGEMENT  
NO. 1809-2012 AT THE  
SUIT OF CNB Realty Trust,  
Assignee of PennStar Bank,  
a division of NBT Bank, NA vs.  
Scott A. Greening & Dawn  
M. Findley 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

June 12, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

EXHIBIT "A"

ALL THAT CERTAIN piece, parcel and lot of land lying and being situate in the Township of Westfall, County of Pike and State of Pennsylvania, and being Lot #74 on a Key Plan of Rivedrive Estates as prepared by Victor E. Orben, R.S., July 9, 1964, and revised November 18, 1965, Drawing No. A-223-A, as filed in the Office of the Recorder of Deeds of Pike County, Pennsylvania, in Plat Book 5, at Page 34, more particularly described as follows.

BEGINNING at an iron pipe for a corner in the Westerly line of a 50 foot wide road, said corner being a common corner between Lot No. 74 and Lot No. 75; thence from said point of beginning, along the division line between said lots, South 71 degrees 14 minutes West 125.0 feet to an iron pipe; thence South 18 degrees 46 minutes, East 60 feet to an iron pipe for a corner; thence South 30 degrees 01 minutes East 140 feet to an iron pipe in the northwesterly line of another 50-foot wide roadway; thence along the northwesterly line of said roadway, North 78 degrees 01 minutes East 98.3 feet to an iron pipe; thence along the westerly line of the first mentioned road, North 18 degrees 46 minutes

West 208.4 feet to the point and place of beginning. BEING Lot No. 74 of Riverdrive Estates. As surveyed by Victor E. Orben, C.S., on July 30, 1966. Drawing No. A-223-A.

SUBJECT to a 25' radius on the Easterly corner of Lot.

BEING the same premises which G. Michael Croker and Rosemary Croker, granted and conveyed to Dawn M. Findley and Scott A. Greening, by virtue of their Deed dated October 1, 2002 and recorded on October 1, 2002 in the Office of the Recorder of Deeds in and for Pike County to Record Book 1946, Page 1986.

SUBJECT to the same conditions, exceptions, and reservations as are set forth in prior deeds forming the chain of title.

This property is improved with a residential dwelling, and is identified by Tax Identification No. 067.03-01-04 and Control No. 13-0-002285.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA Scott A. Greening & Dawn M. Findley DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE

AMOUNT OF \$116,712.23,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Scott A.  
Greening & Dawn M. Findley  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$116,712.23 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
David M. Gregory, Esq  
307 Erie Street  
Honesdale, PA 184310  
**05/17/13 • 05/24/13 • 05/31/13**

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**SHERIFF SALE**  
**June 12, 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE

COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1817-2012r  
SUR JUDGEMENT NO.  
1817-2012 AT THE SUIT  
OF JPMorgan Chase Bank,  
National Association, successor  
in interest by purchase from  
the Federal Deposit Insurance  
Corporation as receiver of  
Washington Mutual Bank  
formerly known as Washington  
Mutual Bank, FA vs Vincent  
Paul Reuter 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  
June 12, 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. 1817-2012  
JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION,  
SUCCESSOR IN  
INTEREST BY PURCHASE  
FROM THE FEDERAL  
DEPOSIT INSURANCE  
CORPORATION  
AS RECEIVER OF  
WASHINGTON MUTUAL  
BANK FORMERLY KNOWN  
AS WASHINGTON  
MUTUAL BANK, FA  
vs.  
VINCENT PAUL REUTER

owner(s) of property situate  
in the TOWNSHIP OF  
DINGMAN, Pike County,  
Pennsylvania, being  
101 FOWLER LANE,  
SHOHOLA, PA 18458-3629  
Parcel No.: 094.00-01-35.001-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$132,512.71  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Vincent Paul Reuter  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$132,512.71,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Vincent  
Paul Reuter DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$132,512.71 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan and Hallinan  
1617 JFK Blvd., Ste.. 1400  
1 Penn Ctr. Plaza  
Philadelphia, PA 19103  
**05/17/13 • 05/24/13 • 05/31/13**

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**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1830-2012r  
SUR JUDGEMENT NO.  
1830-2012 AT THE SUIT  
OF Bank of America, NA as  
successor by merger to BAC  
Home Loans Servicing, LP  
fka Countrywide Home Loans  
Servicing, LP vs Vincent J.  
Acierno 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  
June 12, 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. 1830-2012

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

vs.

VINCENT J. ACIERNO  
owner(s) of property situate  
in the TOWNSHIP OF  
BLOOMING GROVE, Pike  
County, Pennsylvania, being  
120-122 CORRAL LANE,  
HAWLEY, PA 18428  
Parcel No.: 107.03-03-46-  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$628,499.59  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

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

JUDGMENT ON THE  
AMOUNT OF \$628,499.59,  
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 Vincent J.  
Acierno DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$628,499.59 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan and Hallinan  
1617 JFK Blvd., Ste.. 1400  
1 Penn Ctr. Plaza  
Philadelphia, PA 19103  
**05/17/13 • 05/24/13 • 05/31/13**

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**SHERIFF SALE**  
**June 12, 2013**  
BY VIRTUE OF WRIT

OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1838-2012r SUR  
JUDGEMENT NO. 1838-2012  
AT THE SUIT OF JPMorgan  
Chase Bank, National  
Association vs Frank G. Aumick  
aka Frank Gilbert Aumick, III  
and Theresa Aumick aka Theresa  
M. Aumick 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  
June 12, 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. 1838-2012  
JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION  
vs.  
FRANK G. AUMICK A/K/A  
FRANK GILBERT AUMICK,  
III THERESA AUMICK  
A/K/A THERESA M.  
AUMICK  
owner(s) of property situate  
in the TOWNSHIP OF  
DELAWARE, Pike County,  
Pennsylvania, being  
100 FOX ROAD A/K/A 12631  
POCONO MOUNTAIN  
LAKE FOREST,  
DINGMANS FERRY, PA

18328  
Parcel No.: 161.01-01-49 -  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$105,360.27  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Frank G. Aumick aka Frank  
Gilbert Aumick, III and Theresa  
Aumick aka Theresa M. Aumick  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$105,360.27,  
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 Frank G.  
Aumick aka Frank Gilbert  
Aumick, III and Theresa  
Aumick aka Theresa M. Aumick  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$105,360.27 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan and Hallinan  
1617 JFK Blvd Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 191030  
05/17/13 • 05/24/13 • 05/31/13

**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1846-2012r SUR  
JUDGEMENT NO. 1846-2012  
AT THE SUIT OF MetLife  
Home Loans, a Division of  
MetLife Bank, NA vs Diane  
A. Shepard 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  
June 12, 2013 at 11:00 AM  
PREVAILING TIME IN THE

AFORENOON OF SAID  
DATE:

**LEGAL DESCRIPTION**

ALL THAT CERTAIN track,  
piece or parcel of land, with the  
buildings and improvements  
thereon erected, situate, lying  
and being in the Township  
of Milford, Pike County,  
Commonwealth of Pennsylvania,  
bounded and described as  
follows:

LOT NO. 64, as shown on a  
survey plat map of Moon Valley  
Falls Final Plan, Phase IV as  
prepared by Utility Engineers  
Division, Quad Three Group,  
Inc., Wilkes-Barre, Pennsylvania  
and recorded in the Office of  
the Recorder in and for Pike  
County, Pennsylvania, in Plat  
Book # 30 at Page # 107.

BEING the same premises  
which Alanna Siracuse, a single  
woman, by indenture bearing  
the date December 27, 2005  
and being recorded in Milford,  
Pennsylvania, in the Office for  
Recording of Deeds, in and for  
the County of Pike, in Deed  
Book 2153 Page 1361, granted  
and conveyed unto Karl Seven  
and Mary Kay Seven, his wife,  
Grantors herein.

**PARCEL IDENTIFICATION**  
NO: 097.03-01-57-066,  
CONTROL #: 09-0-108356

**TITLE TO SAID PREMISES**  
IS VESTED IN Diane A.  
Shepard, married, by Deed from

Karl Seven and Mary Kay Seven,  
his wife, dated 12/29/2008,  
recorded 01/06/2009 in Book  
2297, Page 1020.

EXHIBIT "A"

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Diane A. Shepard  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$333,235.56,  
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 Diane A.

Shepard DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$333,235.56 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Parker McCay  
9000 Midlantic Drive, Ste. 300  
PO Box 5054  
Mount Laurel, NJ 08054-1539  
**05/17/13 • 05/24/13 • 05/31/13**

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**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1847-2012r  
SUR JUDGEMENT NO.  
1847-2012 AT THE SUIT  
OF MetLife Home Loans, a  
division o f MetLife Bank, NA  
vs David Schramm and June  
Schramm 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  
June 12, 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, lying and being in the Township of Dingman, County of Pike, Commonwealth of Pennsylvania, more particularly described as follows, to wit:

BEING Lot No. 396, Section No. 4, as shown on map entitled subdivision of Section A, Pocono Mountain Woodland Lakes Corp., on file in the Recorder's Office at Milford, Pennsylvania, in Plot Book No. 10, Page 158.

PARCEL IDENTIFICATION NO: 110.03-04-05, CONTROL #: 03-0-019784

BEING THE SAME PREMISES which Philip Bueki, Sheriff of the County of Pike, in the Commonwealth of Pennsylvania, by his certain Deed dated August 7, 2008 and recorded August 8, 2008 in the Office for the Recording of Deeds in and for the County of Pike at Milford, Pennsylvania in Record Book 2285, Page 2599, granted and conveyed unto Utilities Employees Credit Union.

TITLE TO SAID PREMISES IS VESTED IN David Schramm and June Schramm, h/w, by Deed from Utilities Employees Credit Union, dated 09/30/2009, recorded 10/02/2009 in Book 2320, Page 2028.

EXHIBIT "A"

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO David Schramm and June Schramm DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$190,765.73, 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 David Schramm and June Schramm DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$190,765.73 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Parker McCay  
9000 Midlantic Drive, Ste. 300  
PO Box 5054  
Mount Laurel, NJ 08054-15390  
05/17/13 • 05/24/13 • 05/31/13

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**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1895-2012r  
SUR JUDGEMENT NO.  
1895-2012 AT THE SUIT  
OF GMAC Mortgage, LLC  
vs Kevin D. Touw and Jeri  
A. Touw 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  
June 12, 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. 1895-2012  
GMAC MORTGAGE, LLC  
vs.  
KEVIN D. TOUW  
JERI A. TOUW  
owner(s) of property situate  
in the TOWNSHIP OF

DINGMAN, Pike County,  
Pennsylvania, being  
110 PARK RIDGE DRIVE,  
MILFORD, PA 18337-4395  
Parcel No.: 122.03-02-24-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$155,149.76  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Kevin D. Touw and Jeri A.  
Touw DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$155,149.76,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Kevin D. Touw and Jeri A. Touw DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$155,149.76 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan and Hallinan  
1617 JFK Blvd., Ste.. 1400  
1 Penn Ctr. Plaza  
Philadelphia, PA 19103  
**05/17/13 • 05/24/13 • 05/31/13**

**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1906-2012 SUR JUDGEMENT NO. 1906-2012 AT THE SUIT OF Citibank, NA as Trustee for CMLTI Asst Trust vs. Edwen Blas & Angelina Blas 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 June 12, 2013 at 11:00 AM PREVAILING TIME IN THE

AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot or parcel of land situate in the Township of Lehman, County of Pike and State of Pennsylvania, being Lot No. 249, Stage No. 17, Pine Ridge as shown on a map of Pine Ridge, Inc., on file in the Recorder's Office at Milford, Pennsylvania, in Plat Book No. 10, page 74.

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

BEING the same premises which Romec, Inc., a PA Corp., by Deed dated February 14, 2008 and recorded February 26, 2008, in the Office for the Recorder of Deeds in and for Pike County, in Deed Book Volume 2267, Page 2036, conveyed unto Edwen Blas and Angelina Blas, husband and wife.

BEING KNOWN AS: 1585 Pine Ridge a/k/a 249 Section 6 Pine Ridge, Bushkill, PA 18324

TAX PARCEL #06-0-041966

IMPROVEMENTS:  
Residential property.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Edwen Blas & Angelina Blas DEFENDANTS, OWNER,

OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$308,636.03, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Edwen Blas & Angelina Blas DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$308,636.03 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

Powers Kirm & Javardian LLC  
1310 Industrial Blvd  
2nd Floor, Ste 201  
Southampton, PA 18966

05/17/13 • 05/24/13 • 05/31/13

**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1908-2012r SUR JUDGEMENT NO. 1908-2012 AT THE SUIT OF GMAC Mortgage, LLC vs Anthony Ruffano, Jr. DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY June 12, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT PARCEL OF LAND IN THE TOWNSHIP OF DINGMAN, PIKE COUNTY, COMMONWEALTH OF PENNSYLVANIA, AS MORE FULLY DESCRIBED IN DEED BOOK 2138, PAGE 2553, ID# 030-019327, BEING KNOWN AND DESIGNATED AS LOT 1773, SECTION K, CONTAINING 1.72 ACRES, POCONO MOUNTAIN WOODLAND LAKES, PLAT BOOK 12, PAGE 34, RECORDED ON 10/15/1974.

ALSO DESCRIBED AS:

ALL certain lot/lots, parcel or piece of ground situate in the Township of Dingman, County of Pike, and State of Pennsylvania being Lot No. 1773, Section No. K as shown on map entitled subdivision of Section K, Pocono Mountain Woodland Lakes Corp., on file in the Recorder's Office at Milford, Pennsylvania in Plot Book No. 12, Page 34.

TOGETHER with all rights, liberties and privileges and UNDER AND SUBJECT to all restrictions, reservations, easements as set forth in the Deeds in the Chain of Title.

TAX PARCEL # 03-0-019327

BEING KNOWN AS: 161 Tan Oak Drive, Milford, PA 18337

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Anthony Rufrano Jr DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$181,876.23, 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 Rufrano JR DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$181,876.23 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market St.  
Philadelphia, PA 19106-1532  
05/17/13 • 05/24/13 • 05/31/13

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**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO1930-2012r SUR JUDGEMENT NO. 1930-2012 AT THE SUIT OF PNC

Bank, National Association,  
successor by merger to  
National City Bank, successor  
by merger to National City  
Bank Mortgage Co vs Jeffrey  
P. Miller 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  
June 12, 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. 1930-2012-CIVIL  
PNC BANK, NATIONAL  
ASSOCIATION,  
SUCCESSOR BY MERGER  
TO NATIONAL CITY  
BANK, SUCCESSOR BY  
MERGER TO NATIONAL  
CITY BANK MORTGAGE  
CO.

vs.

JEFFREY P. MILLER  
owner(s) of property situate  
in the TOWNSHIP OF  
DELAWARE, Pike County,  
Pennsylvania, being  
206 DOOLAN ROAD,  
DINGMANS FERRY, PA  
18328-9668

Parcel No.: 149.04-04-08 -  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING

Judgment amount: \$189,183.35

Attorneys for Plaintiff:

Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Jeffrey P. Miller  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$189,183.35,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Jeffrey P.  
Miller DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$189,183.35 PLUS COSTS  
AND INTEREST AS

AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

Phelan and Hallinan  
1617 JFK Blvd., ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
05/17/13 • 05/24/13 • 05/31/13

**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1948-2012r  
SUR JUDGEMENT NO.  
1948-2012 AT THE SUIT  
OF JPMorgan Chase Bank,  
NA vs Cecil Parris and Kizzy  
Q. Parris 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  
June 12, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

Being known as: PINE RIDGE  
LOT 70 STAGE 9 A/K/A 1226  
PINE RIDGE, BUSHKILL,  
PENNSYLVANIA  
18324.

AL 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 70, 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.

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

Title to said premises is vested  
in Cecil Parris and Kizzy Q.  
Parris by deed from Giovanni  
Cantalicio & Rosalia Cantalicio,  
husband and wife dated October  
7, 2008 and recorded November  
25, 2008 in Deed Book 2294,  
Page 1596.

PARCEL #: 188.04-04-70  
CONTROL #: 06-0-038397

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Cecil Parris and Kizzy Q. Parris  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$271,780.43,

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

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Cecil  
Parris and Kizzy Q. Parris  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$271,780.43 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street,  
Ste. 1400  
Philadelphia, PA 19109  
**05/17/13 • 05/24/13 • 05/31/13**

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**SHERIFF SALE**  
**June 12, 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT

OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1965-2011r SUR  
JUDGEMENT NO. 1965-2011  
AT THE SUIT OF Wells  
Fargo Bank, NA vs Daniel  
A. Strobel 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  
June 12, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN  
PIECE OR PANEL  
OF LAND, SITUATE,  
LYING AND BEING  
IN THE TOWNSHIP  
OF BLOOMING  
GROVE, COUNTY  
OF PIKE AND STATE  
OF PENNSYLVANIA,  
BOUNDED AND  
DESCRIBED AS FOLLOWS:

LOT NO. 72, BLOCK V-128,  
AS SET FORTH ON MAP  
ENTITLED "SECTION  
ONE, CAMELOT FOREST,  
BLOOMING GROVE  
TOWNSHIP, PIKE  
COUNTY, PENNSYLVANIA,  
SCALE 1" = 100', JUNE,  
1982, REVISED, SHEET  
1", AND RECORDED IN  
THE OFFICE OF THE



RECORDER OF DEEDS  
OF PIKE COUNTY,  
PENNSYLVANIA, IN PLAT  
BOOK 21, PAGE 51.

TOGETHER WITH ALL  
RIGHTS OF WAY AND  
UNDER AND SUBJECT  
TO THE RESERVATIONS  
AND RESTRICTIONS AS  
SET FORTH IN CERTAIN  
DECLARATIONS  
AND RESTRICTIVE  
COVENANTS,  
RESTRICTIONS,  
EXCEPTIONS,  
RESERVATIONS AND  
CONDITIONS, DATED  
SEPTEMBER 1, 1982  
AND RECORDED IN  
THE OFFICE OF THE  
RECORDER OF DEEDS  
OF PIKE COUNTY,  
PENNSYLVANIA, IN DEED  
BOOK VOLUME 834 AT  
PAGE 171.

PARCEL No. 01-0-073077

BEING known and numbered  
as 140 Galahad Road, Greeley,  
PA, 18425.

BEING the same premises  
which Just Homes, Inc., by Deed  
dated January 31, 2006 and  
recorded February 1, 2006 in and  
for Pike County, Pennsylvania,  
in Deed Book Volume 2157,  
Page 1254, granted and conveyed  
unto Daniel A. Strobel.

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

THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Daniel A. Strobel  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$220,221.73,  
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 Daniel A.  
Strobel DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$220,221.73 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Zucker Goldberg & Ackerman

200 Sheffield Street, Ste. 101  
Mountainside, NJ 07092  
05/17/13 • 05/24/13 • 05/31/13

**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 2011-2012r SUR  
JUDGEMENT NO. 2011-2012  
AT THE SUIT OF Wells Fargo  
Bank, NA vs Nina Vaytusionok,  
Ilona Vaytusionok and Vladislav  
Vaytusionok  
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  
June 12, 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. 2012-2011  
WELLS FARGO BANK, N.A.  
vs.  
NINA VAYTUSYONOK  
ILONA VAYTUSYONOK  
VLADISLAV  
VAYTUSYONOK  
owner(s) of property situate  
in the TOWNSHIP OF  
LEHMAN, Pike County,  
Pennsylvania, being

225 EDINBURGH ROAD  
A/K/A 570 EDINBURGH  
ROAD, BUSHKILL, PA 18324  
Parcel No.: 192.04-02-35  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$174,805.56  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Nina Vaytusionok,  
Ilona Vaytusionok and  
Vladislav Vaytusionok  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$174,805.56,  
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 Nina Vaytusyonok, Ilona Vaytusyonok and Vladislav Vaytusyonok DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$174,805.56 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan and Hallinan  
1617 JFK Blvd., Ste.. 1400  
1 Penn Ctr. Plaza  
Philadelphia, PA 19103  
**05/17/13 • 05/24/13 • 05/31/13**

**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2027-2012r SUR JUDGEMENT NO. 2027-2012 AT THE SUIT OF The Dime Bank vs William R. Goodwin 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 June 12, 2013 at 11:00 AM PREVAILING TIME IN THE

AFORENOON OF SAID DATE:

ALL THAT CERTAIN piece, parcel and tract of land, lying, situate and being in the Township of Palmyra, County of Pike and Commonwealth of Pennsylvania, being Parcel 2B, as depicted on a survey map prepared by Hugh E. Colan, Professional Land Surveyor, and dated May 3, 1995 and recorded in the Office of the Recorder of Deeds in and for Pike County, Pennsylvania in Plat Book Volume 33, at Page 192. Said parcel is more particularly described as follows, to wit:

BEGINNING at a point in Pennsylvania State Route 6, said point also being the northwesterly corner of Lot 3B (Map Book 33 at Page 192); thence from said point of beginning along said Lot 3B South 03 degrees 50 minutes 53 seconds West 250.21 feet to the southwesterly corner of said Lot 3B and in the line of lands of Tanglewood Lodge Club (D.B. 253, P. 59); thence along said Tanglewood Lodge Club South 67 degrees 50 minutes 01 seconds West 291.55 feet and South 01 degrees 17 minutes 43 seconds East 8.64 feet to a point in the northerly bounds of Crest Drive; thence along said bounds of Crest Drive the following seven (7) courses and distances:

1. North 70 degrees 59 minutes 27 seconds West 57.10 feet;
2. North 58 degrees 33 minutes

10 seconds West 359.01 feet;  
3. North 16 degrees 28 minutes  
39 seconds East 19.24 feet;  
4. North 29 degrees 00 minutes  
04 seconds East 30.63 feet;  
5. North 48 degrees 58 minutes  
55 seconds East 28.66 feet;  
3. North 54 degrees 42 minutes  
25 seconds East 62.95 feet;  
7. North 07 degrees 06 minutes  
16 seconds East 72.40 feet to a  
point in the center of Route 6;

THENCE along said Route 6  
North 84 degrees 34 minutes  
00 seconds East 258.30 feet and  
South 83 degrees 59 minutes 00  
seconds East 280.50 feet to the  
point or place of BEGINNING.  
BEING PARCEL 2B on  
the aforementioned map and  
CONTAINING 3.31 acres of  
land more or less.

EXCEPTING AND  
RESERVING all that portion of  
the above-described parcel now  
used or previously conveyed for  
public highway purposes.

UNDER AND SUBJECT to  
any easements of record to public  
utilities.

BEING the same property  
conveyed to William Goodwin,  
Single, by deed of Peter F.  
Delfino, Single, dated December  
30, 2003 and recorded January  
22, 2004 to Pike County Deed  
Book 2028, Page 2261.

The prior Grantor, (Tanglwood  
Lakes, Inc.) its successors  
and assigns, hereby grants to  
Grantee, his heirs and assigns,

and Easement with regard to  
Parcel 2B, to use the sewage  
disposal system on other lands  
of Tanglwood Lakes, Inc., more  
particularly described as existing  
on Parcel C, as identified on  
a plat map prepared by Hugh  
E. Colan, Professional Land  
Surveyor, dated May 3, 1995  
and recorded in the Pike County  
Recorder of Deeds Office at  
Map Book 33, at Page 192. The  
purpose of a commercial use on  
Parcel 2B in accordance with  
the existing zoning regulations  
of Palmyra Township, Pike  
County, Pennsylvania. This  
Easement shall bind Tanglwood  
Lakes, Inc., its successors and  
assigns to provide sewage from  
Parcel C for the benefit of  
Parcel 2B only. In exchange  
for granting of this Easement,  
Grantee, his heirs and assigns  
agrees to pay to prior Grantor  
(Tanglwood Lakes, Inc.),  
successors and assigns reasonable  
and customary fees for the  
sewage service to be provided.

Prior Grantor (Tanglwood  
Lakes, Inc.), its successors  
and assigns, hereby grants to  
Grantee, his heirs and assigns, an  
Easement, across a certain road  
bed named "Crest Drive", as  
the same appears on a plat map  
prepared by Hugh E. Colan,  
Professional Land a Surveyor,  
May 3, 1995, and recorded in  
the Pike County Recorder of  
Deeds Office at Map Book 33,  
at Page 192. This Easement is  
granted solely to Grantee, his  
heirs and assigns for the purpose  
of ingress, egress and regress to

and from Parcel 2B over "Crest Drive".

ALL THAT CERTAIN piece, parcel and tract of land, lying, situate and being in the Township of Palmyra, County of Pike and Commonwealth of Pennsylvania, being Parcel 3B, as depicted on a survey map prepared by Hugh E. Colan, Professional Land Surveyor, and dated May 3, 1995 and recorded in the Office of the Recorder of Deeds in and for Pike County, Pennsylvania in Plat Book Volume 33, at Page 192. Said parcel is more particularly described as follows, to wit:

BEGINNING at a point in Pennsylvania State Route 6, said point also being the northeasterly corner of Lot 2B (Map Book 33, at Page 192); thence from said point of beginning along said Route 6 South 71 degrees 26 minutes 00 seconds East 722.35 feet to the northwesterly corner of Parcel 4B (Map Book 33, at Page 192); thence South 16 degrees 36 minutes 00 seconds West 319.88 feet along said Lot 4B to the southwesterly corner of Said Lot 4B and in the line of lands of Tanglwood Lodge Club (D.B. 253, P. 59); thence along said Tanglwood Lodge Club the following three (3) courses and distances:

1. North 62 degrees 27 minutes 21 seconds West 332.31 feet;
2. North 43 degrees 37 minutes 53 seconds West 80.46 feet;
3. North 73 degrees 54 minutes

33 seconds West 270.60 feet to the southeasterly corner of said Lot 2B;

THENCE North 03 degrees 50 minutes 53 seconds East 250.21 feet to the point or place of BEGINNING. BEING PARCEL 3B on the aforementioned map and CONTAINING 4.22 acres of land more or less.

EXCEPTING AND RESERVING all that portion of the above-described parcel now used or previously conveyed for public highway purposes.

UNDER AND SUBJECT to any easements of record to public utilities.

BEING the same property conveyed to William Goodwin, Single, by deed of Peter F. Delfino, Single, dated December 30, 2003 and recorded January 22, 2004 to Pike County Deed Book 2028, Page 2256.

TOGETHER WITH all rights of way and UNDER AND SUBJECT to all covenants, reservations, restrictions and conditions of record, as found in the chain of title

TOGETHER WITH all and singular the land, improvements, ways, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders,

rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of the said parties of the first part, in law, equity or otherwise, howsoever, in and to the same and every part thereof.

TO HAVE AND TO HOLD the said land, hereditaments and premises hereby granted or mentioned and intended so to be with the appurtenances, unto the said party of the second part, his Heirs and Assigns, to and for the only proper use and behoof of the said party of the second part, his Heirs and Assigns forever.

AND said Grantors, the said party of the first part, for his Heirs, Executors and Administrators, do by these presents covenant, grant and agree to and with the said party of the second part, his Heirs and Assignees, that the said party of the first part, his Heirs all and singular the hereditaments and premises herein above described and granted or mentioned and intended so to be, with the appurtenances, unto the said party of the second part, his Heirs and Assigns, against his the said party of the first part and his Heirs and against all and every other sane or any part thereof, SHALL AND WILL SPECIALLY WARRANT AND FOREVER DEFEND.

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

THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO William R. Goodwin DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$694,265.86, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF William R. Goodwin DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$694,265.86 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

Hourigan, Kluger & Quinn  
Ste. 700 Mellon Bank Center  
Wilkes-Barre, PA 18701-1867  
05/17/13 • 05/24/13 • 05/31/13

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**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 2052-2012 SUR  
JUDGEMENT NO. 2052-2012  
AT THE SUIT OF US  
Bank, NA as Trustee for the  
Pennsylvania Housing Finance  
Agency vs. Evelia M. Lomba  
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  
June 12, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT LEGAL FOR  
ADVERTISING:

ALL THAT CERTAIN piece  
or parcel of land situate in the  
Borough of Matamoras, Pike  
County, Pennsylvania, being  
Lot No. 30, on map or plan of  
Borough of Matamoras, being  
50 feet wide on First Street,  
50 feet wide in rear, and 107  
feet in depth, and HAVING  
THEREON ERECTED

A DWELLING HOUSE  
KNOWN AS 408 First Street,  
Matamoras, PA 18336.

MAP # 083.10-01-46  
CONTROL # 07-0-007984

Reference Pike County Record  
Book 2222 Page 1240.

TO BE SOLD AS THE  
PROPERTY OF EVELIA  
M. LOMBA UNDER PIKE  
COUNTY JUDGMENT NO.  
2052-2012-CV

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Evelia M. Lomba  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$167,683.09,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Evelia M. Lomba DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$167,683.09 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

Purcell, Krug & Haller  
1719 N. Front Street  
Harrisburg, PA 17102  
**05/17/13 • 05/24/13 • 05/31/13**

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**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2096-2012 SUR JUDGEMENT NO. 2096-2012 AT THE SUIT OF The Honesdale National Bank vs. Michael Jorgenson & Melissa Jorgenson 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  
June 12, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

DESCRIPTION OF REAL  
PROPERTY

PARCEL I:

ALL THAT CERTAIN lot, piece, or parcel of land lying and being situate in the Township of Milford, County of Pike and State of Pennsylvania, being Lot No. 10, Greenwood Hills, containing 1,271 acres, more or less, on a map entitled "Greenwood Hills, Lot Improvement Survey, Stage 2, Lots 10 and 11, Milford Township, Pike County, Victor E. Orben," being filed in the Pike County Recorder of Deeds Office in Milford, Pennsylvania in Plat Book 25 at page 248 on August 4, 1988.

BEING THE SAME PREMISES that Wesley Van Arsdale and Fern Van Arsdale, his wife, by indenture bearing date the 15th day of November, 1995 and being recorded at Milford, Pennsylvania in the Office for the Recording of Deeds, in and for the County of Pike, on the 30<sup>th</sup> day of November, 1995, in Record Book Volume 1132, page 074, granted and conveyed unto Matthew D. Blumberg and Deborah A. Blumberg, in fee.

Parcel I is not improved.



Tax Map Parcel No.  
113.01-02-59.012.

PARCEL II:

ALL THAT CERTAIN piece, parcel or lot of land situate in Milford Township, Pike County, Pennsylvania, being Lot No. 11, Stage 2, Greenwood Hills, as shown on a certain map entitled "Greenwood Hills, Stg. 2 Lots 10 and 11, Lot Improvement Survey" as prepared by Victor E. Orben, Registered Surveyor, dated July 21, 1988 and recorded in the Pike County Recorder of Deeds Office in Plat Book 25, at page 246 and 248 and recorded August 4, 1988, containing 0.9485 acres of land more or less.

BEING THE SAME PREMISES that Wesley Van Arsdale and Fern Van Arsdale, his wife, by indenture bearing date the 9th day of March, 1989 and being recorded at Milford, Pennsylvania in the Office for the Recording of Deeds, in and for the County of Pike, on the 13th day of March, 1989, in Record Book Volume 0038, page 167, granted and conveyed unto Matthew D. Blumberg and Deborah A. Blumberg, in fee.

WHEREAS, Matthew D. Blumberg departed this life on the 30th day of October, 2002 leaving Deborah A. Blumberg as the surviving Tenant by the Entirety, to whom the premises descended in fee.

Parcel II is improved with a

house.

Tax Map Parcel No.  
113.01-02-59.013.

Parcels I and II BEING KNOWN AS 113 Fern Place, Lots 10 and 11, Greenwood Hills, Milford Township, Pike County, Pennsylvania.

TITLE TO PARCELS I AND II is vested in Michael Jorgenson and Melissa Jorgenson by deed from Deborah A. Blumberg dated October 16, 2009 and recorded on October 16, 2009 in Pike County Record Book Volume 2321 at page 2522.

SEIZED IN EXECUTION as the property of Michael Jorgenson and Melissa Jorgenson in No. 2096-2012 -CV in the Court of Common Pleas of Pike County, Pennsylvania.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Michael Jorgenson & Melissa Jorgenson DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$297,722.63, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT

REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Michael  
Jorgenson & Melissa Jorgenson  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$297,722.63 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Bugaj/Fischer PC  
P.O. Box 390  
Honesdale, PA 18431  
05/17/13 • 05/24/13 • 05/31/13

**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 2110-2012r SUR  
JUDGEMENT NO. 2110-2012

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 2007-9 vs  
Christopher Fazio and Nadine  
Fazio 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  
June 12, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**LEGAL DESCRIPTION**

ALL THAT CERTAIN  
LOT, PARCEL OR PIECE  
OF LAND SITUATED  
IN THE TOWNSHIP  
OF DELAWARE,  
COUNTY OF PIKE, AND  
COMMONWEALTH OF  
PENNSYLVANIA, BEING  
LOT 18, BLOCK M-504,  
SECTION 5, 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 9, PAGE 144.

Tax Parcel No.: 02-0-101633

Commonly known as 108  
Laverne Drive, Dingmans Ferry,

PA 18328

TITLE TO SAID PREMISES IS VESTED IN Christopher Fazio and Nadine Fazio, by deed from Richard J. Panassidi and Michele P. Panassidi, his wife, dated 5/30/2003 and recorded 6/12/2006 as Instrument No.: 200300011187.

EXHIBIT "A"

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Christopher Fazio and Nadine Fazio DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$318,872.48, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Christopher Fazio and Nadine Fazio DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$318,872.48 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Parker McCay  
9000 Midlantic Drive, Ste. 300  
PO Box 5054  
Mount Laurel, NJ 08054-1539  
**05/17/13 • 05/24/13 • 05/31/13**

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**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2127-2011r SUR JUDGEMENT NO. 2127-2011 AT THE SUIT OF The Bank of New York Mellon fka The Bank of New York, as Successor Trustee for JPMORGAB CHASE BANK, NA as Trustee for NovaStar Mortgage Funding Trust, Series 2006-1 NovaStar Home Equity Loan Asset-Backed Certificates, series 2006-1vs Daniel Joseph Lorden and Erica Lynn Lorden 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  
June 12, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN piece,  
parcel or tract of land situate,  
lying and being in the Township  
of Lehman, County of Pike, and  
Commonwealth of Pennsylvania,  
being Lot No. 32, Stage IX, Pine  
Ridge, as shown on a plan of  
lots recorded in the Office of the  
Recorder of Deeds, in and for  
the County of Pike, in Plot Book  
Volume/Page 12112.

PARCEL # 189.01-02-45

BEING the same premises  
which Daniel Joseph Lorden and  
Erica Lynn Lorden, by Deed  
dated February 23, 2009 and  
recorded on March 25, 2010 in  
the Office of the Recorder of  
Deeds in and for Pike County  
in Deed Book 2332 Page 2357,  
granted and conveyed unto  
Daniel Joseph Lorden

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Daniel Joseph Lorden and Erica  
Lynn Lorden  
DEFENDANTS, OWNER,

OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$205,662.44,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Daniel Joseph  
Lorden and Erica Lynn Lorden  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$205,662.44 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg  
261 Old York Road, Ste. 410  
Jenkintown, PA 19046  
**05/17/13 • 05/24/13 • 05/31/13**

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**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO2135-2011r SUR  
JUDGEMENT NO. 2135-2011  
AT THE SUIT OF Bank  
of America, NA successor by  
merger to BAC Home Loans  
Servicing, LP fka Countrywide  
Home Loans Servicing, LP vs  
Despina Papapantos and David  
M Henry 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  
June 12, 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. 2011-02135  
BANK OF AMERICA, N.A.  
SUCCESSOR BY MERGER  
TO BAC HOME LOANS  
SERVICING, LP F/K/A  
COUNTRYWIDE HOME  
LOANS SERVICING, LP  
vs.  
DESPINA PAPAPANTOS  
DAVID M. HENRY  
owner(s) of property situate  
in the TOWNSHIP OF  
LEHMAN, Pike County,

Pennsylvania, being  
114 AMOS CIRCLE A/K/A 8  
AMOS CIRCLE, BUSHKILL,  
PA 18324  
Parcel No.: 188.04-01-63  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$142,653.06  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Despina Papapantos  
and David M Henry  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$142,653.06,  
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 Despina Papapantos and David M Henry DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$142,653.06 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan and Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
**05/17/13 • 05/24/13 • 05/31/13**

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**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO2140-2010r SUR JUDGEMENT NO. 2140-2010 AT THE SUIT OF Bank of America, NA successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP vs Brian M. Bossong 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  
June 12, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**PARCEL 1:**

ALL that certain piece or parcel of land situate in Lehman Township, County of Pike, and State of Pennsylvania, bounded and described as follows, to wit;

Designated as lot 79, Section 6, Rustic Acres Estates; situate in Lehman Township, and the County of Pike, State of Pennsylvania, and recorded in the Office of the Recorder of Deeds in and for Pike County at Milford, in Plot Book 12, Page 7, bounded and described as follows, to wit;

BEGINNING at an iron pipe, on the easterly side of a 50' wide road known as Walnut Trail as shown on the aforementioned plan, said pipe being common to lots 79 and 80; thence along said road, north 52 degrees 21 minutes 33 seconds east 90.00 feet to an iron pipe, said pipe being common to lots 79 and 78; thence leaving said road and along lot 78, South 37 degrees 38 minutes 27 seconds East 181.38 feet to an iron pipe on line with lot 77, thence along lot 77, South 30 degrees 33 minutes 22 seconds west 96.94 feet to an iron pipe, said pipe being common to lots 77-83-80 and 79; thence along lot 80, north 37 degrees 38 minutes 27 seconds west 217.39 feet to the

place of the BEGINNING, as per a survey made by George Fetch, Jr. Registered Surveyor, in September of 1980.

CONTAINING 18087 square feet, .415 acres more or less. Being shown as Lot 79 on the above mentioned map.

PARCEL 2:  
ALL THAT CERTAIN lot being shown and designated as Lot 80 on a certain map entitled "Plan of lots; Rustic Acres Estates; Section 6; Lehman Township, Pike County, Pennsylvania; scale 1"= 100'; April 1974", as prepared by Lawrence R. Bailey, Registered Surveyor, Stroudsburg, Pennsylvania, said map being recorded in the Office of the Recorder of Deeds in Milford, Pennsylvania in Plot Book Volume 12, Page 7 and being more particularly described as follows, to wit:

BEGINNING at a point on the southeasterly side of Walnut Trail, as shown on the above captioned map, a corner common to lots 80 and 81; thence, (1) along said side Walnut Trail north 52 degrees 21 minutes 39 seconds east 70.00 feet to a point thence, (2) along the same north 52 degrees 21 minutes 33 seconds east 30.00 feet to a point, a corner common to lots 79 and 80; thence (3) leaving said road and along said lot 79 south 37 degrees 38 minutes 27 seconds east 218.01 feet to a point, a corner common

to lots 77, 79, 80, 82, and 83; thence (4) partly along said lot 83 and also along said lot 82 north 86 degrees 04 minutes 56 seconds west 133.64 feet to a point, a corner common to lots 80, 81, and 82; thence, (5) along said lot 81 north 37 degrees 38 minutes 21 seconds west 129.36 feet to a point of BEGINNING.

CONTAINING: 17,368 square feet, more or less.

PARCEL ID NUMBERS:  
197.03-01-60 & 197.03-01-61

BEING KNOWN AS: 80  
Walnut Street, Lehman, PA  
18324

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Brian M. Bossong DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$185,649.11, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT

A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Brian M. Bossong DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$185,649.11 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market St.  
Philadelphia, PA 19106-1532  
05/17/13 • 05/24/13 • 05/31/13

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**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO2189-2012r SUR JUDGEMENT NO. 2189-2012 AT THE SUIT OF HSBC Bank, USA, NA as Trustee for the registered holders of Renaissance Equity Loan Asset-Backed Certificates, Series 2007-3, by its attorney-in-fact, Ocwen Loan Servicing, LLC

vs Paul Johnson and Patricia Johnson 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 June 12, 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 Blooming Grove, County of Pike and Commonwealth of Pennsylvania, more particularly described as follows to wit: Being Lot 37, Block IX, Hemlock Farms Community, Stage LXXXIV, as shown on plat of Hemlock Farms Community, Elm Ridge, Stage LXXXIV, recorded in the Office of the Recorder of Deeds, Pike County, in Plat Book 8, Page 146, on the 18th day of March, 1971.

PARCEL #01-035679

BEING the same premises which Sylvester Bonarti, a single man, by Deed dated January 9, 2004 and recorded on January 20, 2004 in the Office of the Recorder of Deeds in and for Pike County in Deed Book 2028 Page 508, granted and conveyed unto Paul Johnson and Patricia Johnson, husband and wife.

THE SALE IS MADE BY



VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Paul Johnson and Patricia Johnson DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$245,320.21, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Paul Johnson and Patricia Johnson DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$245,320.21 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg  
261 Old York Road, Ste. 410  
Jenkintown, PA 19046  
**05/17/13 • 05/24/13 • 05/31/13**

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**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2397-2010r SUR JUDGEMENT NO. 2397-2010 AT THE SUIT OF Bank of America, NA as successor by merger to BAC Home Loans Servicing, LP vs Zoraida Lozada 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 June 12, 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. 2397-2010-CIVIL BANK OF AMERICA, N.A. AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP vs. ZORAIDA LOZADA

owner(s) of property situate  
in the TOWNSHIP OF  
LEHMAN, Pike County,  
Pennsylvania, being  
2140 FOX ROAD A/K/A  
LOT 78 SEC 7 PINE RIDGE,  
BUSHKILL, PA 18324  
Parcel No.: 188.04-04-04-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$169,201.24  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO ZORAIDA LOZADA  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$169,201.24,  
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 ZORAIDA  
LOZADA DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$169,201.24 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan and Hallinan  
1617 JFK Blvd., Ste.. 1400  
1 Penn Ctr. Plaza  
Philadelphia, PA 19103  
**05/17/13 • 05/24/13 • 05/31/13**

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**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 2411-2008r  
SUR JUDGEMENT NO.  
2411-2008 AT THE SUIT  
OF Deutsche Bank National  
Trust Company, as Trustee for  
Long Beach Mortgage loan  
Trust 2006-7 vs Tina Osborn,  
Executrix of the Estate of  
Michael Viscardo aka Michael  
A. Viscardo 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  
June 12, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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

LOTS 2ABCD, BLOCK  
W-1101, AS SET FORTH  
ON A PLAN OF LOTS –  
WILD ACRES, SECTION II,  
DELAWARE TOWNSHIP,  
PIKE COUNTY,  
PENNSYLVANIA, DATED  
FEBRUARY 3, 1971, BY  
JOSEPH D. SINCAVAGE,  
MONROE ENGINEERING,  
INC. STROUDSBURG,  
PENNSYLVANIA, AND  
FILED IN THE OFFICE  
FOR THE RECORDING OF  
DEEDS IN AND FOR PIKE  
COUNTY, PENNSYLVANIA,  
IN MAP BOOK VOLUME 8,  
PAGE 171, ON 06/07/1971.

Property address: 137 Lake View  
Drive, Dingmans Ferry, PA  
18328

Parcel# 175.02-04-43

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Tina Osborn, Executrix of the  
Estate of Michael Viscardo  
aka Michael A. Viscardo  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$143,558.46,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Tina Osborn,  
Executrix of the Estate of  
Michael Viscardo aka Michael  
A. Viscardo DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT

\$143,588.46 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,

PENNSYLVANIA  
KML Law Group  
701 Market St.  
Philadelphia, PA 19106-1532  
**05/17/13 • 05/24/13 • 05/31/13**

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