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LEGAL NOTICES

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

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**ESTATE NOTICES**

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

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**EXECUTOR'S NOTICE**

**NOTICE IS HEREBY**

**GIVEN** that Letters Testamentary have been issued to Joseph R. Sedita of Islip Terrace, New York, Executor of the Estate of Joseph P. Sedita, Deceased, who died on December 25, 2014, late of Lehman Township, Pike County, Pennsylvania. All creditors are requested to present their claims and all persons indebted to the decedent will make payment to the aforementioned Executor or his attorney.

**ROSENN, JENKINS &  
GREENWALD, LLP**  
15 South Franklin Street  
Wilkes-Barre, PA 18711-0075  
05/15/15 • 05/22/15 • **05/29/15**

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**CO-EXECUTORS NOTICE**

Estate of NEIL A.  
WISCHERTH, DECEASED,

late of 155 WOODLOCH DRIVE, HAWLEY PA 18428, (Died FEBRUARY 5, 2015) LAWRENCE WISCHERTH and JEFFREY WISCHERTH, Co-Executors; Dante A. Cancelli, Esquire, Suite 401, 400 Spruce Street, Scranton, Pennsylvania 18503, Attorney. DANTE A. CANCELLI, ESQUIRE

05/15/15 • 05/22/15 • **05/29/15**

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**NOTICE**

Estate of Donna J. Myers, late of Westfall Township, Pennsylvania (died April 29, 2015); Notice is hereby given that Letters Testamentary have been issued to Stacey Keys, Executrix. All persons indebted to the estate should make payment and those having claims are directed to present same to the Executrix, or Edward A. Monsky, Esquire, Fine & Wyatt, P.C., 425 Spruce St., 4th Fl, Scranton, PA 18503, attorney for the Estate.

05/22/15 • **05/29/15** • 06/05/15

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**ESTATE NOTICE**

Notice is hereby given that Letters Testamentary have been granted in the ESTATE OF BENJAMIN C. BAKER, late of Palmyra Township, Pike County, Pennsylvania. All persons indebted to the Estate are requested to make payment, and those having claims or

demands are to present same, without delay, to the Executrix, Philomena Valentin of 140 Asch Loop, Apt. 24B, Bronx, New York 10475 or John F. Spall, Esquire, Attorney for the Estate, 2573 Rt. 6, Hawley, Pennsylvania 18428.

JOHN F. SPALL,  
ESQUIRE

05/29/15 • 06/05/15 • 06/12/15

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**NOTICE OF ACTION  
IN MORTGAGE  
FORECLOSURE  
IN THE COURT OF  
COMMON PLEAS OF PIKE  
COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
PENNYMAC HOLDINGS,  
LLC F/K/A PENNYMAC  
MORTGAGE  
INVESTMENT TRUST  
HOLDINGS I, LLC**  
Plaintiff

vs.

TERI GOTTLIEB  
UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS,  
AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE  
OR INTEREST FROM  
OR UNDER EVAN JURO,  
DECEASED

Defendants

COURT OF  
COMMON PLEAS  
CIVIL DIVISION  
PIKE COUNTY  
No. 264-2015

**NOTICE**

To UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS,  
AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS

CLAIMING RIGHT, TITLE  
OR INTEREST FROM  
OR UNDER EVAN JURO,  
DECEASED

You are hereby notified that on February 24, 2015, Plaintiff, PENNYMAC HOLDINGS, LLC F/K/A PENNYMAC MORTGAGE INVESTMENT TRUST HOLDINGS I, LLC, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of PIKE County Pennsylvania, docketed to No. 264-2015. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 109 HEATERS HILL ROAD, MATAMORAS, PA 18336-2209 whereupon your property would be sold by the Sheriff of PIKE County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

**YOU SHOULD TAKE**

THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Notice to Defend:

Pike County  
Commissioner's Office  
Pike County Administration  
Building  
506 Broad Street  
Milford, PA 18337  
Telephone (570) 296-7613  
Lawyer Referral Service:  
Pennsylvania Lawyer Referral  
Service  
Pennsylvania Bar Association  
100 South Street  
P.O. Box 186  
Harrisburg, PA 17108  
Telephone (800) 692-7375

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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 17, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 196-2011r SUR JUDGEMENT NO. 196-2011 AT THE SUIT OF Sunrise Lake Property Owners Association vs Paul E. Simmons and Catherine A. Simmons DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY June 17, 2015 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 Dingman, County of Pike and Commonwealth of Pennsylvania, more particularly described as LOT NUMBER 1, SECTION NUMBER 16 of SUNRISE LAKE as shown on the 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 Volume 30 page 62.

The property address is known as 103 Valley Drive, Sunrise Lake, Milford, PA 18337.

REFERENCE TAX MAP NO. 108.00-01-64 AND CONTROL NO. 03-0-109626. BEING THE SAME PREMISES SUNRISE VENTURES, INC., CONVEYED TO PAUL E. SIMMONS AND CATHERINE A. SIMMONS, BY DEED DATED 06/10/1997 AND RECORDED ON 06/13/1997 IN THE OFFICE OF THE RECORDER OF DEEDS OF PIKE COUNTY, PENNSYLVANIA, IN RECORD BOOK 1369, PAGE 296, OF WHICH IS A COPY OF SAID RECORDED DEED IS ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBIT "A".

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Paul E. Simmons and Catherine A. Simmons DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$10,367.31, 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 Paul E. Simmons and Catherine A. Simmons DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$10,367.31 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Klemeyer Farley & Bernathy  
402 Broad Street  
Milford, PA 18337  
05/22/15 · 05/29/15 · 06/05/15

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**SHERIFF SALE**

**June 17, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 210-2014 SUR JUDGEMENT NO. 210-2014 AT THE SUIT OF BANK OF AMERICA, NA s/b/m/t BAC HOME LOANS SERVICING, LP fka

COUNTRYWIDE HOME  
LOANS SERVICING LP  
vs. DEBRA CALLEGARI  
& UNITED STATES OF  
AMERICA 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 17, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

LEGAL DESCRIPTION  
ALL THAT CERTAIN tract  
or parcel of land situate in the  
Township of Lackawaxen, Pike  
County, Pennsylvania, known  
and designated as:  
BEGINNING at a point in  
the center line of Rout No.  
590, being the public road  
which leads from Greeley to  
Lackawaxen, the said point of  
beginning being located 150  
feet as measured northwesterly  
along the center line of said  
road, from a point forming the  
common corner between the  
lands of Edgar Raylor and the  
lands now or formerly of Robert  
Nelson, Barryville Construction  
Company; thence from said  
point of beginning, along the  
center line of herein mentioned  
public road, North 33 degrees  
55 minutes 34 sections West  
62.05 feet to a point; thence  
along same. North 29 degrees  
16 minutes 57 seconds West  
102.62 feet to a point in same

road; thence cutting the lands of  
the Grantors herein, North 77  
degrees 22 minutes 17 seconds  
East 300 feet to a point for a  
corner; thence cutting same,  
south 47 degrees 23 minutes 53  
seconds East 190.06 feet to an  
iron pipe for a corner; thence  
along the line of Lot 1, South 77  
degrees 22 minutes 17 seconds  
West 356.44 feet to the point  
and place of BEGINNING.  
CONTAINING 1.18 acres,  
more or less and BEING LOT  
NO. 2 as shown on a drawing  
by Victor E. Orben, R.S. dated  
October 8, 1974, Drawing No.  
M-14.  
PARCEL No. 034.00-0245  
BEING known and numbered  
as 207 Route 590, Greeley, PA  
18425.  
BEING the same premises  
which Steven L. Stevenson and  
Pamela Stevenson, Husband and  
Wife, by Deed dated November  
14, 2003 and recorded  
November 17, 2003 in and for  
Pike County, Pennsylvania, in  
Deed Book Volume 2018, Page  
1692, granted and conveyed  
unto Josephine Isola and Debra  
Callegari, as Joint Tenants with  
Rights of Survivorship and not as  
Tenants in Common.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
DEBRA CALLEGARI  
& UNITED STATES OF  
AMERICA DEFENDANTS,  
OWNER, OR REPUTED

OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$379,942.17,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF DEBRA  
CALLEGARI & UNITED  
STATES OF AMERICA  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$379,942.17 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
ZUCKER GOLDBERG &  
ACKERMAN LLC  
200 SHEFFIELD STREET,  
STE 101

MOUNTAINSIDE, NJ 07092  
05/22/15 · 05/29/15 · 06/05/15

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**SHERIFF SALE**

**June 17, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 461-2001  
SUR JUDGEMENT NO.  
461-2001 AT THE SUIT OF  
FIRST UNION NATIONAL  
BANK, TRUSTEE  
FOR PENNSYLVANIA  
HOUSING FINANCE  
AGENCY vs. ROBERT W.  
KINLEN 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 17, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN parcel  
of land, situate in the Township  
of Shohola, Pike County,  
Pennsylvania, being Lot No.  
3, Block No. 1, Stage No. 1, as  
shown on a map of Sagamore  
Estates dated September,  
1967, recorded in Pike County  
Recorder of Deeds Office in Plat  
Book 6, Page 72, and having a  
dwelling house thereon erected  
known as: 3 Sagamore Road,  
Shohola, Pennsylvania 18428.

MAP # 078.02-02-09  
CONTROL # 12-0-003479  
Reference Pike County Deed  
Book 1424 Page 289.  
TO BE SOLD AS THE  
PROPERTY OF ROBERT  
W. KINLEN UNDER PIKE  
COUNTY JUDGMENT NO.  
461-2001.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
ROBERT W. KINLEN  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$117,696.57,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF ROBERT W.  
KINLEN DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$117,696.57 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
PURCELL, KRUG &  
HALLER  
1719 N. FRONT STREET  
HARRISBURG, PA 17102  
05/22/15 · 05/29/15 · 06/05/15

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**SHERIFF SALE**

**June 17, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
521-2013r SUR JUDGEMENT  
NO. 521-2013 AT THE SUIT  
OF Flagstar Bank, FSB vs Kim  
Ludwig aka Kim Vanetten and  
Richard Edwards and Richard  
Vanetten 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 17, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution  
No. 521-2013

Flagstar Bank, FSB

v.

Kim Ludwig a/k/a Kim  
Vanetten

Richard Edwards

Richard Vanetten

owner(s) of property situate  
in LEHMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being 302 Mallard Lane, a/k/a  
484 Mallard Lane, Bushkill, PA  
18324

Parcel No. 182.02-04-24-  
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$130,292.52

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 Kim Ludwig aka Kim  
Vanetten and Richard Edwards  
and Richard Vanetten  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$130,292.52,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Kim Ludwig  
aka Kim Vanetten and Richard  
Edwards and Richard Vanetten  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$130,292.52 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

Phelan & Hallinan

1617 JFK Blvd., Ste. 1400

Philadelphia, PA 19103

05/22/15 • 05/29/15 • 06/05/15

**SHERIFF SALE**

**June 17, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
521-2014r SUR JUDGEMENT  
NO. 521-2014 AT THE SUIT  
OF Green Tree Servicing, LLC  
vs Anthony Ferrara and Laura  
Ferrara 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 17, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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

BEGINNING at a point on the  
Northwesterly line of Doe Loop,  
a common corner of Lot No. 294  
and Lot No. 295 as shown on a  
plan titled "Subdivision of lands  
of Benjamin Foster, Lehman  
Township, Pike County, Section  
Three" prepared by Edward C.  
Hess Associates, October 17,  
1969 and recorded in Plat Book  
Volume No. 7 at Page No. 157,  
October 17, 1969, on file in the  
Office of the Recorder of Deeds,  
Milford, Pennsylvania, from  
which a stone corner marking  
the Southeasterly corner of  
Parcel No. 2 of land conveyed  
by Benjamin Foster to Pocono  
Ranch Lands, Lmted., by Deed  
dated November 27, 1971 and  
recorded in the aforementioned  
office in Deed Book Volume  
No. 258 at Page no. 824, bears  
South 83O 30' 28" East distant  
7,582.36 feet, also from which  
a stone corner marking the  
Westerly corner of Parcel No.

6, of the above mentioned lands  
conveyed by Benjamin Foster to  
Pocono Ranch Lands, Lmted.,  
bears South 35O 9' 21" West  
distant 4,137.46 feet thence by  
Lot No. 294 North 66O 44' 33"  
West, 200 feet to a point; thence  
by Lot No. 301 North 23O  
15' 27" East, 80 feet to a point;  
thence by Lot No. 296 South  
66O 44' 33" East, 200 feet to a  
point on the Northwesterly line  
of Doe Loop; thence along the  
Northwesterly line of Doe Loop  
South 23O 15' 27" West, 80 feet  
to the place of BEGINNING.  
CONTAINING 16,000 square  
feet, more or less.

BEING Lot No. 295 on the  
above mentioned plan.

BEING the same premises  
which Patrick R. Catania, by  
Deed dated September 29, 2005  
recorded October 12, 2005, in  
the Office for the Recorder of  
Deeds in and for Pike County, in  
Deed Book Volume 2137, Page  
1387, conveyed unto Anthony  
Ferrara and Laura Ferrara.

BEING known as 236  
Ranchlands, Bushkill, PA 18324  
TAX PARCEL: #175.03-01-54  
IMPROVEMENTS:  
Residential property.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Anthony Ferrara and Laura  
Ferrara DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL

PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$113,910.25, 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 Anthony Ferrara and Laura Ferrara DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$113,910.25 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Gregory Javardian  
1310 Industrial Blvd, 1st floor,  
Ste. 101  
Southampton, PA 18966  
05/22/15 · 05/29/15 · 06/05/15

**SHERIFF SALE**

**June 17, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 546-2014r SUR JUDGEMENT NO. 546-2014 AT THE SUIT OF JPMorgan Chase Bank, National Association vs Michael A. Wiles 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 17, 2015 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 Greene, County of Pike and State of Pennsylvania, Known as Lot No. 92, Section, as show on plan of Panther Lake Estates, Inc., and recorded in the Recorder of Deeds Office, pike County, Pennsylvania, In Plat Book No. 5 Page 119. Parcel No. 140.00-01-42 Property Address: 103 Arrowhead Drive, Newfoundland, PA 18445

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

OF PENNSYLVANIA  
TO Michael A. Wiles  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$185,805.59,  
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 Michael  
A. Wiles DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$185,805.59 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

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

Philadelphia, PA 19106-1532  
05/22/15 · 05/29/15 · 06/05/15

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**SHERIFF SALE**

**June 17, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO. 566-2014r SUR  
JUDGEMENT NO 566-2014  
AT THE SUIT OF HSBC  
Mortgage Corporation,  
USA vs Christianne M.  
Cardone, Richard Harris and  
United States of America,  
c/o United States Attorney  
for the Middle District of  
Pennsylvania 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 17, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**LEGAL DESCRIPTION**

All that certain lot or parcel  
of land situated in Lehman  
Township, Pike County,  
Pennsylvania, being Lot 233,  
Phase II, Section IIB, as is  
more particularly shown on the  
plan of lands of the Grantor  
designated as Phase II, The Falls  
at Saw Creek, recorded in the  
Recorder's Office in and for Pike  
County at Milford, Pennsylvania

in Plot Book Volume 23, page 80.

Under and subject to the terms, easements and condition contained in the Declaration of Restrictions, Covenants, Easements, etc., dated March 25, 1983 and recorded in the said Office for the Recording of Deeds, Pike County, Pennsylvania, at Volume 859, page 179 and further under and subject to the terms and conditions set forth on the Plot Plan of "The Falls at Saw Creek" recorded in said office at Volume 23, page 57 (a revised plot map is recorded in Volume 23, page 86). The said Declaration and Plot Plan are expressly incorporated herein by reference, as if each were set forth in full. BEING the same premises which title vested unto Christianne M. Cardone and Richard Harris by Deed from Edwin Kirschner and Marcia Kirschner, Husband and Wife dated November 3, 2004 and recorded November 10, 2004 in Deed Book 2079, Page 180. Being known as: 233 SEDBURGH DRIVE, LEHMAN, PENNSYLVANIA 18324.

Map Number: 196.02.07-08  
Control Number: 06-0-100395

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Christianne M. Cardone, Richard Harris and United

States of America, c/o United States Attorney for the Middle District of Pennsylvania DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$114,338.40, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Christianne M. Cardone, Richard Harris and United States of America, c/o United States Attorney for the Middle District of Pennsylvania DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$114,338.40 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street, Ste.  
1400  
Philadelphia, PA 19109  
05/22/15 · 05/29/15 · 06/05/15

**SHERIFF SALE**

**June 17, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 673-2014r SUR  
JUDGEMENT NO.673-2014  
AT THE SUIT OF Green  
Tree Servicing LLC vs Huong  
T. Nguyen 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 17, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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

BEING Lot No. 40, Stage 1,  
Pine Ridge, as shown on Plat  
of Pine Ridge, Inc., Stage 1,  
recorded in the Office of the  
Recorder of Deeds of Pike

County in Plat Book Volume 13  
at Page 89 on May 26, 1976.  
BEING the same premises  
which SIRVA Relocation  
LLC, a Delaware Limited  
Liability Company, by Deed  
dated January 10, 2006 recorded  
February 10, 2006, in the Office  
for the Recorder of Deeds in  
and for Pike County, in Deed  
Book Volume 2159, Page  
304, conveyed unto Huong T.  
Nguyen.

BEING known as Lot 40 STG  
1, Pine Ridge Map 13/89 a/k/a  
1536 Pine Ridge n/k/a 2209  
Delaware Court East, Bushkill,  
PA 18324.

TAX PARCEL: #194-03-03-07  
IMPROVEMENTS:  
Residential property

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Huong T. Nguyen  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$180,858.13,  
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 **Huong T. Nguyen** DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$180,858.13 PLUS COSTS AND INTEREST AS AFORESAID.

**PHILIP BUEKI**, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Gregory Javardian  
1310 Industrial Blvd, 1st floor,  
Ste. 101  
Southampton, PA 18966  
05/22/15 · 05/29/15 · 06/05/15

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**SHERIFF SALE**

**June 17, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 677-2014r SUR JUDGEMENT NO. 677-2014 AT THE SUIT OF Reverse Mortgage Solutions, Inc. vs Edward C. John 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 17, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**LEGAL DESCRIPTION**  
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:

LOT 19, BLOCK 80, as set forth on Plan of Lots-Birchwood Lakes, Section 10, Delaware Township, Pike County, Pennsylvania dated June, 1965 by John B. Aicher, Monroe Engineering, Inc., Stroudsburg, Pa. and filed in the Office of the Recorder of Deeds in and for Pike County, Pa in Plat Book 4 page 187 on 7/24/65 and in Flat Book 5, page 202 on 2/1/67.

Title to said premises vested unto Edward C. John and Carrol A. John, by Deed from Birchwood Lakes Community Association, Inc. dated December 2, 1989 and recorded January 25, 1990 in Deed Book 213, Page 113.

TOGETHER WITH unto the Grantees herein, their heirs and assigns, all rights, rights-of-way and privileges and under and subject to all conditions, restrictions,

reservations, covenants, easements and exceptions as set forth in the foregoing recited deed. Reference may be had to said deed or the record thereof for any and all purposes in connection with this conveyance with the same force and effect as if the same were more fully and at large set forth herein.

Being known as: 106 EAST LAKE COURT, DINGMANS FERRY, PENNSYLVANIA 18328.

Map Number: 162.02-11-24

Control Number: 02-0-029469

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Edward C. John DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$312,980.46, 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 Edward C. John DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$312,980.46 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

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

Philadelphia, PA 19109

05/22/15 · 05/29/15 · 06/05/15

---

**SHERIFF SALE**

**June 17, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 752-2011r SUR JUDGEMENT NO. 752-2011 AT THE SUIT OF PNC Bank, National Association vs Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Ernest Priester, last Record Owner Carmen J. Ortiz-Priester, Individually and As Known Heir of Ernest Priester,

Ernest Priester, last Record Owner DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY June 17, 2015 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 COMMONWEALTH OF PENNSYLVANIA, BEING LOT 122, STAGE 1, AS SHOWN ON A MAP OR PLAN OF PINE RIDGE ON FILE IN THE RECORDER OF DEEDS OFFICE AT MILFORD, PIKE COUNTY, PENNSYLVANIA, IN PLAT BOOK VOLUME 5, PAGE 23. BEING THE SAME PREMISES WHICH THE PIKE COUNTY TAX CLAIM BUREAU, OF MILFORD, PA AS TRUSTEE, BY INDENTURE BEARING DATE THE 2ND DAY OF JUNE 2004, AND RECORDED THE 13TH DAY OF JULY, 2004, IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF PIKE AT MILFORD, PENNSYLVANIA, IN RECORD BOOK

VOLUME 2057, PAGE R944, GRANTED AND CONVEYED UNTO MYOWNCO, INC. IN FEE. BEING KNOWN AS: 122 Pine Ridge, Bushkill, PA 18324 PROPERTY ID NO.: 194-03-01-61 TITLE TO SAID PREMISES IS VESTED IN Ernest Priester and Carmen J. Ortiz-Priester, husband and wife BY DEED FROM Myownco, Inc. DATED 08/10/2006 RECORDED 08/16/2006 IN DEED BOOK 2190 PAGE 102.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Ernest Priester, last Record Owner Carmen J. Ortiz-Priester, Individually and As Known Heir of Ernest Priester, Ernest Priester, last Record Owner DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$285,322.99, 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, Firms or Associations Claiming Right, Title or Interest From or Under Ernest Priester, last Record Owner Carmen J. Ortiz-Priester, Individually and As Known Heir of Ernest Priester, Ernest Priester, last Record Owner DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$285,322.99 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices  
111 Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003-3620  
05/22/15 · 05/29/15 · 06/05/15

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**SHERIFF SALE**  
**June 17, 2015**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED

OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 869-2013r SUR JUDGEMENT NO. 869-2013 AT THE SUIT OF Bayview Loan Servicing, LLC vs Domenick Meduri and Bruno Joseph Meduri and Untied States of America c/o United States Attorney for the Middle District of Pennsylvania 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 17, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION  
ALL THAT CERTAIN lot or parcel of land situate in the Township of Lehman, County of Pike and State of Pennsylvania, Being Lot No. 263, Section 3, as shown on a map or plan of Lots entitled "Subdivision of Lands of Benjamin Foster", on file in the Recorder of Deeds Office at Milford, Pennsylvania, in Plat Book Volume 7, Page 157. BEING THE SAME PREMISES WHICH title vested unto Domenick Meduri and Bruno Joseph Meduri by Deed from Domenick Meduri dated November 28, 2007 and recorded November 28, 2007 in Deed Book 2258, Page 1370.

UNDER AND SUBJECT  
to all the rights, privileges,  
benefits, easements, covenants,  
conditions, restrictions,  
reservations, terms and  
provisions as more particularly  
set fort in the above recited deed.  
Being known as: 263 DOE  
LOOP, BUSHKILL,  
PENNSYLVANIA 18324.  
Map Number: 175.03-01-24  
Control Number: 06-0-063223

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Domenick Meduri and Bruno  
Joseph Meduri and Untied  
States of America c/o United  
States Attorney for the Middle  
District of Pennsylvania  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$139,426.74,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Domenick  
Meduri and Bruno Joseph  
Meduri and Untied States of  
America c/o United States  
Attorney for the Middle  
District of Pennsylvania  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$139,426.74 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street, Ste.  
1400  
Philadelphia, PA 19109  
05/22/15 · 05/29/15 · 06/05/15

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**SHERIFF SALE**

**June 17, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
887-2014r SUR JUDGEMENT  
NO. 887-2014 AT THE SUIT  
OF Consumers Federal Credit  
Union vs. Anthony J. Caridi  
and Terry Caridi aka Teresa  
Caridi 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 17, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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

BEING Lot 131, Phase 3, Trace  
of Lattimore as recorded in Plot  
Book Volume 36, Page 246,  
being part of Record Book 1828,  
Page 597.

BEING THE SAME  
PREMISES which LAKESIDE  
INVESTORS, LLC, by  
indenture bearing date the  
30th day of November, 205  
and being recorded at Milford,  
Pennsylvania in the Office for  
the Recording of Deeds, in and  
for the County of Pike, on the  
17th day of January, 2006 in  
Record Book Volume 2154, page  
2549, granted and conveyed unto  
ANTHONY J. CARIDI and  
TERRY CARIDI, in fee.  
PARCEL NO. 16.00-01-42.052  
Property consists of vacant land.

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

Anthony J. Caridi and Terry  
Caridi aka Teresa Caridi  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$78,752.71,  
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 Anthony J.  
Caridi and Terry Caridi aka  
Teresa Caridi DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$78,752.71 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Unruth Turner Burke & Frees

PO Box 515  
West Chester, PA 19381-0515  
05/22/15 · 05/29/15 · 06/05/15

**SHERIFF SALE**

**June 17, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
898-2014r SUR JUDGEMENT  
NO. 898-2014 AT THE  
SUIT OF Bank of New York  
Mellon, f/k/a The Bank of New  
York, as trustee, on behalf of  
the holders of the Alternative  
Loan Trust 2005-80CB,  
Mortgage Pass-Through  
Certificates Series 2005-80CB  
vs Goran Bizik and Michelle  
Bizik 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 17, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
DOCKET NO: 898-2014  
ALL THAT CERTAIN lot  
or piece of ground situate in  
Palmyra Township, County of  
Pike, and Commonwealth of  
Pennsylvania  
TAX PARCEL NO:  
022.00-01-40.008  
PROPERTY ADDRESS 103

Oak Ridge Drive, Hawley, PA  
18428  
IMPROVEMENTS: a  
Residential Dwelling  
SOLD AS THE PROPERTY  
OF: Goran Bizik, Michelle Bizik  
ATTORNEY'S NAME: Robert  
W. Williams, Esquire  
SHERIFF'S NAME: Phil Bueki

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Goran Bizik and Michelle Bizik  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$255,349.61,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Goran  
Bizik and Michelle Bizik  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$255,349.61 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Milstead & Assoc.  
1 E. Stow Road  
Marlton, NJ 08053  
05/22/15 · 05/29/15 · 06/05/15

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**SHERIFF SALE**

**June 17, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
932-2014r SUR JUDGEMENT  
NO. 932-2014 AT THE  
SUIT OF Ocwen Loan  
Servicing, LLC vs Debra  
Phillip 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 17, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN lot  
or piece of land situate in the

Township of Lehman, County of  
Pike and State of Pennsylvania,  
bounded and described as  
follows:

BEGINNING at a point  
on the northwesterly line of  
Mallard Lane, a common  
corner of Lot No. 848 and Lot  
No. 849 as shown on a plan  
titled "Subdivision of Lands  
of Benjamin Foster, Lehman  
Township, Pike County, Section  
One" prepared by Edward C.  
Hess Associates, October 17,  
1969, and recorded in Plat Book  
Volume 7, Page 155, October  
17, 1969, on file in the Office  
of the Recorder of Deeds,  
Milford, Pennsylvania, from  
which an iron pin marking the  
southwesterly corner of Parcel  
No. 1 of lands conveyed by  
Benjamin Foster to Pocono  
Ranch Lands, Lmt'd, by deed  
dated November 27, 1971 and  
recorded in the aforementioned  
office in Deed Book Volume  
258, Page 824, bears South 16  
degrees 27 minutes 09 seconds  
East distant 4568.18 feet, also  
from which a stone corner  
marking the northeasterly corner  
of Parcel No. 7 of the above  
mentioned lands conveyed by  
Benjamin Foster to Pocono  
Ranch Lands, Lmt'd, bears  
South 20 degrees 10 minutes 48  
seconds West distant 3775.36  
feet; thence by Lot No. 849  
and by Lot No. 851 North 42  
degrees 23 minutes 56 seconds  
West 220.00 feet to a point;  
thence by Lot No. 854 North  
59 degrees 50 minutes 57  
seconds East 63.78 feet to a  
point; thence by Lot No. 855

North 65 degrees 48 minutes  
53 seconds East 50.84 feet to a  
point; thence by Lot No. 847  
South 39 degrees 00 minutes  
00 seconds East 210.00 feet to  
a point on the northwesterly  
line of Mallard Lane; thence  
along the northwesterly line of  
Mallard Lane South 58 degrees  
35 minutes 02 seconds West  
100.00 feet to the place of  
BEGINNING.

CONTAINING 22,745 square  
feet, more or less.

PARCEL #182.02-08-75  
BEING KNOWN AS 848  
Mallard Lane, Bushkill, PA  
18324

BEING THE SAME  
PREMISES which Ben A.  
Fuentes and Norma Fuentes,  
husband and wife, by Deed dated  
December 15, 2006 and recorded  
December 20, 2006 in Book  
2210 Page 1470 in the Office for  
the Recording of Deeds of Pike  
County conveyed unto Debra  
Phillip.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Debra Phillip  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$205,571.67,  
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 Debra Phillip  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$205,571.67 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg  
1581 Main Street, Ste. 200  
Warrington, PA 18976  
05/22/15 · 05/29/15 · 06/05/15

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**SHERIFF SALE**

**June 17, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
959-2014r SUR JUDGEMENT  
NO. 959-2014 AT THE

SUIT OF Wells Fargo Bank,  
NA vs Charlotte DeWitt  
Robinson aka Charlotte D.  
Robinson 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 17, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN LOT,  
PIECE OR TRACT OF  
LAND SITUATE, LYING  
AND BEING IN THE  
TOWNSHIP OF DINGMAN,  
COUNTY OF PIKE AND  
COMMONWEALTH  
OF PENNSYLVANIA,  
MORE PARTICULARLY  
DESCRIBED AS FOLLOWS  
TO WIT:  
TRACT NO. 5747, SECTION  
NO. XVIII, CONASHAUGH  
LAKES, AS SHOWN ON  
PLAT OR MAP RECRODED  
IN THE OFFICE OF THE  
RECORDER OF DEEDS  
OF PIKE COUNTY IN  
PLAT BOOK 18, PAGE  
142. TOGETHER WITH  
ALL AND SINGULAR,  
IMPROVEMENTS, WAYS,  
STREETS DRIVEWAYS  
ALLEYS, PASSAGES,  
WATERS, WATERCOURSE,  
LIBERTIES  
PRIVILEGES, RIGHTS,  
HEREDITAMENTS AND  
APPURTENANCES

WHATSOEVER  
THEREUNTO  
BELONGING, OR IN ANY  
WISE APPERTAINING,  
AND THE REVERSIONS,  
REMAINDERS, RENTS,  
ISSUES AND PROFITS  
THEREOF; AND ALL THE  
ESTATE, RIGHT, TITLE,  
INTEREST, PROPERTY,  
CLAIM AND DEMAND  
WHATSOEVER OF THE  
SAID GRANTORS IN LAW,  
EQUITY, OR OTHERWISE  
HOWSOEVER, OF, IN  
AND TO THE SAME AND  
EVERY PART THEREOF.

Being known as: 4283  
CONASHAUGH  
LAKES, MILFORD,  
PENNSYLVANIA 18337.  
Joseph Robinson and Charlotte  
DeWitt Robinson by deed from  
Brian Wilkes and Helen E.  
Wilkes, his wife dated January  
21, 2005 and recorded February  
7, 2005 in Deed Book 2093,  
Page 1714. The said Joseph  
Robinson died on August 12,  
2011 thereby vesting title in  
his surviving spouse Charlotte  
DeWitt Robinson by operation  
of law.

TAX I.D. #: 03-0-067666

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Charlotte DeWitt Robinson  
aka Charlotte D. Robinson  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID

REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$234,834.26, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Charlotte DeWitt Robinson aka Charlotte D. Robinson DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$234,834.26 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad St., Ste. 1400  
Philadelphia, PA 19109  
05/22/15 · 05/29/15 · 06/05/15

---

**SHERIFF SALE**

**June 17, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 988-2014r SUR JUDGEMENT NO.988-2014 AT THE SUIT OF Green Tree Servicing, LLC vs Raul Pellot and Margarita Rivera-Pellot 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 17, 2015 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 Delaware, County of Pike and state of Pennsylvania, being Lot No. 6, as shown on a map or plan of lots entitled "Oakwood Development Lots" on file in the Office of the Recorder of Deeds in and for Pike County, Pennsylvania in Plot Book 31, Page 131. BEING the same premises which Margarita Rivera-Pellot, by Deed dated October 3, 2011 recorded October 3, 2011, in the Office for the Recorder of Deeds in and for Pike County, in Deed Book Volume 2372, Page 142, conveyed unto Raul Pellot. BEING known as 105 Stonegate



Court, Dingmans Ferry, PA  
18328  
TAX PARCEL: #150.00-01-  
21.006

IMPROVEMENTS:  
Residential Property

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Raul Pellot and  
Margarita Rivera-Pellot  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$93,897.01,  
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 Raul Pellot  
and Margarita Rivera-Pellot  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$93,897.01 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Gregory Javardian  
1310 Industrial Blvd, 1st floor,  
Ste. 101  
Southampton, PA 18966  
05/22/15 · 05/29/15 · 06/05/15

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**SHERIFF SALE**

**June 17, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
991-2014r SUR JUDGEMENT  
NO. 991-2014 AT THE SUIT  
OF Citifinancial Servicing LLC  
vs Richard A. Kossack and Karen  
L. Kossack 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 17, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
DOCKET NO:  
991-2014-CIVIL

ALL THAT CERTAIN lot  
or piece of ground situate in  
Blooming Grove Township,  
County of Pike, and  
Commonwealth of Pennsylvania  
TAX PARCEL NO:  
107-01-04-54  
PROPERTY ADDRESS: 1048  
Hemlock Farms, Hawley, PA  
18428  
IMPROVEMENTS: a  
Residential Dwelling  
SOLD AS THE PROPERTY  
OF: Richard A. Kossack, Karen  
L. Kossack  
ATTORNEY'S NAME: Robert  
W. Williams, Esquire  
SHERIFF'S NAME: Phil Bucki

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Richard A. Kossack  
and Karen L. Kossack  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$74,614.25,  
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 Richard A.  
Kossack and Karen L. Kossack  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$74,614.25 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Milstead & Assoc.  
1 E. Stow Road  
Marlton, J 08053  
05/22/15 · 05/29/15 · 06/05/15

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**SHERIFF SALE**

**June 17, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1057-2014r  
SUR JUDGEMENT NO.  
1057-2014 AT THE SUIT  
OF LSF8 Master Participation  
Trust c/o Caliver Home  
Loans, Inc. vs Richard J.  
Gelderman and Laura A.  
Gelderman 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 17, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

LEGAL DESCRIPTION  
ALL THAT CERTAIN  
lot, parcel and piece of land  
situate in the Township of  
Greene, County of Pike and  
Commonwealth of Pennsylvania,  
being Lot No. 522, Section  
B, as shown on "Plotting of  
Section B", Sky View Lake,  
Pocono Sky Enterprises, Inc.,  
Greene Township, Pike County,  
Pennsylvania, prepared by Leo  
A. Achterman, Jr., P.E., dated  
November 6, 1968, and recorded  
in the Courthouse at Milford,  
Pike County, Pennsylvania, in  
Plot Book No. 7, page 109.  
UNDER AND SUBJECT  
to Declaration of Protective  
Covenants, Restrictions,  
Exceptions, Reservations and  
Conditions as recorded on the  
27th day of February 1980 in  
Deed Book Volume 704, page  
128, and Amended Declaration  
of Protective Covenants as  
recorded in Deed Book Volume  
968, page 160.  
BEING the same premises  
which title vested unto Richard  
J. Gelderman and Laura A.  
Gelderman, by Deed from John  
J. Grace dated June 23, 2005 and  
recorded August 4, 2005 in Deed  
Book 2124, Page 2192.

Being known as: 106  
BREEZEWOOD  
DRIVE, GREENTOWN,  
PENNSYLVANIA 18426.  
Map Number: 129.03-01-33.003  
Control Number: 04-0-107182

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Richard J. Gelderman  
and Laura A. Gelderman  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$213,764.59,  
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 Richard J. Gelderman and Laura A. Gelderman DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$213,764.59 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad St., Ste. 1400  
Philadelphia, PA 19109  
05/22/15 · 05/29/15 · 06/05/15

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**SHERIFF SALE**

**June 17, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1154-2014r SUR JUDGEMENT NO. 1154-2014 AT THE SUIT OF LSF8 Mater Participation Trust vs Russell Nowak and Tina Nowak 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 17, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, tract or parcel of land situate

of the Township of Lehman, County of Pike, Commonwealth of Pennsylvania, BEING Lot 520, Phase III, Section 4, as is more particularly shown on the plan of lands of Townhouse Properties, Inc. d/b/a The Falls, a Pennsylvania corporation and designated as Phase III, Section 4, The Falls at Saw Creek, recorded in the Office of the Recorder of Deeds for Pike County at Milford, Pennsylvania, in Plot Book Volume 23, Page 167&c. UNDER AND SUBJECT, however, to all covenants, conditions and restrictions found in the chain of title.

BEING Control # 06-0-102036, Map # 196.02-09-20 BEING the same premises which Hugh G. O'Connell and Kathleen Marie O'Connell, husband and wife, by Deed dated May 26, 2001, and recorded June 5, 2001, in Book 1885, Page 1557, granted and conveyed unto Russell Nowak and Tina Nowak, husband and wife, in fee.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Russell Nowak and Tina Nowak DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$170,348.14, PLUS COSTS & INTEREST.

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

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Russell  
Nowak and Tina Nowak  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$170,348.14 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg  
1581 Main Street, Ste. 200  
Warrington, PA 18976  
05/22/15 · 05/29/15 · 06/05/15

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**SHERIFF SALE**  
**June 17, 2015**

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

CIVIL DIVISION, TO  
EXECUTION NO 1158-2014r  
SUR JUDGEMENT NO.  
1158-2014 AT THE SUIT OF  
CitiMortgage, Inc., successor  
by merger with ABN AMRO  
Mortgage Group, Inc. vs Linda  
S. Courtney 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 17, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
DOCKET NO: 2014-01158  
ALL THAT CERTAIN lot  
or piece of ground situate in  
Lehman Township, County of  
Pike, and Commonwealth of  
Pennsylvania  
TAX PARCEL NO:  
06-0-070378  
PROPERTY ADDRESS 1176  
Pine Ridge a/k/a 13 Lot Sec 9  
Piper Road, Bushkill, PA 18324  
IMPROVEMENTS: a  
Residential Dwelling  
SOLD AS THE PROPERTY  
OF: Linda S. Courtney  
ATTORNEY'S NAME: Robert  
W. Williams, Esquire  
SHERIFF'S NAME: Phil Bueki

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

OF PENNSYLVANIA  
TO Linda S. Courtney  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$67,812.10,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Linda S.  
Courtney DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$67,812.10 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Milstead & Assoc.  
1 E. Stow Road

Marlton, NJ 08053  
05/22/15 · 05/29/15 · 06/05/15

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**SHERIFF SALE**

**June 17, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1277-2014r  
SUR JUDGEMENT NO.  
1277-2014 AT THE SUIT  
OF Bank of America, NA  
vs Darcy Rose aka Darcy Jo  
Rose and Dean Rose aka  
Dean 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 17, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN piece,  
parcel and tract of land situate,  
lying and being in the Township  
of Lackawaxen, County of  
Pike and Commonwealth of  
Pennsylvania, more particularly  
described as follows to wit:  
Lot no. 176, Section 2 on a plan  
of lots entitled, "Subdivision  
of Masthope Rapids" on file in  
the Recorder of Deeds Office  
at Milford, Pennsylvania in plat  
Book Volume 11, Page 41.  
BEING THE SAME  
PREMISES which PETER

J. WICINSKI AND  
KATHLEEN WICINSKI by  
Indenture bearing the date of  
March 31, 2005 and recorded  
in the Office of the Recorder of  
Deeds, in and for the County of  
Pike, COMMONWEALTH  
OF PENNSYLVANIA on  
May 6, 2005 in Book 2107 Page  
2634 granted and conveyed unto  
DEAN J. ROSE, his Heirs and  
Assigns, in fee.

Parcel No. 009-04-04-41  
BEING KNOWN AS: 249  
Powderhorn Dr, Lackawaxen,  
PA 18435

PROPERTY ID NO.:  
05-0-023822

TITLE TO SAID PREMISES  
IS VESTED IN DEAN J.  
ROSE, AS SOLE OWNER  
BY DEED FROM PETER  
J. WICINSKI AND  
KATHLEEN WICINSKI  
DATED 03/31/2005  
RECORDED 05/06/2005 IN  
DEED BOOK 2107 PAGE  
2634.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Darcy Rose aka Darcy Jo Rose  
and Dean Rose aka Dean Rose  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$219,019.14,  
PLUS COSTS & INTEREST.  
THE SALE MADE

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

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Darcy  
Rose aka Darcy Jo Rose and  
Dean Rose aka Dean Rose  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$219,019.14 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
05/22/15 · 05/29/15 · 06/05/15

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**SHERIFF SALE**  
**June 17, 2015**  
BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,

CIVIL DIVISION, TO EXECUTION NO 1304-2013r SUR JUDGEMENT NO. 1304-2013 AT THE SUIT OF JPMorgan Chase Bank, National Association, s/b/m chase Home Finance, LLC vs Kathleen Jeung a/k/a Kathleen Rescigno 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 17, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 1304-2013 JPMorgan Chase Bank, National Association, s/b/m Chase Home Finance, LLC v. Kathleen Jeung a/k/a Kathleen Rescigno owner(s) of property situate in the TOWNSHIP OF LEHMAN, PIKE County, Pennsylvania, being 3-340 Mockingbird Court a/k/a, 196 Mockingbird Court, Bushkill, PA 18324 Parcel No. 189.02-03-35.001 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$137,364.61 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 Kathleen Jeung a/k/a Kathleen Rescigno DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$137,364.61, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Kathleen Jeung a/k/a Kathleen Rescigno DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$137,364.61 PLUS COSTS AND INTEREST AS AFORESAID.



PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
05/22/15 · 05/29/15 · 06/05/15

**SHERIFF SALE**

**June 17, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1372-2014r  
SUR JUDGEMENT NO.  
1372-2014 AT THE SUIT  
OF Deutsche Bank National  
Trust Company as Trustee  
for Gsaa home Equity Trust  
2007-6 vs Angela Bradley aka  
Donna Robinson and Ronald  
Bradley 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 17, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 1372-2014  
Deutsche Bank National Trust  
Company as Trustee for Gsaa  
Home Equity Trust 2007-6  
v.  
Angela Bradley a/k/a Donna

Robinson  
Ronald Bradley  
owner(s) of property situate in  
the PIKE County, Pennsylvania  
being 336 Saw Creek East,  
Bushkill, PA 18324-9417  
Parcel No. 196.04-06-09  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$148,502.77  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Angela Bradley aka Donna  
Robinson and Ronald Bradley  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$148,502.77,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

(30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Angela Bradley aka Donna Robinson and Ronald Bradley DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$148,502.77 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
05/22/15 · 05/29/15 · 06/05/15

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**SHERIFF SALE**

**June 17, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1377-2014 SUR JUDGEMENT NO. 1377-2014 AT THE SUIT OF The Bank of New York, Mellon FKA the Bank of New York, as Trustee for the Certificate-holders of the CWABS, Inc. Asset-Backed Certificates, Series 2006-25 vs. Harold J. Dodsworth 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 17, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

LOT 689, Section 8, as shown on map entitled "Subdivision of Section 8, Pocono Mountain Lake Forest Corporation", on file in the Recorder's Office at Milford, Pennsylvania, in Plat Book 9, page 250

For information purposes only:  
285 Lake Forest Drive

Dingmans Ferry, Pa 18328

PARCEL IDENTIFICATION

NO. 161.02-01-47

TITLE TO SAID PREMISES

IS VESTED IN Harold J.

Dodsworth by Deed dated

10/30/2016 from John J Cicala

and Kelly L. Cicala, his wife

and recorded in the Office of

Recorder of Deeds for Pike

County on 11/01/2006 in Deed

Book 2202, page 2114.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Harold J. Dodsworth

DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$320,560.61,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Harold J.  
Dodsworth DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$320,560.61 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
PARKER MCCAY P.A.  
9000 MIDLANTIC DR, STE  
200  
POB 5054

MOUNT LAUREL, NJ  
08054-1539  
05/22/15 · 05/29/15 · 06/05/15

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**SHERIFF SALE**

**June 17, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1394-2014r SUR  
JUDGEMENT NO. 1394-2014  
AT THE SUIT OF LSF8  
Master Participation Trust vs  
Robert M. Lenoir aka Robert  
M. LeNoir 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 17, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**LEGAL DESCRIPTION**

ALL that certain lot or piece of  
land situate in the Township of  
Lehman, County of Pike and  
State of Pennsylvania, bounded  
and described as follows:  
BEING shown and designated  
as Lot No. 60 on a certain map  
or plan of lots entitled, "Pocono  
Ranch Lands", Plat of Section  
Four, Pocono Ranch Lands,  
Ltd, owner and developer,  
Lehman Township, Pike  
County, Pennsylvania, dated  
August 1973, "Sheet No. 2

of", 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 Plat Book Volume 10, Page 203. CONTAINING 43,560 square feet, more or less.

Title vested unto Robert M. LeNoir and Barbara Starr Capozzi, as Joint Tenants with the Right of Survivorship, by Deed from Romec, Inc. dated July 5, 1990 and recorded July 6, 1990 in Deed Book 0279, Page 021.

Being known as:  
3392 BLUEBIRD  
DRIVE, BUSHKILL,  
PENNSYLVANIA 18324.  
Map Number: 189.01-01-84  
Control Number: 06-0-037819

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Robert M. Lenoir aka Robert M. LeNoir DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$146,294.36, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Robert M. Lenoir aka Robert M. LeNoir DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$146,294.36 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street, Ste.  
1400  
Philadelphia, PA 19109  
05/22/15 · 05/29/15 · 06/05/15

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**SHERIFF SALE**

**June 17, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO1411-2014r SUR JUDGEMENT NO. 1411-2014 AT THE SUIT OF Deutsche Bank National Trust company, as Trustee for the Registered

Holder of Morgan Stanley Home Equity Loan Trust 2007-2 Mortgage Pass Through Certificates, Series 2007-2 vs Dina Stack 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 17, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 1411-2014

Deutsche Bank National Trust Company, as Trustee for the Registered Holder of Morgan Stanley Home Equity Loan Trust 2007-2 Mortgage Pass Through Certificates, Series 2007-2

v.

Dina Stack owner(s) of property situate in LEHMAN TOWNSHIP, PIKE County, Pennsylvania, being 407 Rabbit Court, a/k/a 407 Pocono Mountain Lake, Bushkill, PA 18324

Parcel No. 189.04-05-17- (Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$54,081.58

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 Dina Stack DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$54,081.58, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Dina Stack DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$54,081.58 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
05/22/15 · 05/29/15 · 06/05/15

**SHERIFF SALE**

**June 17, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1418-2014r SUR  
JUDGEMENT NO. 1418-2014  
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 2005-11CB, Mortgage  
Pass-Through Certificates,  
Series 2005-11CB vs Barbara  
Okun 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 17, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN  
lot or lots, parcel or piece of  
ground situate in Lehman  
Township, Pike County,  
Pennsylvania, being lot or lots  
No. 1606, Section No. 7 as is  
more particularly set forth on  
the Plot Map of Lehman-Pick  
Development Corporation, Saw

Creek Estates, as same is duly  
recorded in the Office for the  
Recording of Deeds, Milford,  
Pick County, Pennsylvania, in  
Plot Book Volume 21, Page 20.  
BEING THE SAME  
PREMISES Which Nicholas  
Fodor and Margaret Fodor,  
his Wife, by their deed dated  
March 1, 2005, and intended  
to be recorded in the Office of  
the Recorder of Deeds in Pick  
County granted and conveyed  
unto Charles Okun and Barbara  
Okun.  
PARCEL NO.: 196.02-05-66  
PROPERTY ADDRESS: Lot  
1606 Section 7 Wells Court,  
Bushkill, PA 18324

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Barbara Okun  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$304,756.72,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Barbara Okun DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$304,756.72 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
05/22/15 · 05/29/15 · 06/05/15

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**SHERIFF SALE**

**June 17, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1444-2014r SUR JUDGEMENT NO. 1444-2014 AT THE SUIT OF Nationstar Mortgage, LLC vs Michael Diamond, Executor of the Estate of Patrice Capo, Deceased Mortgagor and Real Owner DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY

IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY June 17, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Lackawaxen, County of Pike and State of Pennsylvania, described as follows, to wit:

Beginning at a stone corner at low water mark in the west shore of the Lackawaxen River, thence by lands of Thomas Berge to a post on the inner side of the tow-path of the Delaware and Hudson Canal, thence along said tow-path seventy feet thence to the Lackawaxen River to a point seventy feet from the beginning, thence along the Lackawaxen River seventy feet to the place of beginning. Said plot being seventy feet front and rear and funning from the Lackawaxen River to the tow-path of the Delaware and Hudson Canal. The said title vested unto Patrice Capo, by Deed from Dominick Tripodl dated August 15, 2007 and recorded September 4, 2007 in Deed Book 2248, Page 36. The said Patrice Capo died on October 9, 2009 thereby vesting title in Michael Diamond, Executor of the Estate of Patrice Capo, Deceased Mortgagor and Real Owner by operation of law. Being known as:

60 TOWPATH  
ROAD, ROWLAND,  
PENNSYLVANIA 18457.  
Map Number: 025.03-01-60  
Control Number: 05-0-024819

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Michael Diamond,  
Executor of the Estate of  
Patrice Capó, Deceased  
Mortgagor and Real Owner  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$257,596.09,  
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 Michael  
Diamond, Executor of the Estate  
of Patrice Capó, Deceased  
Mortgagor and Real Owner  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$257,596.09 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street, Ste.  
1400  
Philadelphia, PA 19109  
05/22/15 · 05/29/15 · 06/05/15

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**SHERIFF SALE**

**June 17, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
1449-2013 SUR JUDGEMENT  
NO. 1449-2013 AT THE  
SUIT OF DEUTSCHE  
BANK, NATIONAL  
TRUST COMPANY,  
AS TRUSTEE FOR  
NOVASTAR MORTGAGE  
FUNDING TRUST, SERIES  
2006-4 NOVASTAR  
HOME EQUITY LOAN  
ASSET-BACKED  
CERTIFICATES, SERIES  
2006-4 vs. EMMANUEL  
CASTILLO & EVELYN  
CASTILLO 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 17, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN lot,  
parcel or piece of ground situate  
in Lehman Township, Pike  
County, Pennsylvania, being Lot  
Number 3520, Section no. 37,  
on Plan of Lots of Development  
known as Saw Creek Estates,  
recorded in the Recorder's  
Office in and for Pike County  
at Milford, Pennsylvania in Plot  
Book Volume 34, pages 112,  
113, 114, 115, 116 and 117 and  
Plot Book 36, page 12.  
BEING KNOWN AS: 3520  
Bedford Drive, Bushkill, PA  
18324

PROPERTY ID NO.:  
197.01-03-76  
TITLE TO SAID PREMISES  
IS VESTED IN Emmanuel  
Castillo and Evelyn Castillo  
BY DEED FROM Kalian at  
Poconos, LLC, a new jersey  
Limited Liability Company  
DATED 07/31/2006  
RECORDED 08/03/2006 IN  
DEED BOOK 2188 PAGE  
689.

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

& EVELYN CASTILLO  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$327,936.62,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.  
NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS  
THE PROPERTY OF  
EMMANUEL CASTILLO  
& EVELYN CASTILLO  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$327,936.62 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  
05/22/15 · 05/29/15 · 06/05/15

**SHERIFF SALE**

**June 17, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1457-2014r SUR  
JUDGEMENT NO. 1457-2014  
AT THE SUIT OF Deutsche  
Bank National Trust Company,  
as Trustee for Ameriquest  
Mortgage Securities Inc.,  
Asset-Backed Pass-Through  
Certificates Series 2005-R11,  
by its servicer, Ocwen Loan  
Servicing LLC vs. Alejandro  
Hernandez and Vilma  
Hernandez 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 17, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

The land referred to in this  
Commitment is described as  
follows:

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:

Lot 89, Block M-303, as shown  
on a Map entitled "Section  
Three, Marcel Lake Estates,  
Delaware Township, Pike  
County, Pennsylvania", which  
Map was duly recorded on  
June 7, 1971 with the office of  
the recorder of deeds of Pike  
County, PA in Plat Book 8,  
Page 173.

Together with and Singular  
the Buildings, Improvements,  
ways, streets, alleys,  
driveways, passages, waters,  
water-courses, rights, liberties,  
privileges, Hereditaments, and  
Appurtenances, whatsoever unto  
the hereby granted premises  
thereunto belonging, or in  
anywise appertaining, and the  
revisions and remainders, rents,  
issues, and profits thereof, and  
all the estate, right, title, interest,  
property, claim and demand  
whatsoever of it, the said grantor,  
in law as in equity, or otherwise  
howsoever, of in, and to the  
same and every part thereof  
Premises being 12335 Marcel  
Estate Lake a/k/a 151 Maria  
Lane, Dingmans Ferry, Pa  
18328

Parcel no. 148.02-03-57  
BEING the same premises  
which Federal Home Loan  
Mortgage Corporation, by its  
Attorney-In-Fact, Christopher  
J. Fox, Esquire, of Law Offices  
of Mark J. Udren, (Power of  
Attorney recorded August 8,  
2000, in Book 1860, Page 1204),  
by Deed dated November 16,  
2000 and recorded November  
22, 2000 in the Office of the  
Recorder of Deeds in and for  
Pike County in Deed Book:

OR1869 Page 472, granted and conveyed unto Alejandro Hernandez and Vilma Hernandez.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Alejandro Hernandez and Vilma Hernandez DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$149,765.29, 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 Alejandro Hernandez and Vilma

Hernandez DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$149,765.29 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg  
1581 Main Street, Ste. 200  
Warrington, PA 18976  
05/22/15 · 05/29/15 · 06/05/15

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**SHERIFF SALE**

**June 17, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1467-2014r SUR JUDGEMENT NO. 1467-2014 AT THE SUIT OF LSF8 Master Participation Trust vs Thomas P. Ahearn and Eileen M. Ahearn 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 17, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION  
ALL THAT CERTAIN lot, parcel or piece of ground situate, in the Township of Dingman,

County of Pike and State of Pennsylvania, being Lot No. 15, Section No. A, Pocono Mountain Woodland Lakes, as shown in Plat Book No. 10 Page No. 118, filed in the Pike County Clerk's Office on June 6, 1973.

TOGETHER with all rights of way and privileges and UNDER AND SUBJECT to all covenants, conditions, reservations, easements and exceptions as set forth in the chain of title.

KNOWN AS 106 Almond Court, Milford, PA 18337 PARCEL NO. 123-04-01-26 CONTROL NO. 020711 BEING the same premises which Michael C. Lagnese, Jr. and Brenda J. Lagnese granted and conveyed unto Thomas P. Ahern and Eileen M. Ahern by Deed dated September 28, 2004 and recorded October 12, 2004 in the Office of the Recorder of Deeds for Pike County, Pennsylvania as Instrument No. 200400019917.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Thomas P. Ahern and Eileen M. Ahern DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$512,103.44,

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 Thomas P. Ahern and Eileen M. Ahern DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$512,103.44 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Richard M. Squire & Assoc.  
115 West Avenue, Ste. 104  
Jenkintown, PA 19046  
05/22/15 · 05/29/15 · 06/05/15

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**SHERIFF SALE**  
**June 17, 2015**  
BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON

PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1468-2014r  
SUR JUDGEMENT NO.  
1468-2014 AT THE SUIT  
OF First-Citizens Bank &  
Trust Company vs Ruth E.  
Moore DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
June 17, 2015 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 more  
particularly described as follows,  
to wit:

Lot 5ABC, Block B-79, as  
set forth on a Plan of Lots  
- Birchwood Lakes, Section  
10, Delaware Township, Pike  
County, Pennsylvania, dated  
June 1965 by John B. Aicher,  
Monroe Engineering, Inc.,  
Stroudsburg, Pennsylvania,  
and filed in the Office for the  
Recording of Deeds in and for  
Pike County, Pennsylvania, in  
Plat Book 4, Page 187 on July  
24, 1965.

Title vested unto Ruth E. Moore  
by deed from Uwe H. Bartsch  
and Raffaella Bartsch, Husband

and Wife dated April 1, 1996  
and recorded April 2, 1996 in  
Deed Book 1181, Page 189.  
Being known as: 113  
JUNEBERRY DRIVE,  
DINGMANS FERRY,  
PENNSYLVANIA 18328.  
Map Number: 162.02-10-57  
Control Number: 02-0-028843

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Ruth E. Moore  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$12,346.24,  
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 Ruth E.  
Moore DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$12,346.24 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street, Ste.  
1400  
Philadelphia, PA 19109  
05/22/15 · 05/29/15 · 06/05/15

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**SHERIFF SALE**

**June 17, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1471-2014r SUR  
JUDGEMENT NO. 1471-2014  
AT THE SUIT OF Federal  
National Mortgage Association  
vs Chad Goetz and Nancy  
Goetz 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 17, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

MARTHA E. VON  
ROSENSTIEL, P.C.  
Martha E. Von Rosenstiel,  
Esquire / No. 52634  
Heather Riloff, Esquire / No.  
309906  
Jeniece D. Davis, Esquire / No.  
208967

649 South Avenue, Suite 7  
Secane, PA 19018

(610) 328-2887

Attorneys for Plaintiff

FEDERAL NATIONAL

MORTGAGE

ASSOCIATION ("FANNIE  
MAE")

Plaintiff

VS.

CHAD GOETZ AND

NANCY GOETZ

Defendant(s)

COURT OF COMMON

PLEAS

PIKE COUNTY

NO: 1471-2014-CIVIL

LEGAL DESCRIPTION

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 28, Block XXVII,  
Hemlock Farms Community,  
Stage XVI, as shown on Plat of  
Hemlock Farms Community,  
Laurel Ridge, Stage XVI  
recorded in the Office of the  
Recorder of Deeds of Pike  
County, in Plat Book 6 page  
150, on the 24th day of May  
1968.

PARCEL IDENTIFICATION  
NO: 107.02-03-19, CONTROL  
#: 01-0-037460

IMPROVEMENTS:  
Residential dwelling

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Chad Goetz and Nancy Goetz DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$100,546.59, 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 Chad Goetz and Nancy Goetz DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$100,546.59 PLUS

COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Martha E. VonRosenstiel  
649 South Avenue, Ste. 7  
Secane, PA 19018  
05/22/15 · **05/29/15** · 06/05/15

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**SHERIFF SALE**

**June 17, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1472-2014 SUR JUDGEMENT NO. 1472-2014 AT THE SUIT OF Pennsylvania State Employees Credit Union vs. Elisabeth A. Symonds a/k/a Elisabeth Adams 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 17, 2015 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. 1472-2014-Civil ISSUED TO PLAINTIFF: THE PENNSYLVANIA

STATE EMPLOYEES  
CREDIT UNION  
PROPERTY BEING  
KNOWN AS:  
ALL THAT CERTAIN  
PIECE, piece, parcel and tract  
of land situate, lying and being  
in the Township of Delaware,  
County of Pike and State of  
Pennsylvania, more particularly  
described as follows to wit:  
LOTS 4ABCD, BLOCK  
W-1002, as set forth on a Plat  
of Lots, Wild Acres, Sections  
10, Delaware Township, Pike  
County, Pennsylvania, dated  
March, 1978, by John B. Aicher,  
Monroe Engineering, Inc.,  
Stroudsburg, Pennsylvania,  
in Plat Book 8, Page 123,  
re0recorded January 8, 1971.  
PARCEL IDENTIFICATION  
NO: 168.04-04-41, CONTROL  
#: 02-0-026732  
BEING KNOWN AS: 171  
Westfall Drive Dingmans Ferry,  
PA 18328  
IMPROVEMENTS  
THEREON CONSIST OF:  
Residential Dwelling  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Elisabeth A.  
Symonds a/k/a Elisabeth Adams  
PIN NUMBER, WHICH IS  
THE ASSESSMENT OR  
PARCEL NO., MAP, BLOCK  
AND LOT): 168.04-04-41  
ATTORNEY ON WRIT:  
MARTHA E. VON  
ROSENSTIEL, P.C.

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

THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Elisabeth A. Symonds  
a/k/a Elisabeth Adams  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$61,688.25,  
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 Elisabeth A.  
Symonds a/k/a Elisabeth Adams  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$61,688.25 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA



MARTHA E.  
VONROSENSTIEL PC  
649 SOUTH AVE, STE 7  
SECANE, PA 19018  
05/22/15 · 05/29/15 · 06/05/15

**SHERIFF SALE**

**June 17, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1496-2013r  
SUR JUDGEMENT NO.  
1496-2013 AT THE SUIT  
OF Citimortgage, Inc. vs  
Regina G. Acquavella aka  
Regina Acquavella and Frank  
J. Acquavella aka Frank  
Acquavella 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 17, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 1496-2013  
CitiMortgage, Inc.  
v.  
Regina G. Acquavella a/k/a  
Regina Acquavella  
Frank J. Acquavella a/k/a Frank  
Acquavella  
owner(s) of property situate  
in the LACKAWAXEN

TOWNSHIP, PIKE County,  
Pennsylvania, being 112  
Mountaintop Place, a/k/a 112  
High Point Court, Hawley, PA  
18428-7501  
Parcel No. 009.04-01-68-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$134,747.34  
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  
Regina G. Acquavella aka  
Regina Acquavella and Frank J.  
Acquavella aka Frank Acquavella  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$134,747.34,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

(30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Regina G. Acquavella aka Regina Acquavella and Frank J. Acquavella aka Frank Acquavella DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$134,747.34 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
05/22/15 · 05/29/15 · 06/05/15

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**SHERIFF SALE**

**June 17, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1536-2014r SUR JUDGEMENT NO. 1536-2014 AT THE SUIT OF Green Tree Servicing, LLC vs Ashnam Maharaj and Ashia Maharaj 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 17, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in Lehman Township, Pike County, Pennsylvania, being lot or lots No. 2435, Section No. 31, as is more particularly set forth on the Plot Map of Lehman-Pike Development Corporation, Saw Creek Estates, as same is duly recorded in the Office for the Recording of Deeds, Milford, Pike County, Pennsylvania, in Plot Book Volume 21, page 35. UNDER AND SUBJECT to the conditions and restrictions as appear of record and in the deed recorded in said Recorder's Office in Deed Book 851, Page 61.

TITLE TO SAID PREMISES IS VESTED IN Ashnam Maharaj and Ashia Maharaj, his wife, by Deed from Santos Carrasquillo and Lucia Carrasquillo, his wife, dated 06/10/2005, recorded 07/19/2005 in Book 2121, Page 2207

Tax parcel: 196.02-02-56  
Premises Being: 2435 Southport Drive, Bushkill, PA 18324.

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

TO Ashnam Maharaj  
and Ashia Maharaj  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$216,404.10,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Ashnam  
Maharaj and Ashia Maharaj  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$216,404.10 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

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

Philadelphia, PA 19103  
05/22/15 · **05/29/15** · 06/05/15

**SHERIFF SALE**

**June 17, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1538-2014r SUR  
JUDGEMENT NO. 1538-2014  
AT THE SUIT OF Bank of  
America, NA s/b/m to BAC  
Home Loans Servicing, LP  
f/k/a Countrywide Home  
Loans Servicing, LP vs Wiliam  
D. Bertsch and Dawn E.  
Bertsch 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 17, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

Parcel I:  
ALL THAT CERTAIN  
lot, piece, or parcel of land  
situate, lying and being in the  
Township of Dingman, County  
of Pike, and Commonwealth of  
Pennsylvania, more particularly  
described as lot 16, Block No.  
30, Section No. 2, Gold Key  
Estates, as shown on plat or map  
of Gold Key Estates, subdivision  
recorded in the Office of the  
Recorder of Deeds of Pike

County in Plat Book 6, Page 4.  
Parcel II:

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

Lot 17, Block No. 30, Section  
No. 2, Gold Key Estates,  
as shown on plat or map of  
Gold Key Estates, subdivision  
recorded in the Office of the  
Recorder of Deeds of Pike  
County in Plat Book 6, page 4.

Parcel III:

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

Lot 11, Block No. 30, Section  
No. 2, Gold Key Estates,  
as shown on plat or map of  
Gold Key Estates, subdivision  
recorded in the Office of the  
Recorder of Deeds of Pike  
County in Plat Book 6, Page 4.

Lots 11, 16 & 17 are hereby  
irrevocably combined and  
will be hereafter referred to  
as Lot 11A. Lot 11A may  
not be re-subdivided without  
the approval of the Dingman  
Township Supervisors.

Containing 1.038 Acres.

Parcel No.: 122.04-01-75

Property Address: 111 Spruce  
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 Wiliam D. Bertsch  
and Dawn E. Bertsch  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$274,922.42,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Wiliam D.  
Bertsch and Dawn E. Bertsch  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$274,922.42 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,

PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
05/22/15 · 05/29/15 · 06/05/15

**SHERIFF SALE**

**June 17, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1541-2014 SUR  
JUDGEMENT NO. 1541-2014  
AT THE SUIT OF Nationstar  
Mortgage LLC vs. Robert  
A. Pizzo 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 17, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
DOCKET NO: 1541-2014  
ALL THAT CERTAIN lot  
or piece of ground situate in  
Palmyra Township, County of  
Pike, and Commonwealth of  
Pennsylvania  
TAX PARCEL NO:  
071.01-03-14  
PROPERTY ADDRESS RR2  
Box 252 aka 156 Timber Trail,  
Greentown, PA 18426  
IMPROVEMENTS: a  
Residential Dwelling

SOLD AS THE PROPERTY  
OF: Robert A. Pizzo  
ATTORNEY'S NAME: Robert  
W. Williams, Esquire  
SHERIFF'S NAME: Phil Buecki

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Robert A. Pizzo  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$16,025.20,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

OWNERS REPUTED  
OWNERS TO COLLECT  
\$16,025.20 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
MILSTEAD & ASSOCIATES  
LLC  
1 E. STOW ROAD  
MARLTON, NJ 08053  
05/22/15 · 05/29/15 · 06/05/15

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**SHERIFF SALE**

**June 17, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1566-2013r SUR  
JUDGEMENT NO. 1566-2013  
AT THE SUIT OF PNC  
Bank, National Association  
vs Albert Guzzo and Lorraine  
Guzzo 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 17, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

UDREN LAW OFFICES,  
P.C.  
WOODCREST  
CORPORATE CENTER

111 WOODCREST ROAD,  
SUITE 200  
CHERRY HILL, NJ  
08003-3620  
856-669-5400  
pleadings@udren.com  
ATTORNEY FOR  
PLAINTIFF  
PNC Bank, National  
Association  
Plaintiff

v.

ALBERT GUZZO  
LORRAINE GUZZO  
Defendant(s)

COURT OF COMMON  
PLEAS

CIVIL DIVISION

Pike County

MORTGAGE

FORECLOSURE

NO. 1566-2013

SHORT DESCRIPTION FOR  
ADVERTISING

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

BEING KNOWN AS Lot

557 Sugar Loaf Lane n/k/a

108 Sugar Loaf Lane, (Palmyra  
Township), Tafton, PA 18464

PARCEL NUMBER:

043-04-02-04

IMPROVEMENTS:

Residential Property

UDREN LAW OFFICES,  
P.C.

Attorney for Plaintiff

Elizabeth L Wassall, ESQ

PA ID 77788

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

THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Albert Guzzo and Lorraine Guzzo DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$244,216.32, 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 Albert Guzzo and Lorraine Guzzo DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$244,216.32 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,

PENNSYLVANIA  
Udren Law Office  
111 Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003-3620  
05/22/15 · 05/29/15 · 06/05/15

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**SHERIFF SALE**

**June 17, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO1902-2013r SUR JUDGEMENT NO. 1902-2013 AT THE SUIT OF PennyMac Corp. vs Christine Visceglia and Steven D. Visceglia 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 17, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot or lots, parcel or piece of ground, situate in Lehman Township, Pike County, Pennsylvania, being Lot or Lots Nos. 923, Section No. 14, as is more particularly set fourth on the Plot map of Lehman-Pike Development Corporation, Saw Creek Estates, as same is duly recorded in the office for the Recording in the Office for the Recording of Deeds, Milford,

Pike County, Pennsylvania in Plot Book Volume 17 Page 86. BEING the same premises which Sovereign Bank, FSB by Deed dated February 12, 1999 and recorded March 4, 1999 in the County of Pike in Deed Book 1712 Page 100 conveyed unto Steven D. Visceglia and Christine Visceglia, husband and wife, in fee.  
PARCEL NO.: 192.04-04-08  
PROPERTY ADDRESS: 804 Saw Creek Estates, Lehman, PA 18324

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Christine Visceglia and Steven D. Visceglia DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$67,130.91, 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 Christine Visceglia and Steven D. Visceglia DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$67,130.91 PLUS COSTS AND INTEREST AS AFORESAID.  
PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
05/22/15 · 05/29/15 · 06/05/15

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**SHERIFF SALE**

**June 17, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1941-2013r SUR JUDGEMENT NO. 1941-2013 AT THE SUIT OF LSF9 Mater Participation Trust vs Anthony L. Gregory and Amber R. Gregory 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 17, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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

BEING Lot No, 2, fronting on  
Parkers Glen Road, as shown  
on the map of lands of Philip  
Cavallaro, Shohola Township,  
Pike County, Pennsylvania,  
as surveyed by Harry F.  
Schoenagel, Registered Surveyor,  
October, 1970, No. 580. Map  
filed on October 2, 1971 in Plat  
Book 9, on page 57.

TOGETHER WITH unto the  
Grantees herein, their heirs and  
assigns, all rights. liabilities and  
privileges and under and subject  
to all conditions, restrictions,  
reservations and exceptions as  
set forth in a deed from Philip  
Cavallaro, et ux, to Nicholas J.  
Sparta, et ux, dated November  
14, 1974, and recorded in the  
Pike County Recorded of Deeds  
Office in Milford, Pennsylvania  
in Deed Book Volume 482, at  
page 230. Reference may be had  
to said deed or the record thereof  
for any and all purposes in  
connection with this conveyance  
with the same force and effect as  
if the same were more fully and  
at large set forth herein.

TAX PARCEL #12-0-006630  
BEING KNOWN AS: 120  
Woodtown Road, Shohola, PA  
18458

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Anthony L. Gregory  
and Amber R. Gregory  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$174,632.22,  
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 Anthony L.  
Gregory and Amber R. Gregory  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$174,632.22 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group

701 Market Street  
Philadelphia, PA 19106-1532  
05/22/15 · **05/29/15** · 06/05/15

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