

LEGAL NOTICES

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

ESTATE NOTICES

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

ADMINISTRATRIX'S NOTICE

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

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

ADMINISTRATRIX'S NOTICE

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

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

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

ADMINISTRATOR'S NOTICE

Estate of Richard Caccavale, Jr., a/k/a Richard Caccavale, deceased, late of Greene Township, Pike County, Pennsylvania. Any person or persons having any claims against or indebted to said estate, present same to Co-Administrators, Richard Caccavale, Sr., 113 Meadow Lane, Greentown, PA 18426, or Joseph R. Caccavale, 1940 Rt. 590, Hawley, PA 18428, or their attorneys, Bugaj/Fischer, PC, P.O. Box 390, 308 Ninth Street, Honesdale, Pennsylvania 18431.
BUGAJ / FISCHER, PC
P.O. Box 390, 308 Ninth St.
Honesdale, PA 18431
570) 253-3021

12/21/12 • 12/28/12 • **01/04/13**

ESTATE NOTICE

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

a/k/a JIACINTA LAMANIA, late of Palmyra Township, Pike County, Pennsylvania. All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to the Executrix, Pauline Imbro-Allen, of 9 Oakwood Terrace, Hawley, Pennsylvania 18428 or John F. Spall, Esquire, Attorney for the Estate, 2573 Rt. 6, Hawley, Pennsylvania 18428.

JOHN F. SPALL,
ESQUIRE

12/21/12 • 12/28/12 • 01/04/13

NOTICE OF ADMINISTRATION

Notice is hereby given that Letters of Administration have been granted in the ESTATE of RONALD MICHAEL TUSSEL, late of Lackawaxen Township, Pike County, Pennsylvania (died October 22, 2012). All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to the Administrator, RONALD M. TUSSELL, Jr. of 118 Navajo Court, Hawley, Pennsylvania 18428 or John F. Spall, Esquire, Attorney for the Estate, 2573 Rt. 6, Hawley, Pennsylvania 18428.

JOHN F. SPALL,
ESQUIRE

12/21/12 • 12/28/12 • 01/04/13

ESTATE NOTICE

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

Pennsylvania, deceased.

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

Christopher B. Rickett,
Executor

c/o Lara Anne Dodsworth, Esq.
John J. Schneider, Esq.
104 W. High Street
Milford, Pennsylvania 18337
12/28/12 • 01/04/13 • 01/11/13

EXECUTRIX'S NOTICE

ESTATE OF Joseph V Bishop late of Matamoras, 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 the same without delay to

Claire Tobin

338 New Road

Montague, NJ 07827

Executrix

01/04/13 • 01/11/13 • 01/18/13

ESTATE NOTICE

Notice is hereby given that Letters of Testamentary have been granted in the ESTATE OF ALLISON JILL LANDRESS A/K/A ALLISON J. LANDRESS, late of 107 Bernadette Drive, Dingmans Ferry, PA 18328, who died on May 23, 2012, to Keith Murch, Executor. All persons indebted to said Estate are required to make payment and those having claims to present the same without delay to the Executrix named above in to the Rechner Law Office c/o Ashley G. Zimmerman, Esquire, 924 Church Street Honesdale, PA 18431.

01/04/13 • 01/11/13 • 01/18/13

NOTICE

Notice is given that Narine Tooma has filed a Petition for Change of Name for her minor son from Valeriy Barsamyan to Val Barsamyan. A hearing will be held in the Pike County Court of Common Pleas, Orphans' Court Division, on January 28, 2013, at 1:30 P.M.

PUBLIC NOTICE

Pursuant to Court Order and Rule dated December 13, 2012 docketed to number 2243-2012-Civil, a hearing was held on Matamoras Borough Council's Petition for Additional Millage in Excess of 30 Mills Pursuant to 53 P.S. §46302(a) to increase general fund millage from 33.55 mills to 35.0 mills. Said hearing was held on December 21, 2012 in the

Main Courtroom of the Pike County Courthouse, Milford, Pennsylvania. An Order was issued by the Court granting said Petition for Additional Millage. Any party seeking review of that Order may petition the Court within ten (10) days of the date of this publication.

Eric L. Hamill, Esquire
Solicitor

Matamoras Borough Council

SHERIFF SALES

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

SHERIFF SALE

January 16, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO38-2010r SUR JUDGEMENT NO. 38-2010 AT THE SUIT OF JPMorgan Chase Bank, NA as Acquirer of Certain Assets and Liabilities of Washington Mutual Bank from the Federal Deposit Insurance Corp. acting as receiver f/k/a Washington Mutual Bank vs Andrea Brewi, Solely in her Capacity as heir of James P. Callan, III Deceased c/o Kevin Hyland, Esq. DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY

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

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

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

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

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

Parcel# 10-0-01132

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

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

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

DISTRIDUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Andrea Brewi, Solely in her Capacity as heir of James P. Callan, III Deceased c/o Kevin Hyland, Esq. DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$124,928.63 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE

January 16, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 89-2012r SUR JUDGEMENT NO. 89-2012 AT THE SUIT OF The Bank of New York Mellon fka The Bank of New York, as trustee for the Certificateholders of CWABS, Inc. asset-backed

Certificates, Series 2007-6 vs Adam E. Frye and Melissa Fry DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 16, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION
DOCKET NO: 89-2012

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

TAX PARCEL NO:
07-0-007651

PROPERTY ADDRESS 801
Avenue N
Matamoras, PA 18336

IMPROVEMENTS: a
Residential Dwelling

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

ATTORNEY'S NAME: Patrick
J. Wesner, Esquire

SHERIFF'S NAME: Phil Bueki

THE SALE IS MADE BY
VIRTUE OF A WRIT OF

EXECUTION ISSUED BY THEPROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Adam E. Frye and Melissa Frye DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$366,129.26, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Adam E. Frye and Melissa Frye DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$366,129.26 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,

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

SHERIFF SALE

January 16, 2013

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

SHORT DESCRIPTION

DOCKET NO: 113-2012

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

TAX PARCEL NO:
148-04-07-75

PROPERTY ADDRESS 109
Fire Lane Road
Dingmans Ferry, PA 18328

IMPROVEMENTS: a
Residential Dwelling

SOLD AS THE PROPERTY
OF: Gregory P. Innella

ATTORNEY'S NAME: Patrick
J. Wesner, Esquire

SHERIFF'S NAME: Phil Bueki

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Gregory P. Innella
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$182,040.69,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Gregory
P. Innella DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$182,040.69 PLUS COSTS
AND INTEREST AS
AFORESAID.

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

SHERIFF SALE

January 16, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
310-2011r SUR JUDGEMENT
NO. 310-2011 AT THE
SUIT OF Deutsche Bank
National Trust Company
as Trustee for Harbor View
Mortgage Loan Trust 2006-8
vs Peter Decker a/k/a Peter
F. Decker DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY

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

SHORT DESCRIPTION

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

Tax Parcel No.: 03-0-016433

Property Address: 111 Clover
Place Milford, PA 18337

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

EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$208,197.40,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

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

SHERIFF SALE
January 16, 2013
BY VIRTUE OF WRIT

OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
311-2012r SUR JUDGEMENT
NO. 311-2012 AT THE SUIT
OF First Star Bank, f/k/a
First Star Savings Bank and
n/k/a ESSA Bank & Trust vs
LaJoyce C. Warlix, aka LaJoyce
Celeste Hunter, aka LaJoyce C.
Hunter, aka LaJoyce Hunter
k/n/m LaJoyce Brookshire
and Gus Brookshire, JR. aka
Gus W. Brookshire, JR. her
husband and Joana Hunter
and Mayla Billips and Theresa
Gibbs DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 16, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION

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

PARCEL ONE/LOT THREE

ALL THOSE CERTAIN
three lots, parcels or pieces of

land situate in the Township of
Lehman, County of Pike and
Commonwealth of Pennsylvania
bounded and described as
follows:

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

00 seconds East 100.00 feet to a point; thence by Lot No. 4 South 10 degrees 02 minutes 59 seconds East 171.97 feet to a point on the northwesterly line of Deer Run; thence along the northwesterly line of Deer Run on a curve to the left having a radius of 498.92 feet for an arc length of 90.00 feet (chord bearing and distance being South 74 degrees 48 minutes 38 seconds West 89.88 feet) to the place of BEGINNING.

PARCEL ONE/LOT FOUR

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

above-mentioned lands conveyed by Benjamin Foster to Pocono Ranch Lands, Lmted. bears South 59 degrees 41 minutes 40 seconds West distance 5957.74 feet; thence by Lot No. 3, North 10 degrees 02 minutes 59 seconds West 173.97 feet to a point; thence by lands of Pocono Ranch Lands, Lmted. North 77 degrees 17 minutes 00 seconds East 140.00 feet to a Point; feet to a point of the northeasterly line of Deer Run; thence along the northwesterly line of Deer Run on a curve to the left having a radius of 498.92 feet for an arc length of 110.00 feet (chord bearing and distance being South 96 degrees 17 minutes 41 seconds West 109.78 feet) to the place of BEGINNING. CONTAINING 22,637 square feet, more or less. BEING LOTS NOS. 3 and 4 on the above mentioned plan. Prepared by Edward C. Hess Associates, Inc.

PARCEL ONE/LOT FIVE

LOT NO. 5 BEGINNING at a point on the northerly line of Deer Run, a common corner of Lot No. 4 and Lot No. 5 as shown on a plan titled "Subdivision of Lands of Benjamin Foster, Lehman Township, Pike County, Section Three" prepared by Edward C. Hess Associates, October 17, 1969 and recorded in Plat Book Volume No. 7 at Page No. 157 October 17, 1969 on file in the Recorder of Deeds Office, Milford, Pennsylvania, from

which a stone corner making the southeasterly corner of Parcel No. 2 of lands conveyed by Benjamin Foster to Pocono Ranch Lands, Lmtd., by deed dated November 27, 1971 and recorded in the aforementioned office in Deed Book Volume No. 258 at Page No. 824, bears South 84 degrees 01 minutes 27 seconds East distance 4688.39 feet, also from which a stone corner marking the westerly corner of Parcel No. 6, of the above mentioned lands conveyed by Benjamin Foster to Pocono Ranch Lands, Lmtd. bears South 60 degrees 09 minutes 34 seconds West distance 6056.10 feet thence by Lot No. 4 North 00 degrees 58 minutes 52 seconds West 195.06 feet to a point; thence by lands of Pocono Ranch Lands, Lmtd., North 77 degrees 17 minutes 00 seconds East 150.00 feet to a point; thence by the same South 12 degrees 30 minutes 58 seconds West 154.19 feet to a point on the northerly line of Deer Run; thence along the northerly line of Deer Run on a curve to the left having a radius of 498.92 feet for an arc length of 90.00 feet (chord bearing and distance being North 62 degrees 13 minutes 17 seconds West 89.88 feet) to the place of BEGINNING. CONTAINING 25,180 square feet, more or less.

PARCEL TWO

ALL THAT CERTAIN lot, parcel or piece of land situated in the Township of

Lehman, County of Pike and Commonwealth of Pennsylvania being Lot No. 246, Section 2 as shown on map or plan of Pocono Ranch Lands, on file in the Recorder of Deeds Office at Milford, Pike County, Pennsylvania, in Plot Book Volume No. 7 at Page No. 156.

PARCEL THREE

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

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

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

Assessment No.: 175.03-03-04

Pin/Control No.: 06-0-043178

Property is improved.

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

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

WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF LaJoyce C. Warlix, aka LaJoyce Celeste Hunter, aka LaJoyce C. Hunter, aka LaJoyce Hunter k/n/m LaJoyce Brookshire and Gus Brookshire, JR. aka Gus W. Brookshire, JR. her husband and Joana Hunter and Mayla Billips and Theresa Gibbs DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$ 148,840.54 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE
January 16, 2013
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 333-2012r SUR JUDGEMENT NO. 333-2012 AT THE SUIT OF Wells Fargo Bank, NA as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset- Backed Certificates Series 2003-0PT1 vs Daniel Harms DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY

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

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

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

PARCEL No. 02-0-027109

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

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

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

PHILIP BUEKI, SHERIFF

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

SHERIFF SALE
January 16, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
395-2012r SUR JUDGEMENT
NO. 395-2012 AT THE
SUIT OF The Bank of New
York Mellon fka The Bank
of New York, as trustee for
the Certificateholders of
CWALT, inc. alternative Loan
Trust 2006-OC7, Mortgage
Pass-Through Certificates, Series
2006-OC7 vs Debbie S. Kelly
DEFENDANTS, I WILL
EXPOSE TO SALE
OF PUBLIC VENDUE
OR OUTCRY IN
THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 16, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

BEING Lot 117, Section 7,
as shown on a map or plan of
POCONO MOUNTAIN
LAKE ESTATES, on file in
the Recorder of Deeds Office
at Milford, Pike County,
Pennsylvania, in Plat Book
Volume 10, Page 187.

TAX PARCEL #176.01-03-14

CONTROL # 02.0-067422

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

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

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

BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Debbie
S. Kelly DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$251,622.82 PLUS COSTS
AND INTEREST AS
AFORESAID.

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

SHERIFF SALE

January 16, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 405-2010r
SUR JUDGEMENT NO.
405-2010 AT THE SUIT OF
Chase Home Finance, LLC
vs George J. Nason and Debra
L. Nason DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA

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

LEGAL DESCRIPTION

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

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

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

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

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

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO George J. Nason and Debra L. Nason DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$167,401.15, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF George J. Nason and Debra L. Nason DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$167,401.15 PLUS

COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE

January 16, 2013

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

SHORT DESCRIPTION

DOCKET NO: 421-2012

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

TAX PARCEL NO:
199-02-01-37

PROPERTY ADDRESS 247
Acorn Circle
Bushkill, PA 18324

IMPROVEMENTS:
Residential Dwelling

SOLD AS THE PROPERTY
OF: Victor Cicconi
Lisa Cicconi

ATTORNEY'S NAME: Patrick
J. Wesner, Esquire

SHERIFF'S NAME: Phil Bueki

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Victor Cicconi and Lisa Cicconi
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$204,987.39,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Victor
Cicconi and Lisa Cicconi
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$204,987.39 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

SHERIFF SALE
January 16, 2013
BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO463-2012r
SUR JUDGEMENT NO.
463-2012 AT THE SUIT OF
First Horizon Home Loans,
a division of First Tennessee
Bank National Association

vs Jennifer M. Zayatz a/k/a
Jennifer Zayatz a/k/a Jennifer
Mary Zayatz DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 16, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION FOR
ADVERTISING

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

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

vs.

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

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

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

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$144,462.53

Attorneys for Plaintiff:
Phelan Hallinan & Schmieg, LLP

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

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

Zayatz a/k/a Jennifer Zayatz
a/k/a Jennifer Mary Zayatz
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$144,462.53 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

SHERIFF SALE

January 16, 2013

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

AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

DOCKET NO: 511-2012 Civil

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

TAX PARCEL NO:
02-0-020928

PROPERTY ADDRESS 228
Lake Drive
Dingmans Ferry, PA 18328

IMPROVEMENTS: a
Residential Dwelling

SOLD AS THE PROPERTY
OF: Julie A. Parillo

ATTORNEY'S NAME: Patrick
J. Wesner, Esquire

SHERIFF'S NAME: Phil Bueki

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

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Julie A. Parillo
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$135,433.02 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

SHERIFF SALE

January 16, 2013

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

512-2012r SUR JUDGEMENT
NO. 512-2012 AT THE SUIT
OF Bank of America, NA
successor by merger to BAC
Home Loans Servicing, LP
fka Countrywide Home Loans
Servicing, LP vs Tammy Lyn
Hitchens DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 16, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

TAX PARCEL # 175.04-01-16

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

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

THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Tammy Lyn Hitchens
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$266,671.36,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Tammy Lyn
Hitchens DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$266,671.36 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

KML Law Group
Ste. 5000 Independence Ctr.
701 Market St
Philadelphia, PA 19106
12/21/12 • 12/28/12 • 01/04/13

SHERIFF SALE

January 16, 2013

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

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

Volume 10, page 206.

BEING the same premises which Meadow Creek, Inc., by its deed dated January 20, 2005 and recorded January 24, 2005, in the Office of the Recorder of Deeds, Pike County, Pennsylvania, in Record Book Volume 2091, page 1256, granted and conveyed unto Nataliya Ward, in fee.

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

Control No: 06-0-041270

TAX PARCEL #189.01-03-73

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

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

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Nataliya Ward DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$232,131.72 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE

January 16, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 553-2012r SUR JUDGEMENT NO. 553-2012 AT THE SUIT OF PNC Bank, National Association sbm National City Mortgage, a division of National City Bank vs John D. Carman and Cynthia M.

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

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

BEGINNING at a point on the
westerly line of Sparrow Loop, a
common corner of Lot No. 285
and Lot No. 286 as shown on a
plan titled "Subdivision of Lands
of Benjamin Foster, Lehman
Township, Pike County, Section
One" prepared by Edward C.
Hess Associates, October 17,
1969, and recorded in Plat Book
Vol. 7, page 155, October 17,
1969, on file in the Office of the
Recorder of Deeds, Milford,
Pennsylvania; thence by Lot No.
286 South 80 degrees 09 minutes
3 seconds West 230.00 feet to
a point; thence by Lot No. 417
North 18 degrees 17 minutes
22 seconds East 130.20 feet to
a point; thence by Lot No. 284
South 88 degrees 30 minutes
56 seconds East 180.00 feet to
a point on the westerly line of
Sparrow Loop; thence along the
westerly line of Sparrow Loop on

a curve to the left having a radius
of 404.78 feet for an arc length
of 80.00 feet (chord bearing and
distance being South 4 degrees
10 minutes 38 seconds East
79.87) to the place of beginning.

CONTAINING 202.53 square
feet, more or less.

BEING Lot No. 285 on the
above mentioned plan.

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

BEING Tax Code No.
06-0-038721

TAX PARCEL # 183.01-01-46

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

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

UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

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

SHERIFF SALE
January 16, 2013
BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO571-2012r
SUR JUDGEMENT NO.

571-2012 AT THE SUIT
OF Bank of America, NA vs
Robert Mayson and Elfreda
Mayson DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 16, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

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

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

Book 1852, page 2327.

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

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

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

REPUTED OWNERS TO COLLECT \$26,802.47 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE

January 16, 2013

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

ALL THAT CERTAIN
PIECE OR PARCEL OF

LAND, SITUATE IN
THE TOWNSHIP OF
DELAWARE, COUNTY
OF PIKE AND STATE
OF PENNSYLVANIA,
MORE PARTICULARLY
DESCRIBED AS FOLLOWS,
TO WIT:

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

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

APN: 02-0-031094

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

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

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

JUDGMENT ON THE
AMOUNT OF \$98,235.47,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

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

SHERIFF SALE
January 16, 2013
BY VIRTUE OF WRIT

OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
629-2011r SUR JUDGEMENT
NO. 629-2011 AT THE
SUIT OF Marcel Lake Estates
Property Owners Association,
Inc. vs Jacqueline Schneider
Frank DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 16, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION

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

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

Pennsylvania 18328.

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

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

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

UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

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

SHERIFF SALE

January 16, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
634-2012r SUR JUDGEMENT
NO. 634-2012 AT THE
SUIT OF Bank of America,

NA successor by merger to
BAC Home Loans Servicing,
LP f/k/a Countrywide Home
Loans Servicing, LP vs Joseph
Melchionda and Natalie C.
Melchionda DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 16, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

TAX PARCEL
#095.00-01-05-052

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

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Joseph Melchionda
and Natalie C. Melchionda
DEFENDANTS, OWNER,

OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$203,571.39, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Joseph Melchionda and Natalie C. Melchionda DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$203,571.39 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE

January 16, 2013

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

SHERIFF'S SALE
REAL PROPERTY

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

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

Pennsylvania, in Plot Book
Volume 23, Page 70.

BEING the same premises
which Townhouse Properties,
Inc., d/b/a The Falls, by its
deed dated June 20, 1985 and
recorded in the Office of the
Recording of Deeds in and for
the County of Pike, at Milford,
Pennsylvania, in Deed Book 985,
page 60, granted and conveyed
unto John H. Oakes, Jr., and
Linda L. Aokes, husband and
wife, in fee.

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

Control No. 06-0-100323

Improvements: Residential
Dwelling

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

JUDGMENT NO.
CIVIL700-2012

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Latronne O. Abraham
aka Latronne Abraham
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID

REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$92,084.62,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

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

SHERIFF SALE

January 16, 2013

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

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

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

COURT OF COMMON
PLEAS CIVIL DIVISION
Pike County

MORTGAGE
FORECLOSURE

NO. 737-2011

SHORT DESCRIPTION FOR
ADVERTISING

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

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

PARCEL NUMBER:
087.01-03-82

IMPROVEMENTS:
Residential Property

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

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

THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Holly Balchan and Kurt
Balchan aka Kurt P. Balchan
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$187,838.28,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

PHILIP BUEKI, SHERIFF

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

SHERIFF SALE

January 16, 2013

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

All that certain lot or lots,
parcel or piece of ground situate
in Lehman Township, Pike
County, Commonwealth of
Pennsylvania, being lot or lots
No. 2709, Section No. 19 as is
more particularly set forth on
the Plot Map of Lehman-Pike
Development Corporation, Saw

Creek Estates, as same is duly recorded in the Office for the Recording of Deeds, Milford, Pike County, Pennsylvania in Plot Book Volume 24, Page 159.

TAX PARCEL #196-02-10-08

BEING KNOWN AS: 2709 Radcliff Road, a/k/a 284 Saw Creek Estates, Bushkill, PA 18324

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

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

SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Anthony Chiamonte and Dolores Chiamonte DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$154,062.72 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE

January 16, 2013

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

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

SHORT DESCRIPTION FOR
ADVERTISING

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

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

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

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

Improvements thereon:
RESIDENTIAL DWELLING

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

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Steven Goodhue aka
Steven B. Goodhue and Jill
Goodhue aka Jill A. Goodhue
DEFENDANTS, OWNER,

OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$373,640.25,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Steven
Goodhue aka Steven B.
Goodhue and Jill Goodhue
aka Jill A. Goodhue
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$373,640.25 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

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

SHERIFF SALE

January 16, 2013

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

**SHORT DESCRIPTION FOR
ADVERTISING**

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

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

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

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

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$40,845.69

Attorneys for Plaintiff:
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Coleen Ensley and Dean
Ensley aka Dean M. Ensley
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$40,845.69,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

(30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Coleen Ensley and Dean Ensley aka Dean M. Ensley DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$40,845.69 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE

January 16, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 940-2012r SUR JUDGEMENT NO. 940-2012 AT THE SUIT OF JPMorgan Chase Bank, NA s/b/m to Chase Home Finance, LLC vs Wuelda Straker-Thomas aka Wuelda Stracker-Thomas DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD

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

SHORT DESCRIPTION FOR ADVERTISING

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

JPMORGAN CHASE BANK,
N.A. S/B/M TO CHASE
HOME FINANCE, LLC
vs.
WUELDA STRAKER
THOMAS A/K/A
WUELDA
STRACKER-THOMAS

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

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

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$151,864.10

Attorneys for Plaintiff:
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Wuelda Straker Thomas aka

Wuelda Stracker-Thomas
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$151,864.10,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmieg
1 Penn Ctr Plaza

1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
12/21/12 • 12/28/12 • 01/04/13

SHERIFF SALE

January 16, 2013

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

ALL THAT CERTAIN
LOT, PARCEL OR PIECE
OF GROUND SITUATE
IN THE TOWNSHIP OF
LEHMAN, COUNTY OF
PIKE AND STATE OF
PENNSYLVANIA, BEING
LOT NO. 475, SECTION NO.
3A AS SHOWN ON MAP
OF POCONO MOUNTAIN

LAKE ESTATES, INC., ON
FILE IN THE RECORDER'S
OFFICE AT MILFORD,
PENNSYLVANIA IN PLAT
BOOK NO.9, PAGE 168.

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

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

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

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS

HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Peter S.
Bacchus and Patricia Rogan
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$163,348.56 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

SHERIFF SALE

January 16, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
993-2012r SUR JUDGEMENT
NO. 993-2012 AT THE
SUIT OF The Bank of New
York Mellon f/k/a The Bank
of New York , as Trustee for
the Certificateholders of The
CWABS Inc. Asset-Backed
Certificates, Series 2005-16 vs

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

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

TAX PARCEL # 110.03-05-19

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

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

JUDGMENT ON THE
AMOUNT OF \$197,347.51,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

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

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

OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1026-2012r SUR
JUDGEMENT NO. 1026-2012
AT THE SUIT OF Bank of
America NA as successor by
merger to BAC Home Loans
Servicing, LP vs Roxanne
Gelfer DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 16, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION FOR
ADVERTISING

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

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

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

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

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$260,441.20

Attorneys for Plaintiff:
Phelan Hallinan & Schmiegel, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Roxanne Gelfer
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$260,441.20,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

PROPERTY OF Roxanne
Gelfer DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$260,441.20 PLUS COSTS
AND INTEREST AS
AFORESAID.

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

SHERIFF SALE

January 16, 2013

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

DATE:

SHORT DESCRIPTION

DOCKET NO:
1080-2008-Civil

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

TAX PARCEL NO:
168.04-06-29

PROPERTY ADDRESS 298
Wild Acres Drive
Dingmans Ferry, PA 18328

IMPROVEMENTS:
Residential Dwelling

SOLD AS THE PROPERTY
OF: Nina Kimble

ATTORNEY'S NAME: Patrick
J. Wesner, Esquire

SHERIFF'S NAME: Phil Bueki
THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Nina Kimble
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$166,246.34,
PLUS COSTS & INTEREST.
THE SALE MADE

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

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

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

SHERIFF SALE
January 16, 2013
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1088-2012r SUR

JUDGEMENT NO. 1088-2012
AT THE SUIT OF The Bank of
New York Mellon fka TheBank
of New York, as Trustee for the
Certificateholders CWABS, Inc.
Asset-Backed Certificates, Series
2004-10 vs Mark Anthony
Monteleone and Deborah
Monteleone
DEFENDANTS, I WILL
EXPOSE TO SALE
OF PUBLIC VENDUE
OR OUTCRY IN
THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 16, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

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

TAX I.D. #: 07-103127

ALL that certain parcel of land
situate of land in the Borough
of Matamoras, County of Pike,
Commonwealth of Pennsylvania,
being known as designated as
all of Lot 281 and part of Lot
283, as shown on map of land
subdivided for Jacob Faber, Jr.,
dated April 7, 1986, drawing

EE-331 of Victor E. Orben, R.S. approved by the Matamoras Borough council on May 6, 1986 and recorded on July 9, 1986 in Plat Book 24, Page 57A and more particularly described as follows, to wit:

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

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Mark Anthony Monteleone and Deborah Monteleone DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A

JUDGMENT ON THE AMOUNT OF \$160,508.67, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Mark Anthony Monteleone and Deborah Monteleone DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$160,508.67 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE
January 16, 2013
BY VIRTUE OF WRIT

OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1157-2012r SUR
JUDGEMENT NO. 1157-2012
AT THE SUIT OF Nationwide
Advantage Mortgage Company
vs Mark A. Garcia and Brenda
R. Garcia DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 16, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT PROPERTY
DESCRIPTION

BY VIRTUE OF A WRIT OF
EXECUTION TO CASE NO.
1157-2012

ISSUED TO PLAINTIFF:
NATIONWIDE
ADVANTAGE MORTGAGE
COMPANY

PROPERTY BEING
KNOWN AS:

ALL THAT CERTAIN piece,
parcel and tract of land situate,
lying and being in the Township
of Dingman, County of Pike and
Commonwealth of Pennsylvania,
more particularly described
as LOT NUMBER 101,

SECTION NUMBER 12, of
SUNRISE LAKE as shown on
the plat or map of Sunrise Lake
or Sunnylands, Inc. subdivision,
recorded in the office of the
Recorder Deeds of Pike County
in Plat Book Volume 25 page
174.

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

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

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

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

B. The right without further
assent or permit from the grantee
or grantees herein, his, her or
their heirs and assigns, to grant
to any public utility company,

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

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

1. All lots and parcels of land in the section of which the subject premises is a part in the subdivision known as Sunrise Lake, Pike County, Pennsylvania, shall be reserved and used for single family residential purposes exclusively, and for no other purpose.
2. No building or structure, including water system and sewage disposal system shall be erected upon the premises hereby conveyed without first obtaining the approval, in writing, of SUNNYLANDS, INC. as to location, elevation, plan and design. SUNNYLANDS, INC. shall approve or disapprove the said location, elevation, plan and design within fifteen (15) days after the same have been submitted. Such approval will not be unreasonably withheld. No home shall be smaller than 672 square feet nor greater in height than two (2) stories. No tent, trailer, mobile home or other temporary structure of any kind may be erected on or moved to any lot or lots. No lot shall be cleared of brush, trees or anything else of inflammable nature except after having

first obtained the approval of SUNNYLANDS, INC. in writing, such approval to specify the time and manner in which such clearing shall be made.

3. Said premises, in addition to the restrictions and conditions herein contained, are to be conveyed subject to all rules, regulations and ordinances and zoning regulations of the Township of Dingman.

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

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

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

7. That the lot or any building thereon erected, or any part

thereof, shall not be used or occupied for any industrial, commercial or business use whatsoever.

8. That no poultry, cattle or any livestock whatsoever, shall be kept or bred or raised upon the lot or any building thereon erected, or any part thereof.

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

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

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

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

13. There are at present the

following recreation facilities: a 78 acre lake bordering Block 1, Section 1, a swimming pool, bathhouse and children's play area at the Northeastern end of the lake, a tennis court bordering Block 1, Section 3. These recreation facilities are owned by Sunnylands, Inc.. Sunnylands, Inc. agrees to maintain them and to limit their use to Sunrise Lake property owners and their guests. Sunnylands, Inc. imposes an annual fee for their use. Sunnylands, Inc. does not intend to transfer these recreation facilities to the lot owners or any lot owner association. However, Sunnylands, Inc. reserves the right to sell or lease the facilities to any person, Association or Corporation subject to the terms hereof, after first giving lot owners the first right of refusal for a period of sixty (60) days of a bona fide offer to purchase the facilities.

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

15. Water supply and sewage disposal for Section 12 is provided by a community system owned and operated by a non-profit corporation, the Sunrise Lake Section 12 Water and Sewer Association. Membership in the Association is limited to owners of lots in Section and is mandatory for those owners. The Association owns and maintains only such pumps, tanks, pipes, and other facilities as service more than one lot. The individual lot owner is responsible for providing and maintaining the pipes, pumps, tanks and other equipment which connect his home to the community system. However, the Association shall have the right to enter upon the property of any member to inspect these individually owned portions of the system. Inspections of individually owned equipment shall be performed annually and at such other times as the Association deems necessary. The cost of such inspections shall be paid by the owner whose equipment is inspected. If an inspection reveals a defect in the individually owned equipment, the owner shall repair it at his expense. The size, design and quality of such individually owned equipment shall be specified by the Association. The Association is governed by the majority decisions of the members. The day to day operation is run by a 'Manager' designated by the majority decision of the members. Annual assessments and special

assessments shall be based upon the costs of operating the system and shall be paid by all members whether or not they use the facilities provided. Additional information regarding the operation of the Association is contained in the Association's By-Laws.

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

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

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

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

IMPROVEMENTS
THEREON CONSIST OF:
Residential Dwelling

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

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

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

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Mark A. Garcia and Brenda
R. Garcia DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$208,107.
56, PLUS COSTS &
INTEREST. THE SALE
MADE SUBJECT TO ALL
PAST DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Mark A. Garcia and Brenda R. Garcia DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$208,107.56 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Martha E. Von Ronsensiel, PC
649 South Avenue, Ste. 7
Secane, PA 19018
12/21/12 • 12/28/12 • 01/04/13

SHERIFF SALE

January 16, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1174-2012r SURJUDGEMENT NO. 1174-2012 AT THE SUIT OF Wells Fargo Bank, NA as Trustee for WaMu Mortgage Pass-Through Certificates

Series 2006-PR1 vs Robert Jurczak DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 16, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

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

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

Tax ID #: 189.01-02-43

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

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Robert Jurczak DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$126,312.65, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

PHILIP BUEKI, SHERIFF

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

SHERIFF SALE

January 16, 2013

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

LEGAL DESCRIPTION

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

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

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

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

BAR CORNER LOCATED IN THE LINE OF LOT 39, THENCE ALONG LOT 39 NORTH 49 DEGREES 19 MINUTES 36 SECONDS WEST 150.0 FEET TO AN IRON BAR SET IN SOME FILL; THENCE ALONG LOT 40 NORTH 40 DEGREES 40 MINUTES 24 SECONDS EAST 332.011 FEET TO THE POINT AND PLACE OF BEGINNING. CONTAINING 1.19 ACRES MORE OR LESS. SUBJECT TO THE ONE-HALF WIDTH OF THE HIGHWAY RIGHT OF WAY AND ELECTRIC LINE RIGHT OF WAY" ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE TOWNSHIP OF WESTFALL, COUNTY OF PIKE, COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 41, AND DESCRIBED IN ACCORDANCE WITH SUBDIVISION PLAN ENTITLED "GLASS HOUSE HILL ESTATES", DRAWN BY VICTOR E. ORBEN, REGISTERED SURVEYOR, WHICH SAID SUBDIVISION PLAN HAS BEEN APPROVED BY THE APPROPRIATE MUNICIPAL AUTHORITIES AND IS RECORDED IN PIKE COUNTY, PENNSYLVANIA IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR SAID COUNTY IN MAP.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Dennis S. DeGroat and Jody Degroat DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$336,011.93, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

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

SHERIFF SALE

January 16, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO1238-2011r SUR JUDGEMENT NO. 1238-2011 AT THE SUIT OF CPCA Trust 1 c/o Acqura Loan Services vs Ronald P. Saccoccio and Karen Saccoccio DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 16, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, parcel or piece of land, situate in the Township of Lehman, County of Pike and Commonwealth of Pennsylvania, being Lot No. 36, Lands of American Leisure Homes, as shown on a plan of lots recorded

in the Office of the Recorder of Deeds, in and for the County of Pike, in Plot Book Volume/Page 10/193

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

Parcel No. 06-0-043787

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

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

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

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

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

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

SHERIFF SALE
January 16, 2013
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1249-2012r SUR

JUDGEMENT NO. 1249-2012
AT THE SUIT OF Midfirst
Bank vs Raymond J. Warne
DEFENDANTS, I WILL
EXPOSE TO SALE
OF PUBLIC VENDUE
OR OUTCRY IN
THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 16, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT LEGAL FOR
ADVERTISING:

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

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

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

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

J
UDGMENT NO. 1249-2012

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Raymond J. Warne
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$71,080.77,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

J. Warne DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$71,080.77 PLUS COSTS
AND INTEREST AS
AFORESAID.

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

SHERIFF SALE

January 16, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1386-2012r SUR
JUDGEMENT NO. 1386-2012
AT THE SUIT OF Bank
of America, NA successor by
merger to BAC Home Loans
Servicing, LP fka Countrywide
Home Loans Servicing, LP
vs Karina Garcia and Miguel
A. Garcia DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 16, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

All that certain parcel of land

situate in the Township of
Dingman, County of Pike, and
Commonwealth of Pennsylvania
being known and designated as
follows:

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

TAX PARCEL # 111.03-05-68

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

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT

A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Karina Garcia and Miguel A. Garcia DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$281,753.54 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE

January 16, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1457-2012r SUR JUDGEMENT NO. 1457-2012 AT THE SUIT OF The Bank of New York Mellon fka The Bank of new York, as Trustee for the Certificateholders CWALT, Inc. Alternative Loan Trust 2005-21CB, Mortgage Pass-Through Cerificates,

Series 2005-21CB vs John Reboli DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 16, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

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

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

TAX I.D. #: 134

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO John Reboli DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$87,200.27, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF John Reboli DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$87,200.27 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF

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

SHERIFF SALE

January 16, 2013

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

SHORT DESCRIPTION

DOCKET NO: 1490-2011
-Civil

ALL THAT CERTAIN lot or piece of ground situate in

Lehman Township, County of
Pike, and Commonwealth of
Pennsylvania

TAX PARCEL NO:
197.03-04-25

PROPERTY ADDRESS 3289
Windemere Drive
Bushkill, PA 18324

IMPROVEMENTS:
Residential Dwelling

SOLD AS THE PROPERTY
OF: Severiano Matos
Gladys Matos

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

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Severiano
Matos and Gladys Matos
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$172,151.02,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES

AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Severiano
Matos and Gladys Matos
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$172,151.02 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

SHERIFF SALE

January 16, 2013

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

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

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

TAX PARCEL #
128-02-03-60.004

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

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO LuAnn Mehltrose and
Michael W. Mehltrose

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

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

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Steet
Philadelphía, PA 19106-1532

12/21/12 • 12/28/12 • 01/04/13

SHERIFF SALE

January 16, 2013

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

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

BEING the same premises
which George Fontes, by
Deed dated May 19, 2007 and
recorded July 2, 2007, in the
Office for the Recorder of Deeds

in and for Pike County, in Deed
Book Volume 2239, Page 1137,
conveyed unto George Fontes,
Laura Fontes and Elizabeth
Fontes.

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

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

IMPROVEMENTS:
Residential property.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO George Fontes, Laura
Fontes & Elizabeth Fontes
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$241,506.59,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS
THE PROPERTY OF
George Fontes, Laura
Fontes & Elizabeth Fontes
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$241,506.59 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

SHERIFF SALE
January 16, 2013

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

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

**SHORT DESCRIPTION FOR
ADVERTISING**

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

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

JOSEPH J. LEYH
LINDA C. LEYH

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

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

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$169,548.02

Attorneys for Plaintiff:
Phelan Hallinan & Schmiege, LLP

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

THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Joseph J. Leyh and Linda
C. Leyh DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$169,548.02,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Joseph
J. Leyh and Linda C. Leyh
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$169,548.02 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,

PENNSYLVANIA
Phelan, Hallinan & Schmieg
1 Penn Ctr @ Suburban Station
1617 JFK Blvd, Ste. 1600
Philadelphia, PA 19103
12/21/12 • 12/28/12 • 01/04/13

SHERIFF SALE

January 16, 2013

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

**SHORT DESCRIPTION FOR
ADVERTISING**

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

GMAC MORTGAGE, LLC
vs.
MICHAEL A. SUDOL

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

Pennsylvania, being

172 PEDERSEN RIDGE
ROAD, MILFORD, PA
18337-7269

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

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$204,090.45

Attorneys for Plaintiff:
Phelan Hallinan & Schmieg, LLP

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

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

LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Michael
A. Sudol DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$204,090.45 PLUS COSTS
AND INTEREST AS
AFORESAID.

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

SHERIFF SALE
January 16, 2013
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1945-2011r SUR
JUDGEMENT NO. 1945-2011
AT THE SUIT OF Wells
Fargo Bank, NA vs Jeffrey T.
Kuljanich a/k/a Jeffrey Kuljanich
vs Jeffrey T. Kuljanich a/k/a
Jeffrey Kuljanich
DEFENDANTS, I WILL
EXPOSE TO SALE
OF PUBLIC VENDUE
OR OUTCRY IN
THE PIKE COUNTY
ADMINISTRATION

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

SHORT DESCRIPTION FOR ADVERTISING

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

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

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

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

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$125,568.60

Attorneys for Plaintiff:
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jeffrey T. Kuljanich a/k/a Jeffrey Kuljanich

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

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

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

12/21/12 • 12/28/12 • 01/04/13

SHERIFF SALE

January 16, 2013

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

SHORT DESCRIPTION

DOCKET NO:
2154-2011-CIVIL

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

TAX PARCEL NO:
10-0-012034

PROPERTY ADDRESS
HCR1 Box 28 Gumbletown Road
Paupack, PA 18451

IMPROVEMENTS:
Residential Dwelling

SOLD AS THE PROPERTY OF: Edward C. Barto

ATTORNEY'S NAME: Patrick J. Wesner, Esquire

SHERIFF'S NAME: Phil Bueki

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Edward C. Barto DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$91,985.08, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Edward C. Barto DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$91,985.08 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE
January 16, 2013

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

AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

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

BANK OF AMERICA,
N.A. AS SUCCESSOR BY
MERGER TO BAC HOME
LOANS SERVICING, LP
vs.
ELIZABETH M.
ROWNTREE F/K/A
ELIZABETH M. GODDARD

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

RR1 BOX 86 ROUTE 22,
A/K/A 101 FERN LANE,
DINGMANS FERRY, PA
18328-0000
Parcel No.: 136.03-02-02
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$205,337.39

Attorneys for Plaintiff:
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Elizabeth M. Rowntree f/k/a Elizabeth M Goddard

DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$205,337.39,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Elizabeth
M. Rowntree f/k/a Elizabeth
M Goddard DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$205,337.39 PLUS COSTS
AND INTEREST AS
AFORESAID.

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

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

SHERIFF SALE

January 16, 2013

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

Exhibit "A"

PROPERTY DESCRIPTION

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

BEGINNING AT AN iron

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

TOGETHER with unto the grantee herein, its successors and assigns, all rights, liberties, privileges, and Under and Subject to all Restrictions and Reservations set forth in the chain of title.

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

CONTAINING: 15.44 acres (more or less)

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

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

TAX MAP/PLATE
NUMBER: 193.00-01-13

ASSESSED VALUE:
\$48,880.00

IMPROVEMENTS:
Residential Structure.

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

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

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

SEIZED AND TAKEN
IN EXECUTION AT
THE SUIT OF FIRST
NATIONAL BANK OF
PENNSYLVANIA, s/b/m
FROM COMMUNITY BANK
& TRUST COMPANY,
Plaintiff and against GERALD
GAY, GERALD B. GAY AND
LOUISE C. GAY, Defendants,
Judgment entered to Docket No.
2608-2009. Sheriff to collect

\$306,694.94, plus attorney's fees, additional interest and costs. Writ issued to Docket No. 2608-2009.

Sheriff of Pike County
_S/

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

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Meadow Creek, Inc. Gerald Gay, Louise Gay (Deceased) and Gerald B. Gay DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$228,198.79, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Meadow
Creek, Inc. Gerald Gay, Louise
Gay (Deceased) and Gerald
B. Gay DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$228,198.79 PLUS COSTS
AND INTEREST AS
AFORESAID.

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