
LEGAL NOTICES

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

ESTATE NOTICES

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

EXECUTRIX NOTICE

Estate of John P. Mahon, Deceased of Dingman Township, Pike County, PA. Any person or persons having claim against or indebted to estate present same to Executrix: Lucille Mahon, 102 Perch Terrace, Milford, PA 18337.
10/24/14 • 10/31/14 • **11/07/14**

EXECUTOR'S NOTICE

Estate of James F.

Danielson, Sr., deceased, late of Lehman Township, Pike County, Pennsylvania

Letters of Testamentary on the above estate have been granted to the undersigned, the aforesaid **Estate of James F. Danielson, Sr.**, having departed life on September 18, 2014. All persons indebted to the said estate are requested to make payment, and those

having claims should present the same without delay to: James F. Danielson Jr, Executor, of the Estate of James F. Danielson, Sr., or to the Attorneys for the Estate, Levy, Stieh & Gaughan, P.C, P. O. Box D, Milford, PA 18337.

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

ESTATE NOTICE

Estate of Jane Elizabeth deMars, deceased of Hawley, Pike County, Pennsylvania. Letters Testamentary on the above estate having been granted to Roger deMars, Executor, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to his attorney, Anthony J. Magnotta, Esquire, 1307 Purdytown Turnpike, Suite A, Lakeville, PA 18438.
10/31/14 • **11/07/14** • 11/14/14

EXECUTOR'S NOTICE

ESTATE OF William G. Hoffman late of Blooming Grove Township, Pike County, Pennsylvania, deceased.

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

Jack Andrew Hoffman
530 Summit Ave.
Johnstown, PA 15905
Executor

10/31/14 • 11/07/14 • 11/14/14

**ADMINISTRATOR'S
NOTICE**

ESTATE OF Joe L.

Fryhover, late of Lackawaxen
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
the same, without delay to

Tommy D. Fryhover
117 Red Rock Circle
Hawley, PA 18428
Administrator

10/31/14 • 11/07/14 • 11/14/14

**NOTICE OF
ADMINISTRATION**

Notice is hereby given that
Letters of Administration have
been granted in the ESTATE of
CONCETTA SMITH, 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 Administrator,
Rosemarie Kelly of 56 Erie
Avenue, Montvale, New Jersey
07645 or John F. Spall, Esquire,
Attorney for the Estate, 2573 Rt.
6, Hawley, Pennsylvania 18428.

JOHN F. SPALL,
ESQUIRE

10/31/14 • 11/07/14 • 11/14/14

**LETTERS
TESTAMENTARY**

Estate of Rudolph V. Zanol,
Deceased, late of 111 Ash Lane,
Milford, PA 18337.

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:

Craig R. Zanol, 101 Barberry
Lane, Milford, PA 18337 or to
his attorney, Douglas J. Jacobs,
Esq., 515 Broad Street, Milford,
PA 18337.

11/07/14 • 11/14/14 • 11/21/14

EXECUTOR'S NOTICE

Estate of: John J. Ward,
Sr. a/k/a John J. Ward. Late
of: Palmyra Township, Pike
County.

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

Rhoda Ward, Executrix, 168
Gumbletown Road, Paupack,
PA 18451, or to the attorney:
Frederick M. Nice, Esquire,
Leisawitz Heller Abramowitch
Phillips, P.C., 2755 Century
Boulevard, Wyomissing, PA
19610.

11/07/14 • 11/14/14 • 11/21/14

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

WAYNE TIGUE,
Plaintiff

vs.

RIYA TAKAYA,
Defendant

No. 839-2014-Civil
ACTION TO QUIET TITLE
ORDER

AND NOW, this 27th day of October, 2014, upon consideration of the Plaintiff's Motion for Judgment and the fact that the Defendant has not answered the Complaint or taken any action to defend this matter, it is hereby DECREED that:

1) The Defendant shall have thirty (30) days from the date of this Order in which to contest the entering of Judgment in this matter;

2) If such action is not taken within the thirty-day period, the Defendant shall be forever barred from asserting any right, lien, title or interest in land situated at Lot 6, Block III, Hemlock Farms Community, Stage XLII, Blooming Grove Township, Pike County, on file in the Office of the Recorder of deeds in and for the County of Pike, in: Record Book 1462, Page 313, dated December 12, 1997, and recorded in Record Book 2404, Page 2006.

3) If such action is not taken within the thirty-day period, the Prothonotary on Praecept of the Plaintiff shall enter final judgment and the Plaintiff is thereby authorized to record the same at their expense as a conveyance from the Defendants to themselves with the Recorder of Deeds of Pike County,

Pennsylvania;

4) The Plaintiff is hereby ORDERED to serve a copy of this Order upon the Defendants, as provided by previous Order of Court.

BY THE COURT
HON. JOSEPH F.
KAMEEN, P.J.

NOTICE

Notice is hereby given that on October 29, 2014, the Pike County Tax Claim Bureau did present to the Court of Common Pleas of Pike County a Consolidated Return for Upset tax sales held on September 24, 2014 and October 27, 2014, which return lists the properties sold for delinquent taxes situate in Townships of Blooming Grove, Delaware, Dingman, Greene, Lackawaxen, Lehman, Milford Borough, Palmyra Township, Porter Township, Shohola Township, Westfall Township, all in the County of Pike and State of Pennsylvania. That Return is entered at No. 1652, 2014 Civil. Objections or exceptions thereto may be filed by any owner or lien creditor within thirty (30) days after the date of the Return; otherwise the Return will be confirmed absolutely.

CYNTHIA A. GEHRIS,
DIRECTOR
Pike County
Tax Claim Bureau
County Administration
Building
506 Broad Street
Milford, PA. 18337

**In The Court of Common Pleas
Pike County
Civil Action – Law
No. 604-2014
Notice of Action in
Mortgage Foreclosure**

Nationstar Mortgage LLC
d/b/a Champion Mortgage
Company, Plaintiff vs. The
Unknown Heirs of Joyce
Triplett, Deceased, Anthony
Triplett, Solely in His Capacity
as Heir of Joyce Triplett,
Deceased, John Triplett, Solely
in His Capacity as Heir of Joyce
Triplett, Deceased, Richard
Triplett, Solely in His Capacity
as Heir of Joyce Triplett,
Deceased & William Triplett,
Solely in His Capacity as Heir
of Joyce Triplett, Deceased,
Mortgagor and Real Owner,
Defendants.

To: The Unknown Heirs
of Joyce Triplett, Deceased,
Defendant(s), whose last
known address is 119 Dogwood
Terrace, Milford, PA 18337.
This firm is a debt collector and
we are attempting to collect a
debt owed to our client. Any
information obtained from you
will be used for the purpose
of collecting the debt. You are
hereby notified that Plaintiff,
Nationstar Mortgage LLC d/b/a
Champion Mortgage Company,
has filed a Mortgage Foreclosure
Complaint endorsed with a
notice to defend against you in
the Court of Common Pleas
of Pike County, Pennsylvania,
docketed to No. 604-2014,
wherein Plaintiff seeks to
foreclose on the mortgage
secured on your property located,

119 Dogwood Terrace, Milford,
PA 18337, whereupon your
property will be sold by the
Sheriff of Pike County. 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 the
Complaint and notice are served,
by entering a written appearance
personally or by 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 for any other claim or
relief requested by the Plaintiff.
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 or cannot
afford one, go to or telephone
the office set forth below. This
office can provide you with
information about hiring a
lawyer. If you cannot afford to
hire a Lawyer, this office may
be able to provide you with
information about agencies that
may offer legal services to eligible
persons at a reduced fee or no
fee. Pike County Commissioners
Office, 506 Broad St., Milford,
PA 18337, 570-296-7613. Alyk
Oflazian, Atty. for Plaintiff,
KML Law Group, P.C., Ste.
5000, Mellon Independence
Center, 701 Market St., Phila.,
PA 19106-1532, 215.627.1322.

SHERIFF SALES

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

SHERIFF SALE

November 19, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 98-2014r SUR JUDGEMENT NO. 98-2014 AT THE SUIT OF PHH Mortgage Corporations Peter H. Bond aka Peter Bond and Jean M. Bond DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY November 19, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 98-2014-CV PHH Mortgage Corporation v. Peter H. Bond a/k/a Peter Bond Jean M. Bond owner(s) of property situate in the BLOOMING GROVE TOWNSHIP, PIKE County,

Pennsylvania, being 105 Wagner Lane, Lords Valley, PA 18428 Parcel No. 107.01-02-59 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$182,385.84 Attorneys for Plaintiff Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Peter H. Bond aka Peter Bond and Jean M. Bond DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$182,385.84, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Peter H. Bond aka Peter Bond and Jean M. Bond DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$182,385.84 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE

November 19, 2014

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

SAID DATE:

SHORT DESCRIPTION

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

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

NOTICE TO ALL PARTIES

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

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

SHERIFF SALE

November 19, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 106-2014r SUR JUDGEMENT NO. 106-2014 AT THE SUIT OF Nationstar Mortgage, LLC vs Valeriy Mironov and Yelena Mironova DEFENDANTS, I WILL EXPOSE TO

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

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

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

0.345 of an acre of land be the same more or less.

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

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

TAX PARCEL # 129.02-01-23

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

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Valeriy Mironov and Yelena Mironova DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$105,324.36, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Valeriy Mironov and Yelena Mironova DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$105,324.36 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE
November 19, 2014
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 112-2012r SUR JUDGEMENT NO. 112-2012 AT THE SUIT OF Green Tree Servicing, LLC vs Franker Antoine and Anne M. Antoine aka Anne Marie Antoine DEFENDANTS,

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

ALL THAT CERTAIN lot, tract, piece or parcel of land situate, lying and being in the Township of Lehman, County of Pike and State of Pennsylvania, more particularly described as follows: Lot Number 38, Stage 2 Pine Ridge, as shown on Plat of Pine Ridge, Inc., Stage 2, recorded in the Office of the Recorder of Deeds of Pike County in Plat Book Volume 6, Page 173, on July 5, 1968.

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

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Franker Antoine and Anne M. Antoine aka Anne Marie Antoine DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE

AMOUNT OF \$155,992.74, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Franker Antoine and Anne M. Antoine aka Anne Marie Antoine DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$155,992.74 PLUS COSTS AND INTEREST AS AFORESAID.

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

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

OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
152-2012r SUR JUDGEMENT
NO. 152-2012 AT THE
SUIT OF U.S. Bank National
Association, as Trustee for
Structured Asset Investment
Loan Trust, Mortgage
Pass-Through Certificates,
Series 2005-4 vs Vencotrai
Nadden and Shantawattie
Nadden DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
November 19, 2014 at 11:00
AM PREVAILING TIME
IN THE AFORENOON OF
SAID DATE:

SHORT DESCRIPTION

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

Control Number: 03-0-019461

Map Number: 122.02-03-04

THE IMPROVEMENTS
THEREON ARE: Residential
Dwelling

REAL DEBT: \$193,164.26

SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF: Vencotrai
Nadden and Shantawattie
Nadden

McCabe, Weisberg and Conway,
P.C.

123 South Broad Street,
Suite 1400
Philadelphia, PA 19109

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Vencotrai Nadden
and Shantawattie Nadden
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$193,164.26,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

Nadden and Shantawattie
Nadden DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$193,164.26 PLUS COSTS
AND INTEREST AS
AFORESAID.

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

SHERIFF SALE

November 19, 2014

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot,

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

BEING the same premises
which CSC Realty, LLC, a New
York Limited Liability Company
by Deed dated July 31, 2007
and recorded August 7, 2007
in the Office of the Recorder of
Deeds in and for the County of
Pike in Record Book 2244, Page
1049, granted and conveyed unto
Eli Dome and Karen Dome,
husband and wife.

Tax ID/Assessment No.:
01-0-107.01-05-24
Pin/Control No.: 01-0-036519

Property is improved.

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

AMOUNT OF \$89,181.61,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS
THE PROPERTY OF
Karen Dome and Eli Dome
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$89,181.61 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

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

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

LEGAL DESCRIPTION

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

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

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

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

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

EXHIBIT "A"

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

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

(30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Manuel Balines and Nadia Balines DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$340,767.11 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Parker Mccay
7001 Lincoln Dr
Marlton, NJ 08053
10/24/14 · 10/31/14 · **11/07/14**

SHERIFF SALE
November 19, 2014
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 303-2014r SUR JUDGEMENT NO. 303-2014 AT THE SUIT OF Green Tree Servicing, LLC vs Sean Wilson and Alison Wilson DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY November 19, 2014 at 11:00 AM PREVAILING TIME

IN THE AFORENOON OF SAID DATE:

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

BEING Lot 81 ABC, Block B-97, as set forth on a Plan of Lots – Birchwood Lakes, Section 13, Delaware Township, Pike County, Pennsylvania, dated July 1965 by John B. Alcher, Monroe Engineering, Inc., Stroudsburg, PA and filed in the Office for the Recording of Deeds in and for Pike County, PA, in Plat Book 5, Page 126 on August 18, 1996.

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

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

TAX PARCEL: #162.02-15-84

IMPROVEMENTS:
Residential property.

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

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

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

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Gregory Javardian
1310 industrial Blvd., Ste. 101
Southampton, PA 18966
10/24/14 · 10/31/14 · **11/07/14**

SHERIFF SALE

November 19, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
356-2014r SUR JUDGEMENT
NO. 356-2014 AT THE SUIT
OF JPMorgan Chase Bank,
National Association vs Deborah
Faison DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
November 19, 2014 at 11:00
AM PREVAILING TIME
IN THE AFORENOON OF
SAID DATE:

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

Tax Identification No.
01-033961.

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

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

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

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

OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$74,858.66,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Deborah
Faison DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$74,858.66 PLUS COSTS
AND INTEREST AS
AFORESAID.

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

SHERIFF SALE

November 19, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
368-2013r SUR JUDGEMENT
NO. 368-2013 AT THE SUIT
OF Wells Fargo Bank, NA vs
Eric Richards and Crystalyn
Richards DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
November 19, 2014 at 11:00
AM PREVAILING TIME
IN THE AFORENOON OF
SAID DATE:

SHORT DESCRIPTION

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

Map Number: 182.01-04-05-
.001

Control Number: 06-0-103853

THE IMPROVEMENTS
THEREON ARE: Residential
Dwelling

REAL DEBT: \$209,071.78

SEIZED AND TAKEN

IN EXECUTION AS THE

PROPERTY OF: Eric Richards
and Crystalyn Richards
McCabe, Weisberg and Conway,
P.C.

123 South Broad Street, Suite
1400
Philadelphia, PA 19109

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Eric Richards and
Crystalyn Richards
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$209,071.78,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

REPUTED OWNERS TO
COLLECT \$209,071.78 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

SHERIFF SALE

November 19, 2014

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

LEGAL DESCRIPTION

ALL THAT CERTAIN
lot or lots, parcel or piece of
ground SITUATE in Lehman

Township, Pike County, Pennsylvania, being lot or townhouse No. 3269, Section No. 34; ais is more particularly set forth on the Plot Map of Lehman-Pike Development Corporation, Saw Creek Estates, as same is duly recorded in the Office for the Recording of Deeds, Milford, Pike County, Pennsylvania in Plat Book Volume 26, Page 167.

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

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

Pin/Control No.: 06-0-106348

Property is improved.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Stephanie Tripoli, Administrator of the Estate of Mary Tripoli, Deceased DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE

AMOUNT OF \$56,715.50, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Stephanie Tripoli, Administrator of the Estate of Mary Tripoli, Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$56,715.50 PLUS COSTS AND INTEREST AS AFORESAID.

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

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

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

SHORT DESCRIPTION

All that certain piece or parcel or
Tract of land situate Porter, Pike
County, Pennsylvania, and being
known as 120 Franklin Drive,
Hawley, Pennsylvania 18428.
Control Number: 11-0-1696
THE IMPROVEMENTS
THEREON ARE: Residential
Dwelling
REAL DEBT: \$158,105.03
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF: Timothy
O'Toole
McCabe, Weisberg and
Conway, P.C.
123 South Broad Street,
Suite 1400
Philadelphia, PA 19109

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

THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Timothy O'Toole
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$158,105.03
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Timothy
O'Toole DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$158,105.03 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

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

SHERIFF SALE

November 19, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
447-2010r SUR JUDGEMENT
NO. 447-2010 AT THE SUIT
OF Bank of America, NA sbm
to BAC Home Loans Servicing,
LP f/ka Countrywide Home
Loans Servicing, LP vs Enrique
Vasquez, Jr. DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
November 19, 2014 at 11:00
AM PREVAILING TIME
IN THE AFORENOON OF
SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 447-2010- CIVIL
Bank of America, N.A. s/b/m
to BAC Home Loans Servicing,
LP f/k/a Countrywide Home
Loans Servicing, LP
v.
Enrique Vasquez, Jr.
owner(s) of property situate
in the TOWNSHIP OF
LEHMAN, PIKE County,

Pennsylvania, being
Lot 10 Phase 2 Section 1,
a/k/a 114 Brandyshire Drive,
Tamiment, PA 18371
Parcel No. 188.03-03-40 –
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$378,429.78
Attorneys for Plaintiff
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Enrique Vasquez, Jr.
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$378,429.78,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Enrique Vasquez, Jr. DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$378,429.78 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE
November 19, 2014

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

SAID DATE:

SHORT PROPERTY DESCRIPTION BY VIRTUE OF A WRIT OF EXECUTION TO CASE NO. 493-2014 Civil ISSUED TO PLAINTIFF: FEDERAL NATIONAL MORTGAGE ASSOCIATION (“FANNIE MAE”)

PROPERTY BEING KNOWN AS:

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the Township of Dingman, County of Pike, and State of Pennsylvania, more particularly described as Lot No. 13, Block No. 12, Section No. 2, Gold Key Estates, as shown on plat or map of Gold Key Estates, subdivisions recorded in the Office of the Recorder of Deeds of Pike County in Plat book 5, Page 84.

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

IMPROVEMENTS THEREON CONSIST OF:

Residential Dwelling SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Raymond Giddings and Melanie L. Giddings

PIN NUMBER, WHICH IS THE ASSESSMENT OR PARCEL NO., MAP, BLOCK AND LOT): 122.04-04-88, CONTROL #: 03-0-016571 ATTORNEY ON WRIT: MARTHA E. VON

ROSENSTIEL, P.C.

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

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

\$203,736.67 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE

November 19, 2014

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

SHORT DESCRIPTION

By virtue of a Writ of Execution No. CIVIL-506-2014 JPMorgan Chase Bank, N. A. v. Stephan H. Salvesen owner(s) of property situate in DELAWARE TOWNSHIP,

PIKE County, Pennsylvania,
being
125 East Lakeview Drive,
Dingmans Ferry, PA
18328-4098
Parcel No. 149.04-14-68 –
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$150,542.97
Attorneys for Plaintiff
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Stephan H. Salvesen
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$150,542.97,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Stephan H.
Salvesen DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$150,542.97 PLUS COSTS
AND INTEREST AS
AFORESAID.

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

SHERIFF SALE
November 19, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
546-2006r SUR JUDGEMENT
NO. 546-2006 AT THE SUIT
OF Deutsche Bank National
Trust Company, as Trustee
for Citigroup Mortgage loan
Trust, Series 2005-OPT1,
Asset Backed Pass-Through
Certificates, Series 2005-OPT1
vs David A. Marr aka David
Marr and Ilona F. Marr aka
Ilona Marr DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION

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

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 546-06

Deutsche Bank National Trust Company, as Trustee for Citigroup Mortgage Loan Trust, Series 2005-Opt1, Asset Backed Pass-through Certificates, Series 2005-OPT1

v.

David A. Marr A/K/A David Marr

Ilona F. Marr A/K/A Ilona Marr owner(s) of property situate in the MATAMORAS BOROUGH, PIKE County, Pennsylvania, being 401 Avenue G, Matamoras, PA 18336-1303

Parcel No. 083.10-02-46 (Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$237,680.77

Attorneys for Plaintiff

Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO David A. Marr aka David Marr and Ilona F. Marr aka Ilona Marr DEFENDANTS, OWNER, OR REPUTED OWNERS

OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$237,680.77, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF David A. Marr aka David Marr and Ilona F. Marr aka Ilona Marr DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$237,680.77 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE

November 19, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO.

649-2013r SUR JUDGEMENT
NO. 649-2013 AT THE SUIT
OF Wells Fargo Bank, NA vs
Garrison K. Schulz and Janet
C. Schulz DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
November 19, 2014 at 11:00
AM PREVAILING TIME
IN THE AFORENOON OF
SAID DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN lot
or parcel of land situate in the
Township of Lehman, County of
Pike and State of Pennsylvania,
being Lot No. 205, Section
No. 1-B as shown on a map of
Pocono Mountain Lake Estates,
Inc., recorded in Pike County
Plat Book Volume 9, page 35.

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

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

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

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

Control #: 06-0-039293

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Garrison K. Schulz
and Janet C. Schulz
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$140,280.12,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Garrison
K. Schulz and Janet C. Schulz
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$140,280.12 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

SHERIFF SALE

November 19, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
657-2014r SUR JUDGEMENT
NO. 657-2014 AT THE
SUIT OF Wayne Bank vs
McKean Custom Homes(a
Pennsylvania Partnership),
Stephen W. McKean and Rory
E. McKean DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY

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

LEGAL DESCRIPTION

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

BEGINNING at a point in the
center line of the Old Milford
Owego Turnpike, said point
forming the southeasterly most
corner of the lands herein
conveyed and lying on the lands
of Old Mill Estates; thence
traversing along the centerline
of the said Old Milford Owego
Turnpike; North 59 degrees
59 minutes 24 seconds West
198.50 feet to a point; thence
continuing along said right
of way North 46 degrees 41
minutes 24 seconds West 320.00
feet to a point; thence North 42
degrees 54 minutes 31 seconds
West 185.75 feet to a point in
the centerline of U.S. Route
6; thence traversing along the
centerline of said U.S. Route 6,
North 55 degrees 13 minutes 00
seconds West 107.56 feet to a
point; thence continuing along
said centerline of U.S. Route 6,
North degrees 48 minutes 28
seconds West 174.87 feet to a

point; thence continuing along the said centerline North 50 degrees 31 minutes 1 second West 540.46 feet to a point; thence leaving the said centerline of U.S. Route 6 and cutting the lands of the Grantor herein South 39 degrees 38 minutes 30 seconds West 1,986.12 feet to a set iron bar; thence along the lines of the lands of Old Mill estates South 28 degrees 11 minutes 22 seconds East 370.06 feet to a found stone corner; thence continuing along the boundary of the lands of Old Mill Estates North 68 degrees 35 minutes 36 seconds East 2,475.93 feet to a point and place of BEGINNING.

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

Unimproved Land

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

BEGINNING at a point for a corner, said point of beginning being in the center line of Legislative Route 51007 and said point of beginning also being the following course and distance from the line of lands now or formerly of R.S. Hamilton along

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

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

Property is Improved

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

PARCEL I: BEGINNING at a stone corner located in the line between the lands of Theresa Fleming and the lands now or formerly of William Chruvet, the said point being located South 19 degrees 09 minutes 44 seconds East 355.2 feet from the center line of Legislative

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

BEING THE SAME

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

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

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

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

PIN: 137.00-01-29
Property is unimproved.

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

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

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF McKean Custom Homes(a Pennsylvania Partnership), Stephen W. McKean and Rory E. McKean DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$168,116.46 PLUS COSTS AND INTEREST AS AFORESAID.

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

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

COUNTY, CIVIL DIVISION,
TO EXECUTION NO
658-2014r SUR JUDGEMENT
NO. 658-2014 AT THE SUIT
OF Wayne Bank vs McKean
Custom Homes(a Pennsylvania
Partnership), Stephen W.
McKean, Rory E. McKean,
Michelle McKean and Elizabeth
M. McKean DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
November 19, 2014 at 11:00
AM PREVAILING TIME
IN THE AFORENOON OF
SAID DATE:

Legal Description

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

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

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

Property is improved.

PIN: 113.13-04-62

Address: 208 East Harford
Street, Milford PA 18337

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

BEGINNING at a point for a
corner, said point of beginning
being in the center line of
Legislative Route 51007 and said
point of beginning also being the
following course and distance
from the line of lands now or
formerly of R.S. Hamilton along
Legislative Route 51007: South
65 degrees 02 minutes West
315.0 feet; thence South 23
degrees 50 minutes East 380.93
feet to a pipe for a corner; thence
South 59 degrees 24 minutes
West 29.7 feet to a pipe; thence
South 77 degrees 02 minutes
West 100.1 feet to a pipe for a
corner; thence North 24 degrees
08 minutes West 375.06 feet
to a point in the centerline
of Legislative Route 51007;
thence along the centerline
of Legislative Route 51007
North 70 degrees 19 minutes
East 130.0 feet to the point
and place of BEGINNING.
CONTAINING therein 1.09
acres, more or less. (Plot Book 5/
Page 219)
Property I.D. #019487
SUBJECT TO the restrictions

of Legislative Route 51007.

PIN 137.00.01-24

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

PARCEL I: BEGINNING at a stone corner located in the line between the lands of Theresa Fleming and the lands now or formerly of William Chruvet, the said point being located South 19 degrees 09 minutes 44 seconds East 355.2 feet from the center line of Legislative Route No. 51007; thence from said point of beginning, running along lands of Evelyn and Ted Kosh, North 77 degrees 15 minutes 12 seconds East 161.73 feet to a point for a corner; thence along lands of John and Pat Meany, North 76 degrees 43 minutes 18 seconds East 99.70 feet to a corner; thence along Lot No. 2, South 17 degrees 29 minutes 12 seconds East 999.55 feet to a point in the same center of an old abandoned road; thence along the center of same, along lands of Donald Brink, South 72 degrees 11 minutes 22 seconds West 289.52 feet to a point; thence along the center of same, South 81 degrees 00 minutes 37 seconds West 179.09 feet to a point; thence along the line of a stone wall along lands now or formerly of Hittenburg, North 42 degrees 10 minutes

14 seconds West 317.59 feet to a corner in said wall; thence along lands of William Chruvet, North 70 degrees 55 minutes 16 seconds East 357.99 feet to a found stone corner; thence along same, North 19 degrees 04 minutes 44 seconds West 692.50 feet to the point and place of beginning. BEING Lot 1 as surveyed by Victor E. Orben, R.S., Milford, Pa, August 8, 1977. Drawing No. CC-141, Revision A, dated September 20, 1977, and as recorded on December 21, 1977, in Pike County Map Book 15, page 62. BEING THE SAME PREMISES which WILLIAM FLEMING and BERTHA FLEMING, his wife and PATRICIA MEANY and JOHN MEANY, her husband and EVELYN KOSCH and THEODORE KOSCH, her husband by indenture bearing date the 9th day of March, 1978 and being recorded at Milford, Pennsylvania in the Office for the Recording of Deeds, in and for the County of Pike, on the 22nd day of May, 1978 78 in Deed Book Volume 626, page 238, granted and conveyed unto THEODORE KOSCH and EVELYN KOSCH, his wife, in fee.

TOGETHER WITH a right of way over and across a 50-foot wide proposed road and a 33-foot wide proposed road leading from the hereinabove described premises to Legislative Route No. 51007, the said right of way to be used in common

with the grantors, their heirs and assigns, and the grantees, their heirs and assigns, as shown on the hereinabove referenced map.

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

Property is not improved

PIN: 137.00-01-29
THE SALE IS MADE BY

VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO McKean Custom Homes(a Pennsylvania Partnership), Stephen W. McKean, Rory E. McKean, Michelle McKean and Elizabeth M. McKean DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$230,259.27, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

M. McKean DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$230,259.27 PLUS COSTS
AND INTEREST AS
AFORESAID.

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

SHERIFF SALE

November 19, 2014

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

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 696-2012
Citimortgage, Inc.
v.
Wayne A. Riddlehoover
owner(s) of property situate in
DELAWARE TOWNSHIP,

PIKE County, Pennsylvania,
being
154 Fairview Drive, Dingmans
Ferry, PA 18328
Parcel No. 168.04-05-35
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$167,920.89
Attorneys for Plaintiff
Phelan Hallinan, LLP

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

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

MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Wayne A. Riddlehoover DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$167,920.89 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE
November 19, 2014

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

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

Control Number: 03-0-019540

Map Number: 110.04-04-61

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$411,920.50

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Steven

Rattiner

McCabe, Weisberg and Conway, P.C.

123 South Broad Street,
Suite 1400

Philadelphia, PA 19109

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

HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Steven Rattiner DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$411,920.50 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE
November 19, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1110-2013r SUR JUDGEMENT NO. 1110-2013 AT THE SUIT OF JPMorgan Chase Bank, National Association vs Joseph Scalise DEFENDANTS, I WILL EXPOSE TO

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

LEGAL DESCRIPTION

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

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

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

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

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

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

CONTROL NUMBER
03-0-017589

MAP NUMBER: 136.02-02-08

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

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

A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Joseph Scalise DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$122,90915 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE

November 19, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1112-2010r SUR JUDGEMENT NO.1112-2010 AT THE SUIT OF BAC Home Loans Servicing, LP vs Araxce Kelesh, in Her Capacity as Administratrix of The Estate of Gregory B. Kelesh, unknown Heirs, successors, assigns, and all persons, firms

or associations claiming Right,
Title or Interest From or
Under Gregory B. Kelesh,
Deceased vs DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
November 19, 2014 at 11:00
AM PREVAILING TIME
IN THE AFORENOON OF
SAID DATE:

SHORT DESCRIPTION

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

v.

Araxce Kelesh, in Her Capacity
as Administratrix of The Estate
of Gregory B. Kelesh Unknown
Heirs, Successors, Assigns,
and All persons, Firms or
Associations Claiming Right,
Title or Interest From or Under
Gregory B. Kelesh, Deceased
owner(s) of property situate in
the PIKE County, Pennsylvania,
being

111 Kelesh Drive, Greentown,
PA 18426-3083

Parcel No.

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$179,896.44

Attorneys for Plaintiff

Phelan Hallinan, LLP

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

THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Araxce Kelesh, in Her Capacity
as Administratrix of The Estate
of Gregory B. Kelesh, unknown
Heirs, successors, assigns, and
all persons, firms or associations
claiming Right, Title or Interest
From or Under Gregory B.
Kelesh, Deceased DEFEN-
DANTS, OWNER, OR
REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$179,896.44,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Araxce
Kelesh, in Her Capacity as
Administratrix of The Estate of
Gregory B. Kelesh, unknown

Heirs, successors, assigns,
and all persons, firms or
associations claiming Right,
Title or Interest From or Under
Gregory B. Kelesh, Deceased
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$179,896.44 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

SHERIFF SALE
November 19, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1188-2013r SUR
JUDGEMENT NO. 1188-2013
AT THE SUIT OF PNC
Bank, National Association,
successor in interest to National
City Real Estate Services,
LLC, successor by merger to
National City Mortgage, Inc.
fka National City Mortgage co.
dba Commonwealth United
Mortgage Company vs Kenneth
Reardon aka Kenneth C.
Reardon DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION

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

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. 1188-2013
PNC BANK, NATIONAL
ASSOCIATION,
SUCCESSOR IN INTEREST
TO NATIONAL CITY
REAL ESTATE SERVICES,
LLC, SUCCESSOR BY
MERGER TO NATIONAL
CITY MORTGAGE, INC.,
FORMERLY KNOWN
AS NATIONAL CITY
MORTGAGE CO.
DOING BUSINESS AS
COMMONWEALTH
UNITED MORTGAGE
COMPANY

v.
KENNETH REARDON
A/K/A KENNETH C.
REARDON
owners(s) of property situate
in the DELAWARE
TOWNSHIP, PIKE County,
Pennsylvania, being
178 OUTER DRIVE,
BIRCHWOOD LAKES, PA
18328-9130
Parcel No. 162.02-06-68
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$85,768.09
Attorneys for Plaintiff
Phelan Hallinan, LLP

THE SALE IS MADE BY

VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Kenneth Reardon aka Kenneth C. Reardon DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$85,768.09, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

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

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

SHORT DESCRIPTION
By virtue of a Writ of Execution No. 1271-2013
Green Tree Servicing LLC
v.
Carol A. Millar a/k/a Carol Ann Millar
Michael G. Millar a/k/a Michael

Gordon Millar
owner(s) of property situate in
the MILFORD TOWNSHIP,
PIKE County, Pennsylvania,
being
127 Fire Tower Road, Milford,
PA 18337-9339
Parcel No. 096.00-01-70
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$95,544.38
Attorneys for Plaintiff
Phelan Hallinan, LLP

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

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

BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Carol A.
Millar aka Carol Ann Millar
and Michael G. Millar aka
Michael Gordon Millar
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$95,544.38 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

SHERIFF SALE

November 19, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1358-2012r SUR
JUDGEMENT NO. 1358-2012
AT THE SUIT OF Nationstar
Mortgage, LLC vs Robert R.
Zellers, JR. DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION

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

LEGAL DESCRIPTION

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

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

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

TAX I.D. #189.02-01-29

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Robert R. Zellers, JR. DEFENDANTS, OWNER, OR REPUTED OWNERS

OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$177,863.66, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

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

SHERIFF SALE

November 19, 2014

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1503-2013r
SUR JUDGEMENT
NO. 1503-2013 AT THE
SUIT OF Federal National
Mortgage Association vs
Jeffrey R. Vaccarino and Stacey
Vaccarino DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
November 19, 2014 at 11:00
AM PREVAILING TIME
IN THE AFORENOON OF
SAID DATE:

SHORT PROPERTY
DESCRIPTION
BY VIRTUE OF A WRIT OF
EXECUTION TO CASE NO.
1503-2013
ISSUED TO PLAINTIFF:
FEDERAL NATIONAL
MORTGAGE
ASSOCIATION
PROPERTY BEING
KNOWN AS:
ALL THAT CERTAIN piece,
parcel and tract of land situate,
lying and being in the Township
of Blooming Grove, County of
Pike and Commonwealth of
Pennsylvania, more particularly
described as follows to wit:

BEING Lot 20, Block XXV,
Hemlock Farms Community,
Stage LXXI, as shown on plat
of Hemlock Farms Community,
Maple Ridge, Stage LXXI,
recorded in the Office of the
Recorder of Deeds, Pike County,
in Plat Book 7, Page 96, on the
13th day of June, 1969.
BEING KNOWN AS: 126
Horseshoe Lane Lords Valley,
PA 18428
IMPROVEMENTS
THEREON CONSIST OF:
Residential Dwelling
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Jeffrey R.
Vaccarino and Stacey Vaccarino
PIN NUMBER, WHICH IS
THE ASSESSMENT OR
PARCEL NO., MAP, BLOCK
AND LOT): 133.01-02-21
ATTORNEY ON WRIT:
MARTHA E. VON
ROSENSTIEL, P.C.

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

REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Jeffrey R.
Vaccarino and Stacey Vaccarino
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$164,678.80 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

SHERIFF SALE
November 19, 2014
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1510-2013r SUR
JUDGEMENT NO. 1510-2013

AT THE SUIT OF Bank of
America, NA as Successor by
Merger to BAC Home Loans
Servicing, LP fka Countrywide
Home Loans Servicing, LP vs
Gerard Kreischer and Mary
Kreischer DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
November 19, 2014 at 11:00
AM PREVAILING TIME
IN THE AFORENOON OF
SAID DATE:

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

v.
Gerard Kreischer
Mary Kreischer
owner(s) of property situate in
MILFORD TOWNSHIP,
PIKE County, Pennsylvania,
being
104 Valley Court, Milford, PA
18337-9575
Parcel No. 096.00-01-15.008-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$437,324.77
Attorneys for Plaintiff
Phelan Hallinan, LLP

THE SALE IS MADE BY

VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Gerard Kreisscher and Mary Kreischer DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$437,324.77, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Gerard Kreischer and Mary Kreischer DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$437,324.77 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE

November 19, 2014

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

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 1574-2012-CIVIL Ocwen Loan Servicing, LLC v. Loxley A. Sylvan Dorabella Sylvan owner(s) of property situate in the TOWNSHIP OF LEHMAN, PIKE County,

Pennsylvania, being
4764 PINE RIDGE DRIVE
WEST A/K/A LOT 233
SECTION 6 A/K/A 233 PINE
RIDGE DRIVE WEST,
BUSHKILL, PA 18324
Parcel No. 193.02-03-32
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$312,920.35
Attorneys for Plaintiff
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Loxley A. Sylvan and Dorabella
Sylvan DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$312,920.35,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Loxley A.
Sylvan and Dorabella Sylvan
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$312,920.35 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

SHERIFF SALE
November 19, 2014
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1666-2013r SUR
JUDGEMENT NO.1666-2013
AT THE SUIT OF Green Tree
Servicing, LLC vs David Aviles
and Jeannie Campis-Aviles
DEFENDANTS, I WILL
EXPOSE TO SALE
OF PUBLIC VENDUE
OR OUTCRY IN
THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY

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

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

BEING tract No. 2012, Section XVII, Conashaugh Lakes, as shown on plat or map recorded in the Office of the Recorder of Deeds of Pike County in Plat Book 18, page 124.

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

TAX PARCEL # 03-0-067782

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

THE SALE IS MADE BY VIRTUE OF A WRIT OF

EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA

TO David Aviles and Jeannie Campis-Aviles DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$233,437.17, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

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

SHERIFF SALE

November 19, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1828-2008r SUR
JUDGEMENT NO. 1828-2008
AT THE SUIT OF US
Bank National Association as
Trustee NA rase 2006-emb8 vs
Steven M. Ulvila and Jeanette
M. Ulvila DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
November 19, 2014 at 11:00
AM PREVAILING TIME
IN THE AFORENOON OF
SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 2008-01828
US Bank National Association as
Trustee N.A. Rasc 2006-emb8
v.
Steven M. Ulvila
Jeanette M. Ulvila
owner(s) of property situate
in the BOROUGH OF
MATAMORAS, PIKE County,
Pennsylvania, being

109 Avenue G. Matamoras, PA
18336-1209
Parcel No. 083.10-01-49
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$198,046.90
Attorneys for Plaintiff
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Steven M. Ulvila and Jeanette
M. Ulvila DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$198,046.90,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Steven M.
Ulvila and Jeanette M. Ulvila
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$198,046.90 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

SHERIFF SALE
November 19, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1879-2013r SUR
JUDGEMENT NO. 1879-2013
AT THE SUIT OF Picatinny
Federal Credit Union vs Ruth
E. Moore DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
November 19, 2014 at 11:00
AM PREVAILING TIME
IN THE AFORENOON OF
SAID DATE:

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

Lot 6ABC, Block B-79
(previously described in error
as Block B-75) as set forth on a
Plan of Lots – Birchwood Lakes,
Section 10, Delaware Township,
Pike County, Pennsylvania,
dated August, 1965 by John B.
Aicher, Monroe Engineering,
Inc. Stroudsburg, Pennsylvania
and filed in the Office for the
Recording of Deeds in and for
Pike County, Pennsylvania in
Plot Book 4, page 187 on August
23, 1963 (previously described in
error as 1965).

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

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

The property is improved with a
single family dwelling.

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

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

THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Ruth E. Moore
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$29,869.00,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Oliver Price & Rhodes
1212 South Abington Road
Clarks Summit, PA 18411
10/24/14 · 10/31/14 · 11/07/14

SHERIFF SALE
November 19, 2014

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

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. 1916-2013
Green Tree Servicing LLC
v.
Matthew T. Minor
Keri Minor
owner(s) of property situate in
the LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being
338 Sparrow Road, Bushkill PA
18324
Parcel No. 183.03-04-28

(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$52,469.79
Attorneys for Plaintiff
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Matthew T. Minor and Keri
Minor DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$52,469.79,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

PROPERTY OF Matthew
T. Minor and Keri Minor
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$52,469.79 PLUS
COSTS AND INTEREST AS
AFORESAID.
PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., Ste. 1400
1 Penn Ctr Plaza
Philadelphia, PA 19103
10/24/14 · 10/31/14 · **11/07/14**

SHERIFF SALE

November 19, 2014

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

SHORT DESCRIPTION

All that certain piece or parcel or
Tract of land situate Dingman,
Pike County, Pennsylvania, and

being known as 118 Blueberry Drive a/k/a Lot 566 Blueberry Drive, Milford, Pennsylvania 18337.

Parcel Number: 110.04-04-41
Control Number: 03-0-19950
THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$210,943.25
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Ishmael Carr McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400
Philadelphia, PA 19109

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

TO Ishmael Carr DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$210,943.25, PLUS COSTS & INTEREST. THE SALE MADE

SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF

ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Ishmael Carr DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$210,943.25 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE
November 19, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2006-2013r SUR JUDGEMENT NO. 2006-2013 AT THE SUIT OF U.S. Bank National Association, as Trustee for the Pennsylvania Housing Finance Agency vs Carrie VanDunk DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION

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

SHORT LEGAL FOR ADVERTISING:

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

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

AMOUNT OF \$137,491.39, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

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

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

COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 2185-2009r
SUR JUDGEMENT NO.
2185-2009 AT THE SUIT
OF Bank of America, NA as
Successor by Merger to BAC
Home Loans Servicing, LP vs
Edilson Rodriguez, Lymarie
Rodriguez and William A.
Camacho DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
November 19, 2014 at 11:00
AM PREVAILING TIME
IN THE AFORENOON OF
SAID DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. 2185-2009
Bank of America, N.A. as
Successor by Merger to BAC
Home Loans Servicing, LP
v.
Edilson Rodriguez
Lymarie Rodriguez
William A. Camacho
owner(s) of property situate
in the TOWNSHIP OF
LEHMAN, PIKE County,
Pennsylvania, being
200 Grouse Court aka Lot 200
Sec 3c, Pocono Mountain Lake
Estate, Bushkill, PA 18324
Parcel No. 182.03-01-24
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING

Judgment Amount: \$257,024.08
Attorneys for Plaintiff
Phelan Hallinan, LLP

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

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

and William A. Camacho
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$257,024.08 PLUS
COSTS AND INTEREST AS
AFORESAID.
PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
10/24/14 · 10/31/14 · **11/07/14**

SHERIFF SALE

November 19, 2014

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of the 43rd Judicial District, Commonwealth of Pennsylvania, Pike County Branch, Civil Division, to Execution No. 2366-2010 Civil, at the suit of LSF8 Master Participation Trust, as successor Plaintiff to Beneficial Consumer Discount Company, d/b/a Beneficial Mortgage Co. of Pennsylvania, Plaintiff vs. Ceasar M. Garcia and Lorraine Garcia, Defendants, I will expose to sale by public venue or outcry in the Pike County Administration Bldg., 506 Broad St. in Milford, Pike County, PA on, 2014 at 11:00 A.M. prevailing time in the forenoon of said date,

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

PARCEL I:

BEGINNING at a point in the center line of Old Byer Road, the said point being the southeasterlymost corner of Lot No. 8 conveyed to George Huff and the northerlymost corner of Lot No. 7 herein described; thence running along the center of Old Byer Road, South 25 degrees 37 minutes 50 seconds East 150.55 feet to a point; thence along the center of North Court, South 64 degrees 23 minutes 53

seconds West 210.14 feet to a point in the center of said Court; thence along Lot No. 9, North 23 degrees 57 minutes West 25 feet to an iron bar on the northerly side of North Court; thence continuing along Lot No. 9, North 21 degrees 12 minutes West 122.2 feet to an iron pipe and stone corner; thence along the lands of George Huff, North 63 degrees 20 minutes East 200 feet to the point and place of BEGINNING. CONTAINING 0.7 acres, more or less. Being Lot No. 7, Block 3, Section A at Huggy Bear Lake.

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

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

TOGETHER WITH unto the Grantees, their heirs and assigns, in common, however, with the Grantors, their heirs and assigns, of the right of ingress and egress by foot only, in and upon a twenty foot access road as shown on a map or plan of Huggy Bear

Lake as surveyed by Victor E. Orben C.S., Drawing #A-340, and recorded in Pike County Plat Book 4, Page 224, with the right and privilege unto the Grantees, their heirs and assigns, in common, however, with the Grantors, their heirs and assigns, to the use and enjoyment of the reserved beach area as shown on said map or plan with the further right and privilege of boating, bathing and fishing, to the extent now enjoyed by the Grantors, their heirs and assigns. However, the Grantors, their heirs and assigns, shall not be responsible for the quantity and quality of water in or remaining in said lake at any time and the Grantees, their heirs and assigns, shall not use any power boats of any kind whatsoever in and upon the said Huggy Bear Lake.

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

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

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

PARCEL II:

BEGINNING at a point in the center line of Old Byer Road at a point where the lands of the grantors herein and the lands of Bradley intersect same; thence

along the center of said Old Byer Road, South 26 degrees 40 minutes East 180.0 feet to a point; thence cutting lands of George McKean, et ux., South 63 degrees 20 minutes West 200.0 feet to an iron pipe and stones for a corner; thence still cutting lands of McKean, North 26 degrees 40 minutes West 83.8 feet to an iron pipe and stones corner located; in the line of lands of Bradley; thence along the lands of said Bradley and on the original line of lands of McKean, North 37 degrees 39 minutes East 221.93 feet to the point and place of BEGINNING. CONTAINING 0.61 acres, more or less. As surveyed by Victor E. Orben, C.S., October 17, 1966. Drawing No. D-106.

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

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

PARCEL NO. 017.01-01-05.

Control No. 05-0-022857

Residential Real Estate

The sale is made by virtue of a Writ of Execution issued by the Prothonotary of the Commonwealth of Pennsylvania to Cesar M. Garcia and Lorraine Garcia, Defendants and owners or reputed owners of the aforesaid real property, for execution upon judgment in the amount of \$259,581.02 plus interest from 02/02/11 and costs. The sale is made subject to all past due and current real estate taxes unless otherwise announced at sale.

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

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

PHILIP BUEKI,
Sheriff Pike County

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

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Ceasar M. Garcia and Lorraine Garcia DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$259,581.02, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Ceasar M. Garcia and Lorraine Garcia DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$259,581.02 PLUS COSTS AND INTEREST AS AFORESAID.

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