

## LEGAL NOTICES

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

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### ESTATE NOTICES

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

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### ESTATE NOTICE

ESTATE OF Carol Dean Ricci, late of Dingman Township, Pike County, Pennsylvania, deceased.

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

Alexis Azzaretto  
319 E. Dudley Ave.  
Westfield, NJ. 07090  
Executrix

09/26/14 • 10/03/14 • **10/10/14**

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### ESTATE NOTICE

Estate of Rollin H. Arnoul, deceased of Lackawaxen Township, Pike County, Pennsylvania. Letters Testamentary on the above estate having been granted to Lorraine

E. Arnoul, Executrix, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to her attorney, Anthony J. Magnotta, Esquire, 1307 Purdytown Turnpike, Suite A, Lakeville, PA 18438

09/26/14 • 10/03/14 • **10/10/14**

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### LETTERS TESTAMENTARY

Estate of Anthony G. Pedro, Deceased, late of 101 Route 590, P.O. Box 69, Greeley, Pennsylvania 18425.

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

Anthony J. Pedro  
4223 Whispering Hills  
Chester, New York 10918

or to their attorney, Douglas J. Jacobs, Esq., 515 Broad Street, Milford, PA 18337.

09/26/14 • 10/03/14 • **10/10/14**

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### LETTERS TESTAMENTARY

Estate of Maureen E. Budd, Deceased, late of 618 Hidden Gorge Drive, Hawley, Pennsylvania 18428.

Letters Testamentary on the above estate have been granted to the undersigned. All persons

indebted to the said estate are requested to make payment, and those having claims to present the same without delay to:  
Richard M. Budd  
10 Valley Road  
Northport, NY 11768  
or to their attorney, Douglas J. Jacobs, Esq., 515 Broad Street, Milford, PA 18337.  
09/26/14 • 10/03/14 • **10/10/14**

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**NOTICE OF  
ADMINISTRATION**

Notice is hereby given that Letters of Administration have been granted in the ESTATE of DONALD R. PEIFER, late of Greene 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 Co-Administrators, Randy E. Peifer of 182 Rose Road, Lake Ariel, PA 18436 or Donald R. Peifer, Jr. of 162 Hemlock Grove Road, Greentown, PA 18426 or John F. Spall, Esquire, Attorney for the Estate, 2573 Rt. 6, Hawley, Pennsylvania 18428.

JOHN F. SPALL,  
ESQUIRE

10/03/14 • **10/10/14** • 10/17/14

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**ESTATE NOTICE**

Notice is hereby given that Letters Testamentary have been granted in the ESTATE OF DORIS L. JOHNS-REAP, 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 Executor, Bronson Cass of 20 Yorkshire Court, Elizabethtown, Pennsylvania 17022 or John F. Spall, Esquire, Attorney for the Estate, 2573 Rt. 6, Hawley, Pennsylvania 18428.

JOHN F. SPALL,  
ESQUIRE

10/03/14 • **10/10/14** • 10/17/14

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**ESTATE NOTICE**

Estate of ERROL BARTHOLOMEW HOOD, late of the Town of Bushkill, Pike County, Pennsylvania, deceased on April 19, 2014.

**LETTERS**

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

Catherine D. Hood,  
Executrix  
c/o Lara Anne Dodsworth,  
Esq.

115 Steele Lane, Suite 1  
Milford, Pennsylvania 18337  
10/03/14 • **10/10/14** • 10/17/14

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**ESTATE NOTICE**

NOTICE IS HEREBY

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

**JEROME L. COHEN,  
ESQUIRE**

Suite 800,67 Public Square  
Wilkes-Barre, PA 18701

**10/10/14 • 10/17/14 • 10/24/14**

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**ESTATE NOTICE**

Notice is hereby given that Letters Testamentary have been granted in the ESTATE OF AUDREY A. WILSON, late of Lackawaxen Township, Pike County, Pennsylvania. All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to the Executrix, Adrienne Wilson-Pounds of 100 Glen Ridge Avenue, Glen Ridge, New Jersey 07028 or John F. Spall, Esquire, Attorney for the Estate, 2573 Rt. 6, Hawley, Pennsylvania 18428.

**JOHN F. SPALL,  
ESQUIRE**

**10/10/14 • 10/17/14 • 10/24/14**

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**IN THE COURT OF  
COMMON PLEAS OF  
PIKE COUNTY,  
PENNSYLVANIA**

**SUSSEX BANK  
P.O. Box 353  
200 Munsonhurst Road  
Franklin, New Jersey 07416  
Plaintiff**

vs.

**JEROME LAMA and  
LUCILLE LAMA,  
Husband and Wife  
555 Cortez Road  
Jefferson Township,  
Pennsylvania 18436  
Defendants**

**CIVIL ACTION - LAW  
MORTGAGE  
FORECLOSURE  
NO.: 104-2014  
104-CV-2014**

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**NOTICE**

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by an attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiffs. You may lose money,

or property or other rights important to you.

**YOU SHOULD TAKE THIS PAPER 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 SERVICE TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

Commissioners Office  
Pike County Administration  
Building  
506 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-7613

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**IN THE COURT OF  
COMMON PLEAS  
PIKE COUNTY,  
PENNSYLVANIA**

CALVIN R. DAMON, JR.,  
Plaintiff

v.  
ELAINE GOREWITZ,  
Executrix of the Estate of  
Solomon Gorewitz, deceased,  
DAVID P. MINER and  
KATHRYN R. PROTENIC,  
executors of the Estate of Sylvia  
Green, executrix of the Estate of

Lawrence B. Miner, deceased,  
BENJAMIN BENOFF, ANN  
LEE GOLDSTEIN, Executrix  
of the Estate of Saul Goldstein,  
deceased, and ARNOLD H.  
LIPSCHUTZ, their heirs,  
executors, administrators,  
assigns, and any and all other  
persons claiming any right,  
title or interest in or to the  
herein-described real property  
other than plaintiff, whose  
identity or identities are  
unknown,  
Defendants

ACTION TO QUIET TITLE  
NO. 580 - 2014

**NOTICE**

**TO: ELAINE GOREWITZ,**  
Executrix of the Estate of  
Solomon Gorewitz, deceased,  
BENJAMIN BENOFF, ANN  
LEE GOLDSTEIN, Executrix  
of the Estate of Saul Goldstein,  
deceased, and ARNOLD H.  
LIPSCHUTZ, their heirs,  
executors, administrators,  
assigns, and any and all other  
persons claiming any right,  
title or interest in or to the  
herein-described real property  
other than plaintiff, whose  
identity or identities are  
unknown:

Plaintiff has commenced an  
Action to Quiet Title to compel  
the satisfaction of a mortgage  
held by defendants encumbering  
property in Dingman Township,  
Pike County, more particularly  
described as:

THAT CERTAIN piece,

parcel and tract of land situate in Dingman Township, Pike County, Pennsylvania, and described as follows, to wit:

BEING Lot 204 of Section 2 of Camp Indian Trails Subdivision, and containing .56 acre, more or less. In accordance with a survey by Victor E. Orben, R.S., being recorded on September 2, 1970 in Map Book Volume 8, Page 62, and as amended on January 11, 1972 in Map Book Volume 9, page 93.

YOU ARE HEREBY NOTIFIED that you will have twenty (20) days from the publication of this notice to file an Answer to plaintiff's Complaint. If you fail to do so final judgment may be entered against you, as prayed for in the Complaint. If you wish to defend, you must enter a written appearance personally or by an 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 plaintiffs in the Complaint. 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 or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help. 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.

NORTHEAST  
PENNSYLVANIA  
LEGAL SERVICES  
10 NORTH TENTH ST.  
STROUDSBURG, PA  
18360  
800-532-8282  
570-424-5338

PA LAWYER  
REFERRAL SERVICES  
P.O. BOX 1086  
100 SOUTH ST.  
HARRISBURG, PA  
17108  
800-692-7375  
570-238-6715

BUGAJ/FISCHER, P.C.  
Ronnie J. Fischer, Esq.  
Counsel for plaintiff  
P.O. Box 390, 308 Ninth St.  
Honesdale, PA 18431  
570-253-3021

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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**  
**October 22, 2014**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED

OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 37-2013r SUR JUDGEMENT NO. 37-2013 AT THE SUIT OF Pennymac Loan Services, LLC vs Stephanie R. Tarnacki and Philip M. Tarnacki 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 October 22, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION  
By Virtue of a Writ of Execution  
No. 2013-00037  
Pennymac Loan Services, LLC  
v.  
Stephanie R. Tarnacki  
Philip M. Tarnacki  
owner(s) of property situate in  
GREENE TOWNSHIP, PIKE  
County, Pennsylvania, being  
121 Laurel Wood Circle,  
Greentown, PA 18426-3503  
Parcel No. 1: 084.02-05-17  
Parcel No. 2: 084.02-05-16  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$209,228.81  
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 Stephanie R. Tarnacki  
and Philip M. Tarnacki  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$209,228.81,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Stephanie R.  
Tarnacki and Philip M. Tarnacki  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$209,228.81 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste, 1400  
1 Penn Ctr Plaza  
Philadelphia, PA 19103  
09/26/14 · 10/03/14 · **10/10/14**

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**SHERIFF SALE**

**October 22, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
69-2014r SUR JUDGEMENT  
NO. 69-2014 AT THE SUIT  
OF Nationstar Mortgage, LLC  
vs Harold E. Clark and Rose  
Mary Clark 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  
October 22, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

Land Referred To In This  
Commitment Is Described  
As All That Certain Property  
Situated In Greene Township In  
The County Of Pike, And State  
Of Pennsylvania And Being  
Described In A Deed Dated  
12/30/2004 And Recorded  
01/04/2005 In Book 2088 Page  
1961 Among The Lands Records  
Of The County And State Set  
Forth Above, And Referenced

As Follows:

All That Certain Lot Or Lots,  
Parcel Or Piece Of Ground  
Situate In Greene Township,  
Pike County, Pennsylvania,  
Which Have Previously Been  
Known As Lots No. B-13 And  
B-14, Lake In The Clouds As  
Laid Out And Plotted On A  
"Plat Map Of Lake In The  
Clouds Community" Filed In  
Pike County Plat Book 6, Page  
26.

TAX PARCEL # 154.02-01-24  
Control #04-0-071372

BEING KNOWN AS: 103  
Logger Road, Canadensis, PA  
18325

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Harold E. Clark and Rose  
Mary Clark DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$179,569.65,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES

AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Harold E.  
Clark and Rose Mary Clark  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$179,569.65 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106  
09/26/14 · 10/03/14 · **10/10/14**

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**SHERIFF SALE**

**October 22, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
70-2014r SUR JUDGEMENT  
NO. 70-2014 AT THE SUIT  
OF Nationstar Mortgage vs  
Stacy Garvey 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  
October 22, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN  
lot, parcel or piece of ground  
situate in the Township of  
Lehman, County of Pike, and  
Commonwealth of Pennsylvania,  
being Lot Number 97, The  
Glen at Tamiment Phase I, as  
designated on the Plat entitled  
"Final Plan, Phase I, The Glen  
at Tamiment", duly recorded in  
the Recorder's Office at Milford,  
Pennsylvania, in Plat Book 24 at  
Page 74, Plat Book 24 at Page  
75, Plat Book 24 at Page 76,  
and Plat Book 24, Page 77 and  
Revised Maps of The Glen at  
Tamiment, Phase I recorded on  
March 9, 1987 in Plat Book 24  
at Pages 154, 155, 156 and 157.

TAX PARCEL # 188-01-02-44

BEING KNOWN AS: 97  
Wilderland Road, Tamiment,  
PA 18371

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

REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$167,794.19, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Stacy Garvey DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT 167,794.19 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106  
09/26/14 · 10/03/14 · **10/10/14**

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**SHERIFF SALE**  
**October 22, 2014**  
BY VIRTUE OF WRIT

OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 137-2014r SUR JUDGEMENT NO. 137-2014 AT THE SUIT OF Green Tree Servicing, LLC vs DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY October 22, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot or lots, parcel of piece of ground situate in Lehman Township, Pike County, Pennsylvania, being Lot or Lots No. 1424, Section No. 2, as is more particularly set forth on the Plot Map of Lehman-Pike Development Corp., Saw Creek Estates, as same is duly recorded in the Office for the Recording of Deeds, Milford, Pike County, Pennsylvania, in Plot Book Volume 22, Page 87.

TAX PARCEL # 196.02-08-30  
BEING KNOWN AS: 5643  
Decker Road, Bushkill, PA  
18324

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

THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Eduardo Bingham  
and Judith Joachim  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$272,110.44,  
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 Eduardo  
Bingham and Judith Joachim  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$272,110.44 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,

PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106  
09/26/14 · 10/03/14 · **10/10/14**

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**SHERIFF SALE**  
**October 22, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
143-2013r SUR JUDGEMENT  
NO. 143-2013 AT THE SUIT  
OF Deutsche Bank National  
Trust Company, as Trustee  
for Ameriquest Mortgage  
Securities Inc., Asset-Backed  
pass-Through Certificates,  
Series ARSI 2006-M3 vs  
Philip J. Beattie and Christine  
Beattie 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  
October 22, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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

BEING Lot(s) No. (s) 20, Block

No. 3, Section No. 4, Sunrise Lake, as shown on plat or map of Sunrise Lake or Sunnylands, Inc., subdivisions recorded in the Office of the Recorder of Deeds of Pike County in Plat Book 7, page 226.

BEING the same premises which Harry Lower and Annette Lower, his wife, by Deed dated August 04, 2006 and recorded in the Pike County Recorder of Deeds Office on August 07, 2006 in Deed Book 2188, Page 1791, as Deed Instrument Number #200600013955, granted and conveyed unto Philip J. Beattie and Christine Beattie, his wife.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Philip J. Beattie and Christine Beattie DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$200,350.93, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS

HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Philip J. Beattie and Christine Beattie DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$200,350.93 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Shapiro & Denardo  
3600 Horizon Drive, Ste. 150  
King of Prussia, PA 19406  
09/26/14 · 10/03/14 · **10/10/14**

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**SHERIFF SALE**

**October 22, 2014**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 163-2012r SUR JUDGEMENT NO. 163-2012 AT THE SUIT OF Christiana Trust, a division of Wilmington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust, series 2012-10 vs Steven L. Taylor and Tracy

Taylor 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  
October 22, 2014 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  
follows, to wit:

BEING Lot No. 1232, Section  
No. F, as shown on map entitled  
subdivision of Section F, Pocono  
Mountain woodland Lakes,  
Corp., on file in the Recorders  
office at Milford, Pennsylvania in  
Plat Book No. 10, Page 222.

BEING Parcel No. 03-0-017654

BEING known as 106 Crocus  
Lane, Milford, PA 18337

IMPROVEMENTS:  
Residential Dwelling

BEING the same premises  
which Milford West  
Development, LLC granted and  
conveyed unto Steven L. Taylor  
and Tracy Taylor by Deed dated  
February 23, 2007 and recorded

on March 13, 2007 in the Office  
of the Recorder of Deeds of  
Pike County, Commonwealth  
of Pennsylvania in Deed Book  
2222, Page 1727.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Steven L. Taylor and Tracy  
Taylor DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$427,401.42,  
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 Steven

L. Taylor and Tracy Taylor  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$427,401.42 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Richard M. Squire & Assoc.  
1 Jenkintown Station, Ste. 104  
115 West Avenue  
Jenkintown, PA 19046  
09/26/14 · 10/03/14 · **10/10/14**

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**SHERIFF SALE  
October 22, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 212-2014r SUR  
JUDGEMENT NO. 212-2014  
AT THE SUIT OF Nationstar  
Mortgage, LLC vs Veronica  
E. Sabatar, aka Veronica E.  
Sabatar 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  
October 22, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

All that certain piece or parcel  
or Tract of land situate Milford,

Pike County, Pennsylvania,  
and being known as 127 Senate  
Road, Milford, Pennsylvania  
18337.

TAX MAP AND PARCEL  
NUMBER: 095-00-01-05.011  
THE IMPROVEMENTS  
THEREON ARE: Residential  
Dwelling

REAL DEBT: \$310,341.07  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF: Veronica  
E. Sabatar, a/k/a Veronica E.  
Sabatar

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

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Veronica E. Sabatar,  
aka Veronica E. Sabatar  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$310,341.07,  
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 Veronica E. Sabatar, aka Veronica E. Sabater DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$310,341.07 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street,  
Ste. 1400  
Philadelphia, PA 19109  
09/26/14 · 10/03/14 · **10/10/14**

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**SHERIFF SALE**

**October 22, 2014**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 214-2014r SUR JUDGEMENT NO. 214-2014 AT THE SUIT OF Nationstar Mortgage, LLC vs Mellissa A. Pagano and Paul J. Pagano 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 October 22, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

Lot 8 ABC in Block 85 as set forth on a Plan of Lots, Birchwood Lakes - Section 11, Delaware Township, Pike County, Pennsylvania, dated July 1965 by John B. Aicher, Monroe Engineering, Inc., Stroudsburg, Pennsylvania and filed in the Office for the Recording of Deeds in and Pike County, Pennsylvania in Plat Book 5, Page 124 on August 18, 1966.

TAX PARCEL # 149.04-13-82

BEING KNOWN AS: 102 Maheli Court, Dinghams, PA 18328

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Mellissa A. Pagano and Paul J. Pagano

DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$162,139.17,  
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 Mellissa A.  
Pagano and Paul J. Pagano  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$162,139.17 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106  
09/26/14 · 10/03/14 · **10/10/14**

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**SHERIFF SALE**

**October 22, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
283-2014r SUR JUDGEMENT  
NO. 283-2014 AT THE  
SUIT OF Midfirst Bank vs  
Della L. Hadlick and David  
W. Smith DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
October 22, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT LEGAL FOR  
ADVERTISING:  
ALL THAT CERTAIN  
piece, parcel and tract of land  
situate, lying and being in the  
Borough of Matamoras, County  
of Pike and Commonwealth  
of Pennsylvania, together with  
the dwelling thereon erected  
known as 108 AVENUE I,  
MATAMORAS, PA 18336.  
MAP # 083-10-04-30  
CONTROL # 07-0-007630  
Reference Pike County Record  
Book 2128 Page 1191.  
TO BE SOLD AS THE  
PROPERTY OF DELLA L.  
HADLICK AND DAVID  
W. SMITH UNDER PIKE  
COUNTY JUDGMENT NO.

283-2014

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Della L. Hadlick and David W. Smith DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$184,739.25, 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 Della L. Hadlick and David W. Smith DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$184,739.25 PLUS COSTS AND INTEREST AS

AFORESAID.  
PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Purcell Krug & Haller  
1719 N. Front Street  
Harrisburg, PA 17102-2392  
09/26/14 · 10/03/14 · **10/10/14**

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**SHERIFF SALE**

**October 22, 2014**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 299-2014r SUR JUDGEMENT NO. 299-2014 AT THE SUIT OF Green Tree Servicing LLC vs Jason Kriss and Mary Frances Melville aka Mary Frances Melville Kriss 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 October 22, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

The Land Referred To Herein Is Situated In The State Of Pennsylvania, Pike Described As Follows:

ALL THAT CERTAIN Piece, Parcel And Tract Of Land Situate, Lying And Being In The Township Of Dingman, County Of Pike And Commonwealth Of

Pennsylvania, More Particularly  
Described As Follows To Wit:

Being Lot 1791, Section L,  
As Shown On Map Entitled  
"Subdivision Of Section,  
Pocono Mountain Woodland  
Lake Corp.," On File In The  
Recorder's Office At Milford,  
Pennsylvania, In Plat Book 12,  
Page 57.

Source of Title: Book 1976 Page  
0972, Recorded 04/14/2003  
TAX PARCEL # 111.04-01-19,  
Control #03-0-017449

BEING KNOWN AS: 103  
Palmetto 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 Jason Kriss and Mary  
Frances Melville aka Mary  
Frances Melville Kriss  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$232,408.39,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES

AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Jason Kriss  
and Mary Frances Melville aka  
Mary Frances Melville Kriss  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$232,408.39 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106  
09/26/14 · 10/03/14 · **10/10/14**

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**SHERIFF SALE**

**October 22, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
305-2014r SUR JUDGEMENT  
NO. 305-2014 AT THE SUIT  
OF OneWest Bank, FSB vs  
Susan A. Sheare, Executrix of  
the Estate of Helena Current,  
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  
October 22, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION

All that certain piece or parcel or  
Tract of land situate Dingman,  
Pike County, Pennsylvania, and  
being known as 284 Sawkill  
Road, Milford, Pennsylvania  
18337.

Map Number: 124-00-00-2-15

Control Number: 03-0-017452

THE IMPROVEMENTS  
THEREON ARE: Residential  
Dwelling

REAL DEBT: \$195,399.59

SEIZED AND TAKEN

IN EXECUTION AS THE

PROPERTY OF: Susan A.

Sheare, Executrix of the Estate

of Helena Current, Deceased

Mortgagor and Real Owner

McCabe, Weisberg and Conway,  
P.C.

123 South Broad Street,

Suite 1400

Philadelphia, PA 19109

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Susan A. Sheare,

Executrix of the Estate of  
Helena Current, Deceased  
Mortgagor and Real Owner  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$195,399.59,  
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 Susan A.  
Sheare, Executrix of the Estate  
of Helena Current, Deceased  
Mortgagor and Real Owner  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$195,399.59 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,

PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street,  
Ste. 1400  
Philadelphia, PA 19109  
09/26/14 · 10/03/14 · **10/10/14**

**SHERIFF SALE**  
**October 22, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
343-2014r SUR JUDGEMENT  
NO. 343-2014 AT THE  
SUIT OF Lakeview Loan  
Servicing, LLC vs Patricia  
Farrell aka Patricia A.  
Farrell 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  
October 22, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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

Lot 129, Section A, as  
shown on Plan of Lots, Lake  
Wallenpaupack Estate, Section  
2, dated January 15, 1970, by

Harry F. Schoenagel, R.S. Scale  
1 inch = 100 feet, as recorded  
in the Office of Recording of  
Deeds in and for Pike County,  
Pennsylvania in Plat Book 7,  
Page 215 on March 12, 1970  
said map being incorporated by  
reference herewith as if attached  
hereto.

TAX PARCEL # 084.02-07-41

BEING KNOWN AS: 129  
Pickerel Lane, Greentown, PA  
18426

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Patricia Farrell  
aka Patricia A. Farrell  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$145,498.24,  
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 Patricia Farrell aka Patricia A. Farrell DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$145,498.24 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106  
09/26/14 · 10/03/14 · **10/10/14**

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**SHERIFF SALE**  
**October 22, 2014**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 344-2013r SUR JUDGEMENT NO.344-2013 AT THE SUIT OF U.S. Bank National Association as Trustee for Ramp 2005NC1 vs Jessica Rombousek 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  
October 22, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 344-2013 CIVIL  
U.S. Bank National Association  
as Trustee for Ramp 2005NC1  
v.  
Jessica Rombousek  
owner(s) of property situate  
in the MATMORAS  
BOROUGH, PIKE County,  
Pennsylvania, being  
702 Avenue M, Matamoras, PA  
18336-1811  
Parcel No. 083.14--02-79  
(Acreage or street address)  
Improvements thereon:  
**RESIDENTIAL DWELLING**  
Judgment Amount: \$121,957.01  
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 Jessica Rombousek  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$121,957.01,  
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 Jessica  
Rombousek DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$121,957.01 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste, 1400  
1 Penn Ctr Plaza  
Philadelphia, PA 19103  
09/26/14 · 10/03/14 · **10/10/14**

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**SHERIFF SALE**  
**October 22, 2014**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
378-2014r SUR JUDGEMENT  
NO. 378-2014 AT THE

SUIT OF Provident Funding  
Associates, LP vs Chester  
Kimble, JR. and Nancy  
Kimble DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
October 22, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT PROPERTY  
DESCRIPTION  
BY VIRTUE OF A WRIT OF  
EXECUTION TO CASE NO.  
378-2014  
ISSUED TO PLAINTIFF:  
PROVIDENT FUNDING  
ASSOCIATES, L.P.  
PROPERTY BEING  
KNOWN AS:  
ALL THAT CERTAIN piece,  
parcel and tract of land situate,  
lying and being in the Township  
of Milford, County of Pike and  
Commonwealth of Pennsylvania,  
more particularly described as  
follows to wit:  
PARCEL I:  
BEING fifty-five (55) feet IN  
front and rear and one hundred  
fifty (150) feet in depth, being  
five (5) feet off the Northwesterly  
side of Lot Number one hundred  
and sixteen (116) and along the  
line of land of Marshall Myer  
and Lot Number one hundred  
fifteen (115) as laid out and  
shown on Map of property of  
Nell Q. Wells, dated May 20th,

1932, and about to be placed of record in the Office of the Recorder of Deeds in and for said County of Pike and as further set forth on a Map or Plan as surveyed by V. Paul Struthers, R.S., July 25, 1959.  
PARCEL II:

BEING a parcel of land, which is located between Lot No. 115 and (5) feet off of Lot No. 116, being the premises above described and Bennett Avenue, as shown on the above map.

PARCEL IDENTIFICATION NO: 113.01-03-14, CONTROL #: 09-0-000568

BEING KNOWN AS: 134 Bennett Avenue Milford, PA 18337

IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Chester Kimble, Jr. and Nancy Kimble PIN NUMBER, WHICH IS THE ASSESSMENT OR PARCEL NO., MAP, BLOCK AND LOT): 09-0-000568 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 Chester Kimble, JR. and Nancy Kimble DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID

REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$197,530.56, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Chester Kimble, JR. and Nancy Kimble DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$197,530.56 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Martha E Von Rosenstiel, Esq.  
649 South Ave Ste. 7  
Secane, PA 19018  
09/26/14 · 10/03/14 · **10/10/14**

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**SHERIFF SALE**

**October 22, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 428-2012r SUR  
JUDGEMENT NO. 428-2012  
AT THE SUIT OF Wells  
Fargo Bank, NA as Trustee  
for MASTR Asset Backed  
Securities Trust 2003-OPT1  
Mortgage Pass-Through  
Certificates Series 1003-OPT1  
vs Brian T. Gates and Donna  
Gates 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  
October 22, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 428-2012 CV  
Wells Fargo Bank, N.A., as  
Trustee for MASTR Asset  
Backed Securities Trust  
2003-OPT1 Mortgage  
Pass-Through Certificates Series  
2003-OPT1  
v.  
Brian T. Gates  
Donna Gates  
owner(s) of property situate in  
DELAWARE TOWNSHIP,  
PIKE County, Pennsylvania,

being  
179 Butternut Street, Dingmans  
Ferry, PA 18328  
Parcel No. 149.04-06-29  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$180,735.40  
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  
Brian T. Gates and Donna Gates  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$180,735.40,  
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 Brian T.  
Gates and Donna Gates  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$180,735.40 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
09/26/14 · 10/03/14 · **10/10/14**

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**SHERIFF SALE**  
**October 22, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
539-2013 SUR JUDGEMENT  
NO. 539-2013 AT THE  
SUIT OF PNC Bank, National  
Association vs Adam E. Kerner  
aka Adam Eric Kerner and Amy  
M. Kerner 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  
October 22, 2014 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 the Township of  
Lehman, County of Pike and  
Commonwealth of Pennsylvania,  
and being more particularly  
bounded and described as  
follows, to wit:

Lot No. 169, Phase II, Section  
3, of the Glen at Tamiment  
Subdivision, as set forth on those  
certain plat maps prepared by  
R.K.R. Hess Associates, entitled  
"Section 3 - Final Plan, Phase  
II, The Glen at Tamiment",  
recorded in the Office of the  
Recorder of Deeds in and for  
Pike County, PA recorded July  
27, 1988, in plat book 25, at  
pages 238, 239, 240 and 241.

BEING TAX PARCEL  
#06-0-110409

BEING THE SAME  
PREMISES which Meadow  
Creek Inc., by its Deed dated  
April 21, 2004 and recorded  
April 23, 2004 in the Pike  
County Recorder of Deeds  
Office in Deed Book Vol. 2042,  
page 0543, granted and conveyed  
unto Adam E. Kerner and Amy  
M. Kerner, in fee.

UNDER AND SUBJECT  
TO EASEMENTS AND  
RESTRICTIONS OF  
RECORD.

BEING KNOWN AS: 169 the  
Glen @ Tamiment, Bushkill, PA  
18324

PROPERTY ID NO.:

187.04-01-05

TITLE TO SAID PREMISES IS VESTED IN ADAM E. KERNER AND AMY M. KERNER BY DEED FROM MEADOW CREEK, INC. DATED 04/14/2004 AND RECORDED 04/23/2004 IN DEED BOOK 2042 PAGE 539.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Adam E. Kerner aka Adam Eric Kerner and Amy M. Kerner DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$234,123.42, 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 Adam E. Kerner aka Adam Eric Kerner and Amy M. Kerner DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$234,123.42 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices  
111 Woodcrest Road, St. 200  
Cherry Hill, NJ 08003-3620  
09/26/14 · 10/03/14 · **10/10/14**

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**SHERIFF SALE**  
**October 22, 2014**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 655-2012r SUR JUDGEMENT NO. 655-2012 AT THE SUIT OF Nationstar Mortgage, LLC vs Ericka Singh aka Ericka Singh and Lancelot Singh 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 October 22, 2014 at 11:00 AM PREVAILING TIME IN THE

AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 655-2012-CIVIL  
Nationstar Mortgage LLC  
v.

Ericka Singh a/k/a Erika Singh  
Lancelot Singh

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

200 Deer Run Road, a/k/a Lot  
199,, Lot 200, Lot 201, Sec 3,  
Bushkill, PA 18324

Parcel No. 182.01-01-11  
(Acreage or street address)

Improvements thereon:  
**RESIDENTIAL DWELLING**  
Judgment Amount: \$142,037.75  
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 Ericka Singh aka Ericka  
Singh and Lancelot Singh  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$142,037.75,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE

ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Ericka Singh  
aka Ericka Singh and Lancelot  
Singh DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$142,037.75 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
09/26/14 · 10/03/14 · **10/10/14**

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**SHERIFF SALE**

**October 22, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
720-2013r SUR JUDGEMENT  
NO. 720-2013 AT THE

SUIT OF Wells Fargo Bank,  
NA vs Linda Deboer, in Her  
Capacity as Executrix and  
Devisee of the Estate of Manuel  
Joaquin 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  
October 22, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. CV-720-2013

Wells Fargo Bank, N.A.

v.

Linda Deboer, in Her Capacity  
as Executrix and Devisee of The  
Estate of Manuel Joaquin  
owner(s) of property situate in  
the DINGMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being

100 Mountain Top Drive,

Milford, Pa 18337-7725

Parcel No. 136.02-02-04

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$221,627.25

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

Linda Deboer, in Her Capacity  
as Executrix and Devisee of  
the Estate of Manuel Joaquin  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$221,627.25,  
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 Linda  
Deboer, in Her Capacity as  
Executrix and Devisee of the  
Estate of Manuel Joaquin  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$221,627.25 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,

PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
09/26/14 · 10/03/14 · **10/10/14**

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**SHERIFF SALE**  
**October 22, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
745-2014r SUR JUDGEMENT  
NO. 745-2014 AT THE SUIT  
OF The Honesdale National  
Bank vs Wallace Homes, Inc.,  
Derek Wallace and Natasha  
Wallace 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  
October 22, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**PROPERTY DESCRIPTION**

ALL THAT CERTAIN  
tract or parcel of land situate  
in the Township of Blooming  
Grove, County of Pike and  
Commonwealth of Pennsylvania,  
and further identified as Lot 146  
on a subdivision map titled "Blue  
Heron Woods South", which  
map was recorded in the Pike  
County Recorder's Office on July

25, 2008, in Map Book volume  
44, Pages 42 through 45.

BEING a part of the same  
premises which Belmonte  
Hunting & Fishing Club, Inc.,  
by deed dated May 15, 2006  
and recorded in the Recorder's  
Office in and for Pike County at  
Milford, Pennsylvania on June 8,  
2006 in Record Book 2178, Page  
605, granted and conveyed unto  
Blue Heron Woods, LLC.

UNDER AND SUBJECT  
to a Declaration of Protective  
Covenants, Conditions, and  
Restrictions for Blue Heron  
Woods dated July 30, 2008  
and recorded in the aforesaid  
Recorder's Office in Record  
Book 2285, Page 417.

UNDER AND SUBJECT to  
a utility and drainage easement  
ten (10) feet in width along the  
side and rear property lines of  
each lot as shown on the filed  
subdivision map.

UNDER AND SUBJECT  
to utility, drainage and slope  
easement fifteen (15) feet in  
width along the front property  
lines and road right-of-way lines  
of each lot.

UNDER AND SUBJECT to  
rights of way granted to Blue  
Ridge Cable Technologies, Inc.,  
dated February 1, 2008 and  
recorded February 15, 2008 in  
Record Book 2266, Page 2410.

UNDER AND SUBJECT to  
a development grant granted to

Verizon Pennsylvania, Inc. dated July 15, 2008 and intended to be recorded.

UNDER AND SUBJECT to right-of-way granted to PPL Electric utilities Corporation dated June 10, 2008 and recorded in the aforesaid Recorder's office on June 19, 2008 in Record Book 2280, page 2063.

UNDER AND SUBJECT to a right-of-way granted to PPL Electric Corporation dated June 10, 2008 and recorded June 19, 2008 in Record Book 2280, Page 2066.

The Property is Improved.

Address: Blue Heron Woods  
South Development  
129 Wedgewood Drive, Lot 146  
Hawley, PA 18428

PIN: 01-0-112778

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Wallace Homes, Inc., Derek Wallace and Natasha Wallace DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$162,456.19, PLUS COSTS & INTEREST. THE SALE MADE

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

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Wallace Homes, Inc., Derek Wallace and Natasha Wallace DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$162,456.19 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Kimberly D. Martin, Esq.  
1022 Court Street  
Honesdale, PA 18431  
09/26/14 · 10/03/14 · **10/10/14**

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**SHERIFF SALE**  
**October 22, 2014**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL

DIVISION, TO EXECUTION  
NO 785-2010r SUR Faustino  
Arroyo JUDGEMENT NO.  
785-2010 AT THE SUIT  
OF Goldman Sachs Mortgage  
Company vs DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
October 22, 2014 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  
Goldman Sachs Mortgage  
Company  
Plaintiff  
v.  
FAUSTINO ARROYO  
Defendant(s)  
COURT OF COMMON  
PLEAS  
CIVIL DIVISION  
Pike County  
MORTGAGE  
FORECLOSURE  
NO. 785-2010  
SHORT DESCRIPTION FOR  
ADVERTISING  
ALL THAT CERTAIN

LOT OF LAND SITUATE  
IN TOWNSHIP OF  
LEHMAN, PIKE COUNTY,  
PENNSYLVANIA:  
BEING KNOWN AS 1219  
Spring Circle, Twp of, Lehman  
(Bushkill), PA 18324  
PARCEL NUMBER:  
194.01-02-66  
IMPROVEMENTS:  
Residential Property  
UDREN LAW OFFICES, P.C.  
Attorney for Plaintiff  
David Neeren, Esquire  
PA ID 234252

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Faustino Arroyo  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$130,026.50,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Faustino Arroyo DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$130,026.50 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices  
111 Woodcrest Road, St. 200  
Cherry Hill, NJ 08003-3620  
09/26/14 · 10/03/14 · **10/10/14**

**SHERIFF SALE**

**October 22, 2014**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 863-2013r SUR JUDGEMENT NO. 863-2013 AT THE SUIT OF Bank of America, NA as Successor by Merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP Lillian Bracy and Antoine Bracy 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 October 22, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 863-2013  
Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP

v.

Lillian Bracy  
Antoine Bracy  
owner(s) of property situate in the LEHMAN TOWNSHIP, PIKE County, Pennsylvania, being  
97 Spring Drive, Bushkill, PA 18324

Parcel No. 182.01-06-28  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$186,056.23  
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 Lillian Bracy and Antoine Bracy DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE

AMOUNT OF \$186,056.23,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Lillian  
Bracy and Antoine Bracy  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$186,056.23 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste, 1400  
1 Penn Ctr Plaza  
Philadelphia, PA 19103  
09/26/14 · 10/03/14 · **10/10/14**

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**SHERIFF SALE**  
**October 22, 2014**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED

OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
920-2013r SUR JUDGEMENT  
NO. 920-2013 AT THE  
SUIT OF Fannie Mae ("federal  
National Mortgage Association")  
vs Catherine Bram and Donald  
Bram 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  
October 22, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
By virtue of a Writ of Execution  
No. 920-2013  
Fannie Mae ("federal National  
Mortgage Association")  
v.  
Catherine Bram  
Donald Bram  
owner(s) of property situate in  
the DINGMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being  
104 Sandy Pine Trail, aka Lot  
1113 Sec 4aconashaugh Lakes,  
Milford, PA 18337  
Parcel No. 122.03-03-08  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$266,775.49  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Catherine Bram and Donald Bram DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$266,775.49, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Catherine Bram and Donald Bram DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$266,775.49 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste, 1400  
1 Penn Ctr Plaza  
Philadelphia, PA 19103  
09/26/14 · 10/03/14 · **10/10/14**

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**SHERIFF SALE**

**October 22, 2014**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1121-2012r SUR JUDGEMENT NO. 1121-2012 AT THE SUIT OF Wells Fargo Bank, NA vs Thomas A. O'Hara and Catherine A. O'Hara 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 October 22, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 1121-2012 Wells Fargo Bank, N.A. v. Thomas A. O'Hara Catherine A. O'Hara owner(s) of property situate in MILFORD TOWNSHIP, PIKE County, Pennsylvania,

being  
145 Bluestone Circle a/k/a 145  
Bluestone Ridge, Milford, PA  
18337-9635  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$285,543.94  
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 Thomas A. O'Hara  
and Catherine A. O'Hara  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$285,543.94,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Thomas  
A. O'Hara and Catherine A.  
O'Hara DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$285,543.94 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste, 1400  
1 Penn Ctr Plaza  
Philadelphia, PA 19103  
09/26/14 · 10/03/14 · **10/10/14**

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**SHERIFF SALE**  
**October 22, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1134-2009r SUR  
JUDGEMENT NO. 1134-2009  
AT THE SUIT OF One West  
Bank vs Michael Barricelli and  
Lori Barricelli 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  
October 22, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID

DATE:

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

LOT 2 on Map entitled "Final Plan of Barricelli Subdivison, Delaware Township, Pike County, Pennsylvania, recorded in the Office of the Pike County Recorder of Deeds in Plat Book 40 at Page 16.

TAX PARCEL NUMBER:  
150.00-01-13.001, CONTROL # 112230 (ASSESSMENT FOR LOT 2 - 3.77 ACRES)

EXCEPTING easement conveyed for right of ingress, egress and regress over, along and across the private roadway leading from Legislative Route 51001 to Meadow Ridge Acres Subdivision

Being known as: 102  
MEADOW RIDGE ROAD,  
DINGMANS FERRY,  
PENNSYLVANIA 18328.

Being part of the premises vested in Michael Barricelli by deed from Michael Barricelli dated March 10, 2004 and recorded May 24, 2004 in Deed Book 2047, Page 1303.

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

THE COMMONWEALTH OF PENNSYLVANIA TO Michael Barricelli and Lori Barricelli DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$621,350.21, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Michael Barricelli and Lori Barricelli DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$621,350.21 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

McCabe Weisberg & Conway  
123 S. Broad St.  
Philadelphia, PA 19109  
09/26/14 · 10/03/14 · **10/10/14**

**SHERIFF SALE**  
**October 22, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1189-2013r SUR  
JUDGEMENT NO. 1189-2013  
AT THE SUIT OF Ocwen  
Loan Servicing, LLC vs Sean  
Babcock and Carrieanne  
Babcock 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  
October 22, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 1189-2013  
OCWEN Loan Servicing, LLC  
v.  
Sean Babcock  
Carrieanne Babcock  
owner(s) of property situate in  
the SHOHOLA TOWNSHIP,  
PIKE County, Pennsylvania,  
being  
102 Kyra Lane, Shohola, PA  
18458-4505  
Parcel No. 078.04-05-33

(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$124,339.89  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Sean Babcock and  
Carrieanne Babcock  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$124,339.89,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

PROPERTY OF Sean Babcock  
and Carrieanne Babcock  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$124,339.89 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
09/26/14 · 10/03/14 · **10/10/14**

**SHERIFF SALE**

**October 22, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1242-2013r SUR  
JUDGEMENT NO. 1242-2013  
AT THE SUIT OF Bank  
of America, NA vs Monika  
E. McDonnell and Timothy  
McDonnell 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  
October 22, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

All that certain piece or

parcel or Tract of land situate  
Lackawaxen, Pike County,  
Pennsylvania, and being known  
as 107 Mountain View Court,  
Hawley, Pennsylvania 18428.  
Control #: 05-0-065316  
Map Number: 009.04-1-34  
THE IMPROVEMENTS  
THEREON ARE: Residential  
Dwelling  
REAL DEBT: \$177,097.58  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF: Timothy  
McDonnell and Monika E.  
McDonnell  
McCabe, Weisberg and Conway,  
P.C.  
123 South Broad Street, Suite  
1400  
Philadelphia, PA 19109

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Monika E. McDonnell  
and Timothy McDonnell  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$177,097.58,  
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 Monika  
E. McDonnell and Timothy  
McDonnell DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$177,097.58 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street,  
Ste. 1400  
Philadelphia, PA 19109  
09/26/14 · 10/03/14 · **10/10/14**

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**SHERIFF SALE**  
**October 22, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1272-2007r  
SUR JUDGEMENT NO.  
1272-2007 AT THE SUIT OF  
Deutsche Bank National Trust  
Company, as Trustee for The

Certificateholders of Soundview  
Home Loan Trust 2006-OPT5,  
Asset-Backed Certificates,  
Series 2006-OPT5 vs Phillip  
A. Venello aka Philip Venello  
aka Phil Venello and Carmen  
L. Venello aka Carmen Loreen  
Venello 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  
October 22, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 2007-01272  
Deutsche Bank National Trust  
Company, as Trustee for The  
Certificateholders of Soundview  
Home Loan Trust 2006-OPT5,  
Asset-backed Certificates, Series  
2006-OPT5

v.  
Phillip A. Venello a/k/a Philip  
Venello a/k/a Phil Venello  
Carmen L. Venello a/k/a  
Carmen Loreen Venello  
owner(s) of property situate  
in the TOWNSHIP OF  
DINGMAN, PIKE County,  
Pennsylvania, being  
153 Spicebush Lane, Milford,  
PA 18337-7137  
Parcel No. 111.03-05-19  
(Acreage or street address)  
Improvements thereon:  
**RESIDENTIAL DWELLING**  
Judgment Amount: \$284,625.42

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 Phillip A. Venello aka Philip Venello aka Phil Venello and Carmen L. Venello aka Carmen Loreen Venello DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$284,625.42, 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 Phillip A. Venello aka Philip Venello aka

Phil Venello and Carmen L. Venello aka Carmen Loreen Venello DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$284,625.42 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste, 1400  
1 Penn Ctr Plaza  
Philadelphia, PA 19103  
09/26/14 · 10/03/14 · **10/10/14**

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**SHERIFF SALE**

**October 22, 2014**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1322-2012r SUR JUDGEMENT NO. 1322-2012 AT THE SUIT OF Bank of America, NA successor by Merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP vs Amy H. Kolakowski 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 October 22, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID

DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution  
No. 1322-2012

Bank of America, N.A.

Successor by Merger to BAC  
Home Loans Servicing, L.P.  
f/k/a

Countrywide Home Loans  
Servicing, L.P.

v.

Amy H. Kolakowski

owner(s) of property situate

in the TOWNSHIP OF

LACKAWAXEN, PIKE

County, Pennsylvania, being

106 SPARROW COURT

A/K/A 695 SPARROW

COURT A/K/A 44

MOUNTAIN LAKE

ESTATES, HAWLEY, PA

18428

Parcel No. 016.01-05-39

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$51,084.23

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 Amy H. Kolakowski  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$,51,084.23,  
PLUS COSTS & INTEREST.

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

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Amy H.  
Kolakowski DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$51,084.23 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste, 1400  
1 Penn Ctr Plaza  
Philadelphia, PA 19103  
09/26/14 · 10/03/14 · **10/10/14**

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**SHERIFF SALE**  
**October 22, 2014**  
BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON

PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1386-2013r  
SUR JUDGEMENT NO.  
1386-2013 AT THE SUIT OF  
Wilmington Trust Company,  
as Successor Trustee to Bank of  
America National Association  
as Successor by Merger  
to LaSalle Bank National  
Association as Trustee of LXS  
2007-3 Trust Fund vs Alicia  
Garcia DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
October 22, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION

All that certain piece or parcel or  
Tract of land situate Dingman,  
Pike County, Pennsylvania, and  
being known as 171 Flatbrook  
Way, Milford, Pennsylvania  
18337.

Map Number: 121.04-05-05

Control Number: 0-03-107706

THE IMPROVEMENTS  
THEREON ARE: Residential  
Dwelling

REAL DEBT: \$335,494.62

SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF: Alicia Garcia  
McCabe, Weisberg and Conway,  
P.C.

123 South Broad Street,  
Suite 1400

Philadelphia, PA 19109

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Alicia Garcia  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$335,494.62,  
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 Alicia Garcia  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$335,494.62 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street,  
Ste 2080  
Philadelphia, PA 19109  
09/26/14 · 10/03/14 · **10/10/14**

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**SHERIFF SALE**

**October 22, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1562-2013r  
SUR JUDGEMENT NO.  
1562-2013 AT THE SUIT  
OF ESSA Bank & Trust vs  
Nicole E. Spiewak and Doreen  
A. Zittel 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  
October 22, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**LEGAL DESCRIPTION**

ALL THAT CERTAIN  
lot, piece or parcel of land,  
lying, situate, and being in the  
Township of Lehman, County  
of Pike and Commonwealth of  
Pennsylvania, being Lot No.  
248, Section No. 1G, Pocono  
Mountain Lake Estates, Inc.,

bounded and described as  
follows:

BEGINNING at a point on the  
easterly line of Pa. Legislative  
Route No. 51001, a common  
corner of Lot No. 248 and Lot  
No. 249 as shown on a plan of  
lots titled "Revision of a portion  
of Section 1, Section 1G, Pocono  
Mountain Lake Estates, Inc."  
drawn by Edward C. Hess  
Associates, Inc., Stroudsburg,  
Pa., and intended to be recorded;  
thence by Lot No. 249 South  
67 degrees 57 minutes 14  
seconds West 77.85 feet to a  
point; thence by Lot No. 247  
North 70 degrees 49 minutes 32  
seconds West 212.34 feet to a  
point on the easterly line of Pa.  
Legislative Route No. 51001;  
thence along the easterly line of  
Pa. Legislative Route No. 51001  
North 15 degrees 00 minutes 07  
seconds East 89.12 feet to the  
place of BEGINNING.

CONTAINING 18,211 square  
feet more or less.

BEING the same premises  
which Florence Domalewski and  
Regina Podurgial by Deed dated  
July 16, 2004 and recorded July  
16, 2004 in the Office of the  
Recorder of Deeds in and for  
the County of Pike in Record  
Book 2058, Page 1114, granted  
and conveyed unto Nicole E.  
Spiewak and Doreen A. Zittel,  
as Tenants in Common.

Tax ID/Assessment No.:  
06-0-189.04-02-32  
Pin/Control No.: 06-0-039216

Property is improved.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Nicole E. Spiewak and Doreen A. Zittel DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$137,906.69, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Nicole E. Spiewak and Doreen A. Zittel DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$137,906.69 PLUS

COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Newman Williams Mishkin et al  
712 Monroe St  
POB 511  
Stroudsburg, PA 18360-0511  
09/26/14 · 10/03/14 · **10/10/14**

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**SHERIFF SALE**  
**October 22, 2014**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1671-2013r SUR JUDGEMENT NO. 1671-2013 AT THE SUIT OF JPMorgan Chase Bank, National Association vs Janine Zinn and Gary D. Zinn 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 October 22, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

All that certain piece or parcel of Tract of land situate Dingman, Pike County, Pennsylvania, and being known as 114 Privet Lane, Milford, Pennsylvania 18337. TAX MAP AND PARCEL

NUMBER: 110.04-01-57  
THE IMPROVEMENTS  
THEREON ARE: Residential  
Dwelling  
REAL DEBT: \$238,625.81  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF: Janine Zinn  
A/K/A Janine M. Zinn and  
Gary D. Zinn, Jr.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Janine Zinn and Gary D. Zinn  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$238,625.81,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Janine  
Zinn and Gary D. Zinn  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$238,625.81 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street,  
Ste. 1400  
Philadelphia, PA 19109  
09/26/14 · 10/03/14 · **10/10/14**

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**SHERIFF SALE**  
**October 22, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1698-2009r SUR  
JUDGEMENT NO. 1698-2009  
AT THE SUIT OF Bank of  
America, NA as Successor  
by Merger to BAC Home  
Loans Servicing, LP vs Dean  
Halbohn 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  
October 22, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID

DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 1698-2009-CV  
Bank of America, N.A. as  
Successor by Merger to BAC  
Home Loans Servicing, LP  
v.  
Dean Halbohn  
owner(s) of property situate  
in the TOWNSHIP OF  
LEHMAN, PIKE County,  
Pennsylvania, being  
81 Clifton Drive a/k/a 81 Saw  
Creek Estate, Bushkill, PA  
18324-9403  
Parcel No. 192.03-01-30  
(Acreage or street address)  
Improvements thereon:  
**RESIDENTIAL DWELLING**  
Judgment Amount: \$288,788.33  
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 Dean Halbohn  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$288,788.33,  
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 Dean  
Halbohn DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$288,788.33 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste, 1400  
1 Penn Ctr Plaza  
Philadelphia, PA 19103  
09/26/14 · 10/03/14 · **10/10/14**

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**SHERIFF SALE**

**October 22, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO1746-2013r SUR  
JUDGEMENT NO.1746-2013  
AT THE SUIT OF Deutsche  
Bank National Trust Company,  
as Trustee for Morgan Stanley

Home Equity Loan Trust  
2006-1, by its servicer, Ocwen  
Loan Servicing, LLC vs  
William J. Bailey, Jr. and Tami  
L. Bailey 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  
October 22, 2014 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 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 12, Block W-1904,  
as set forth on a Plat of Lots,  
Wild Acres, Section Nineteen,  
Delaware Township, Pike  
County, Pennsylvania, dated  
February 1975, by Joseph D.  
Sincavage, Monroe Engineering,  
Inc. Stroudsburg, Pennsylvania  
and filed in the Office of the  
Recording of Deeds in and for  
Pike County, Pennsylvania Plat  
Book 16, Page 55 on June 16,  
1978.

Premises being 113 Hilltop  
Court, Dingmans Ferry, PA  
18328

Parcel no. 168.03-06-83

BEING THE SAME  
PREMISES which Tami L.  
Bailey, by Deed Date August 25,  
2010 and recorded September 7,  
2010 in Book 2344, Page 2585  
in the Office for the Recording  
of Deeds of Pike County  
conveyed unto William J. Bailey,  
Jr.

Residential Real Estate

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO William J. Bailey,  
Jr. and Tami L. Bailey  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$79,355.52,  
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 William J. Bailey, Jr. and Tami L. Bailey DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$79,355.52 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg  
1581 Main Street, Ste. 200  
Warrington, PA 18976  
09/26/14 · 10/03/14 · **10/10/14**

**SHERIFF SALE**  
**October 22, 2014**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1897-2013r SUR JUDGEMENT NO. 1897-2013 AT THE SUIT OF Bank of America, NA vs Warren D. Taylor 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 October 22, 2014 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 the Township of Lehman, Pike County, Pennsylvania, being Lot No. 3064, Section 33, as more particularly set forth on a Plot Map of Lehman-Pike Development Corporation, Saw Creek Estates, recorded in the Office of the Recorder of Deeds in and for the County of Pike, in plot Book Volume 27, Page 54-55.

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

BEING the same premises which Cabaret Home Builders, Inc. by Deed dated September 11, 2009 and recorded September 15, 2009 in the Office of the Recorder of Deeds in and for the County of Pike in Deed Book 2319, Page 1699, granted and conveyed unto Warren D. Taylor, a single man.

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

AMOUNT OF \$197,446.38,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Warren  
D. Taylor DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$197,446.38 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Shapiro & DeNardo  
3600 Horizon Drive, Ste. 150  
King of Prussia, PA 19406  
09/26/14 · 10/03/14 · **10/10/14**

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**SHERIFF SALE**  
**October 22, 2014**  
BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE

COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1931-2013r  
SUR JUDGEMENT NO.  
1931-2013 AT THE SUIT  
OF PNC Bank, National  
Association vs Stephanie  
Anderson aka Stephanie  
L. Anderson and Bruce D.  
Anderson, Jr. DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
October 22, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

All that certain parcel of land  
situated in the Township of  
Lehman, County of Pike,  
Commonwealth of Pennsylvania,  
being known and designated as  
Lot 342, Section 20, Saw Creek  
Estates, according to Plat Book  
13 Page 85, being more fully  
described in Deed Book 2046  
Page 2651, Dated 04/24/2004,  
Recorded 05/19/2004 in Pike  
County Records.

Tax/Parcel ID: 06-0-038887

BEING KNOWN AS: 263  
Saunders Drive a/k/a 1245 Saw  
Creek Estates, Bushkill, PA  
18324

PROPERTY ID NO.:  
06-0-038887

TITLE TO SAID PREMISES IS VESTED IN BRUCE D. ANDERSON JR. AND STEPHANIE L. ANDERSON BY DEED FROM MEADOW CREEK, INC. DATED 04/24/2004 RECORDED 05/19/2004 IN DEED BOOK 2046 PAGE 2651.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Stephanie Anderson aka Stephanie L. Anderson and Bruce D. Anderson, Jr. DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$212,963.31, 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 Stephanie Anderson aka Stephanie L. Anderson and Bruce D. Anderson, Jr. DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$212,963.31 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices  
111 Woodcrest Road, St. 200  
Cherry Hill, NJ 08003-3620  
09/26/14 · 10/03/14 · **10/10/14**

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**SHERIFF SALE**  
**October 22, 2014**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2138-2009r SUR JUDGEMENT NO. 2138-2009 AT THE SUIT OF Wells Fargo Bank, NA as Trustee for The Holders of Sasco 2007-mln1 vs Ian Bolden and Nichole Bolden 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 October 22, 2014 at 11:00 AM

PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 2138-2009-CIVIL  
Wells Fargo Bank, N.A. as  
Trustee for The Holders of Sasco  
2007-mln1

v.

Ian Bolden

Nichole Bolden

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

129 South Shore Drive, Milford,  
PA 18337

Parcel No. 122.02-07-01.002

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$329,032.13

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  
Ian Bolden and Nichole Bolden  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$329,032.13,  
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 Ian  
Bolden and Nichole Bolden  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT 329,032.13 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
09/26/14 · 10/03/14 · **10/10/14**

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**SHERIFF SALE**  
**October 22, 2014**  
BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 2268-2012r  
SUR JUDGEMENT NO.

2268-2012 AT THE SUIT  
OF LoanCare, a Division  
of FNF Servicing, Inc. vs  
Martin Niemiec and Catherine  
Niemiec 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  
October 22, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN  
lot, parcel or piece of land  
situate in the Township of  
Lehman, County of Pike and  
Commonwealth of Pennsylvania,  
being Lot 185, Section 23, Saw  
Creek Estates, as shown on  
a Plan of lots recorded in the  
Office of the Recorder of Deeds  
in and for the County of Pike, in  
Plat Book Volume 13, Page 40.

Being known as:  
618 SAW CREEK  
ESTATES, BUSHKILL,  
PENNSYLVANIA 18324.

Title vested unto Martin  
Niemiec and Catherine Niemiec,  
husband and wife, by deed  
from Brian D. Harris and Nidia  
Harris, Husband and Wife dated  
November 3, 2007 and recorded  
December 3, 2007 in Deed Book  
2259, Page 171.

TOGETHER with all  
rights and privileges and

UNDER AND SUBJECT  
to the covenants, exceptions,  
conditions, reservations and  
restrictions as of record.

Parcel # 06-0-192.03-04-50

Control Number: 06-0-061264

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Martin Niemiec  
and Catherine Niemiec  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$197,562.35,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Martin  
Niemiec and Catherine Niemiec  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$197,562.35 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street,  
Ste. 1400  
Philadelphia, PA 19109  
09/26/14 · 10/03/14 · **10/10/14**

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**SHERIFF SALE**  
**October 22, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 2387-2009r  
SUR JUDGEMENT NO.  
2387-2009 AT THE SUIT  
OF The Bank of New York  
Mellon fka The Bank of New  
York, as Successor Trustee  
for JPMorgan Chase Bank,  
NA as Trustee for NovaStar  
Mortgage Funding Trust,  
Series 2006-1 NovaStar Home  
Equity Loan Asset-Backed  
Certificates, Series 2006-1 vs  
Baytric Bullock and Maria  
Rosario 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  
October 22, 2014 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  
northeasterly line of Sparrow  
Loop, a common corner of  
Lot No. 337 and Lot No.  
338 as shown on a plan titled  
"Subdivision of Lands of  
Benjamin Foster, Lehman  
Township, Pike County, Section  
one", prepared by Edward C.  
Hess Associates, October 17,  
1969 and recorded in Plat Book  
Vol. 7, Page 155, October 17,  
1969, on file in the Office of  
the Records of Deeds, Milford,  
Pennsylvania; thence by Lot  
No. 338 North 63 degrees 55  
minutes 41 seconds East 228.84  
feet to a point thence by Lot No.  
336 South 24 degrees 34 minutes  
43 seconds West 200.00 feet  
to a point on the northeasterly  
line of Sparrow Loop; thence  
along the northeasterly line of  
Sparrow Loop North 65 degrees  
25 minutes 17 seconds West  
57.06 feet to a point of curvature  
of a tangent curve; thence by  
the same on a curve to the right  
having a radius of 179.70 feet for  
an arc length of 92.00 feet (chord  
bearing and distance being  
North 50 degrees 45 minutes 17

seconds West 91.00 feet) to the place of Beginning.

Containing 15,523 square feet, more or less.

Being Lot no. 337 on the above mentioned plan.

BEING KNOWN AS: 337 Sparrow Loop, Bushkill, PA 18324  
PROPERTY ID NO.: 183.03-04-2-9

TITLE TO SAID PREMISES IS VESTED IN BAYTRICK BULLOCK, A MARRIED MAN, AND MARIA ROSARIO, AN UNMARRIED WOMAN, AS TENANTS IN COMMON BY DEED FROM CRLOS A. NOVOA AND TERESA NOVOA, HIS WIFE DATED 03/02/2006 RECORDED 03/08/2006 IN DEED BOOK 2162 PAGE 2169.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Baytric Bullock and Maria Rosario DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$239,131.76, PLUS COSTS & INTEREST. THE SALE MADE

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

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Baytric Bullock and Maria Rosario DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$239,131.76 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices  
111 Woodcrest Road, St. 200  
Cherry Hill, NJ 08003-3620  
09/26/14 · 10/03/14 · **10/10/14**

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**SHERIFF SALE**  
**October 22, 2014**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION

NO 2465-2009r SUR  
JUDGEMENT NO. 2465-2009  
AT THE SUIT OF Bayview  
Loan Servicing, LLC vs  
Peter J. Keller and Kristen  
Keller 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  
October 22, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. CIVIL 2465-2009  
Bayview Loan Servicing LLC  
v.  
Peter J. Keller  
Kristen Keller  
owner(s) of property situate  
in the TOWNSHIP OF  
GREENE, PIKE County,  
Pennsylvania, being  
126 Fawnwood Circle a/k/a 66 B  
Fawnwood Circle, Greentown,  
PA 18426-0000  
Parcel No. 068.04-02-84  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$309,519.10  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

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

OF PENNSYLVANIA TO  
Peter J. Keller and Kristen Keller  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$309,519.10,  
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 Peter J.  
Keller and Kristen Keller  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$309,519.10 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

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

1 Penn Center Plaza  
Philadelphia, PA 19103  
09/26/14 · 10/03/14 · **10/10/14**

**SHERIFF SALE**

**October 22, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 2490-2009r SUR  
JUDGEMENT NO. 2490-2009  
AT THE SUIT OF Christiana  
Trust, A Division of Wilmington  
Savings Fund Society, FSB,  
Not in Its Individual Capacity  
But as Trustee of Arlp Trust 4  
vs Keila Zapata and Samuel  
Naranjo 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  
October 22, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 2490-2009-CIVIL  
Christiana Trust, A Division  
of Wilmington Savings Fund  
Society, FSB, Not in Its  
Individual Capacity But as  
Trustee of Arlp Trust 4  
v.  
Keila Zapata  
Samuel Naranjo  
owner(s) of property situate

in the TOWNSHIP OF  
DELAWARE, PIKE County,  
Pennsylvania, being  
154 Kemodobi Circle, a/k/a 154  
Kemadobi Circle, Dingmans  
Ferry, Pa 18328-9136  
Parcel No. 163.01-01-38  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$267,628.02  
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  
Keila Zapata and Samuel  
Naranjo DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$267,628.02,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

(30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Keila Zapata and Samuel Naranjo DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$267,628.02 PLUS

COSTS AND INTEREST AS AFORESAID.

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