

## LEGAL NOTICES

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

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### ESTATE NOTICES

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

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### LETTERS OF ADMINISTRATION

Estate of FLORIN ANDY IRIZA, Deceased, late of 432 Canoebrook Drive, Hawley, Blooming Grove Township, PA 18428.

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

Ecaterina Iriza  
432 Canoebrook Drive  
3118 Hemlock Farms  
Hawley, PA 18428

or to her attorney, Douglas J. Jacobs, Esq., 515 Broad Street, Milford, Pennsylvania 18337.  
08/16/13 • 08/23/13 • **08/30/13**

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### ESTATE NOTICE

Estate of Helen M. Coffin, late of Hawley, Pike County, Pennsylvania.

Letters Testamentary on the above estate having been granted to Donna Taylor, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to her attorney, Joseph Kosierowski, Ridley, Chuff, Kosierowski & Scanlon, P.C., 400 Broad Street, Milford, PA 18337

08/23/13 • **08/30/13** • 09/06/13

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### EXECUTRIX'S NOTICE

Estate of Yvonne L Denton late of Milford, Pike County, PA, deceased. Letters Testamentary on the above estate having been granted to the undersigned, all persons indebted to said estate are requested to make payment and those having claims to present same, without delay to Deanne Connolly, PO Box 284, Milford, PA 18337.

08/23/13 • **08/30/13** • 09/06/13

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### EXECUTORS NOTICE

Estate of Patricia Phillips, deceased, late of Pike County, Pennsylvania, Letters of Administration have been granted to the undersigned, who request all persons having claims or demands against the Estate of the Decedent to make known the same, and all persons indebted to

the Decedent to make payments without delay to:  
Margaret Marley, Administratrix or to her attorney:

Charles F. Lieberman  
400 Broad Street  
Milford, Pa. 18428

08/23/13 • 08/30/13 • 09/06/13

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### ESTATE NOTICE

Estate of Frances Demaio, Dingtman Township, Pike County, Pennsylvania.

Letters Testamentary on the above estate having been granted to Dawn Curiale all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to her attorney, Joseph Kosierowski, Ridley, Chuff, Kosierowski & Scanlon, P.C., 400 Broad Street, Milford, PA 18337.

08/23/13 • 08/30/13 • 09/06/13

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### ESTATE NOTICE

ESTATE OF JOSEPH A. GALANTE, JR.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to MARIE GALANTE of Yonkers, New York, in the Estate of JOSEPH A. GALANTE, JR., deceased, who died on July 20, 2013, late of Lackawaxen, Pike County, Pennsylvania. All creditors are requested to present their claims and all persons indebted to the decedent are requested to make payment to the above Executor or his Attorney, Anthony Waldron, Esq. 8 Silk Mill Drive – Ste 215, Hawley PA 18428.

(570) 226 6288

08/30/13 • 09/06/13 • 09/13/13

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### ADMINISTRATRIX'S NOTICE

ESTATE OF Maxwell Deer late of 212 Vandermark Drive, Milford, Pennsylvania 18337, 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

Carolyn Sterling-Deer  
212 Vandermark Drive  
Milford, Pennsylvania 18337  
Administratrix

08/30/13 • 09/06/13 • 09/13/13

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### NOTICE OF APPLICATION FOR PRIVATE DETECTIVE LICENSE

Notice is hereby given that Euro Global Corporation has filed an application for Certificate of License under the Private Detective Act of 1953 requesting the issuance of a Private Detective License in Pike County with a Hearing in the matter scheduled for September 23, 2013 at 1:30 P.M. in the Main Courtroom of Pike County Courthouse, Milford, Pennsylvania.

Robert F. Bernathy  
Attorney for Applicant  
08/23/13 • 08/30/13

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IN THE COURT OF

**COMMON PLEAS OF PIKE COUNTY  
CIVIL ACTION - LAW  
BROOKS BANKER, JR.,  
ADMINISTRATOR OF  
AND ON BEHALF OF THE  
ESTATE OF BROOKS  
BANKER, SR.  
Plaintiff**

**vs.**

**AMY AI, FORMERLY  
KNOWN AS AMY BANKER  
Defendant**

**ACTION TO QUIET TITLE  
NO. 675- 2013- CIVIL**

.....  
**ORDER**

**AND NOW**, this 6th day of August, 2013, upon consideration of the Plaintiff's Motion for Order and the fact that the Defendant has not answered the Complaint or taken any action to defend this matter, it is hereby DECREED that:  
1) Defendant shall have thirty (30) days from the date of this Order in which to contest the entering of Judgment in this matter.

2) If such action is not taken within the thirty-day period, the Defendant shall be forever barred from asserting any right, lien, title or interest in the subject property, specifically 17.88 acres described in Deed dated January 10, 1981, Deed Book 756, Page 278, recorded in the Office of the Recorder of Deeds, Pike County, Pennsylvania, as well as the one (1) acre parcel described in Deed dated September 4, 1981, Deed Book 787 Page 277 in the Office of the Recorder of Deeds, Pike

County, Pennsylvania.

3) If such action is not taken within the thirty-day period, the Prothonotary on Praecepto of the Plaintiff shall enter final judgment and shall execute the deeds on behalf of the Defendant. Plaintiff shall be authorized to record the same at its expense as a conveyance from the Defendant to itself with the Recorder of Deeds of Pike County, Pennsylvania;  
4) The Plaintiff is hereby ORDERED to serve a copy of this Order upon the named Defendant, AMY AI, FORMERLY KNOWN AS AMY BANKER, via publication, one time, in a newspaper of general circulation and in the Pike County Legal Journal.

**BY THE COURT:**

**s/JOSEPH F. KAMEEN, P.J.**

c: Stacey Beecher, Esquire  
Court Administrator  
Amy Ai, Defendant

**LEGAL NOTICE**

**TO: SCOTT FALCONE and SUNSHINE FALCONE,** Defendants, you are hereby notified that the following Complaint and Petition for Injunctive Relief have been entered against you in the following action No.2021- 2012 Equity – Pike County Court of Common Pleas.

An ORDER OF COURT entered August 1, 2013 states that: Plaintiff is granted leave to serve original process and all further pleadings and Orders on

the Defendants by publication in accordance with Pa.R.C.P. 420(b)(1) and as follows: one (1) time in the Pike County Legal Journal and One (1) time in a newspaper of general circulation in Pike County. By the Court: Hon. Gregory H. Chelak.

**NOTICE**

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help. Pike County Commissioners  
Tele: (570) 296-7744

**COMPLAINT IN EQUITY COMES NOW**, the Plaintiff, Palmyra Township, by and through its solicitor, R. Anthony Waldron, III, and files this Complaint in Equity and represents as follows:

1. The Plaintiff is Palmyra Township, a Pennsylvania municipal corporation and a Township of the Second Class, (hereinafter "Township") located in Pike County with a mailing address of 115 Buehler Lane, Paupack PA 18451.
2. The Defendants, Scott Falcone and Sunshine Falcone (hereinafter "Falcones") are adult individuals and reside at 2 Crystal Avenue, Hawley PA 18428.
3. Falcones are the owners of a residential property located at 2 Crystal Avenue in Palmyra Township, Pike County, PA., which consists of 0.46 of an acre and is more particularly described in Pike County Record Book 2239 at page 1526 and identified by Pike Co. Tax Parcel No. 022.03-01-26 (hereinafter the "Property").
4. The Property is used for residential purposes only and no zoning approvals for any non-residential purposes have been granted by the Township.
5. There is a significant amount of junk and garbage stored on the Property, in violation of Article VIII, Section 8.2000 of the Palmyra Township Zoning Ordinance (the "Ordinance").
7. It is believed that junk and garbage pose a health risk to the immediate neighborhood.
8. The Township Zoning Officer served Defendants with a formal Violation Notice dated July 30, 2012 but Falcones have failed to clean up the Property (a copy of the Violation Notice is attached hereto and marked

Exhibit A).

9. The Township has no adequate remedy at law to address the zoning violation and despite requests to Falcones to correct the problems, they have failed or refused to do so.

10. This action is brought pursuant to the authority granted to municipalities under Section 617 of the PA Municipalities Planning Code, 53 Pa. C.S. Section 10617.

WHEREFORE, the Plaintiff, Palmyra Township, by and through its solicitor, R. Anthony Waldron, III, prays this Honorable Court to grant the following relief:

- a) the issuance of an Injunction ordering the Defendants, Scott Falcone and Sunshine Falcone to remove the junk and garbage from their Property; and
- b) Authorize the Township, or its agents, to go onto the Property to have the junk and garbage removed, with Falcones to pay such costs of removal; and
- c) direct the Falcones to pay for the costs of this Equity action, including attorney fees; and
- d) such other relief as the Court may deem appropriate.

Date: 10-17-2012.

R. ANTHONY WALDRON,  
III, ESQ.

Palmyra Township Solicitor  
8 Silk Mill Drive, Ste 215  
Hawley PA 18428  
(570)226-6288

**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**

**September 11 , 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 8-2013r SUR JUDGEMENT NO. 8-2013 AT THE SUIT OF Generation Mortgage Company vs Margaret Steuber 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 September 11, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**LEGAL DESCRIPTION**

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN THE COUNTY OF PIKE, AND STATE OF PENNSYLVANIA AND BEING DESCRIBED IN A DEED DATED 04/18/2007 AND RECORDED 04/27/2007 IN BOOK 2229 PAGE 536 AMONG THE

LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS:

LEGAL DESCRIPTION:

ALL CERTAIN LOT OR LAND SITUATE AND BEING IN THE TOWNSHIP OF LEHMAN, COUNTY OF PIKE, AND COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY DESIGNATED AS LOT # 54, SECTION 2-C, ON A PLOT OF LOTS MADE A RESULT OF A SURVEY BY 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 9, PAGE 117 AND IS DESCRIBED AS LOTS OF POCONO MOUNTAIN LAKE ESTATES.

PARCEL NO. 189.02-02-11  
PARCEL NO. 189.02-02-11

For information purposes only -  
Property also known as:  
Pocono Mountain Lake Estates  
f/k/a 54 Eagle Path  
Bushkill, PA 18324

TITLE TO SAID PREMISES IS VESTED Margaret Steuber, by deed from Joaquin Garcia and Lucia Garcia, dated 4/18/2007

recorded 4/27/2007, as  
Instrument No.: 200700006465.

EXHIBIT "A"

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Margaret Steuber DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$89,912.56, 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 Margaret Steuber DEFENDANTS, OWNERS REPUTED

OWNERS TO COLLECT  
\$89,912.56 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Parker McCay  
9000 Midlantic Drive, Ste. 300  
Mt. Laurel, NJ 08054  
08/16/13 • 08/23/13 • 08/30/13

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**SHERIFF SALE**

**September 11, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO89-2010r SUR  
JUDGEMENT NO. 89-2010  
AT THE SUIT OF Wells  
Fargo Bank, NA s/b/m Wells  
Fargo Home Mortgage, Inc. vs  
Gregory R. Pallay and Cathie  
M. Pallay 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  
September 11, 2013 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 89-2010  
WELLS FARGO BANK,  
N.A., S/B/M WELLS FARGO

HOME MORTGAGE, INC.  
v.

GREGORY R. PALLAY  
CATHIE M. PALLAY  
owner(s) of property situate  
in the TOWNSHIP OF  
LEHMAN, PIKE County,  
Pennsylvania, being  
2171 LANCASTER DRIVE  
A/K/A 3418 SECT 36 SAW  
CREEK A/K/A 3418  
LANCASTER DRIVE,  
BUSHKILL, PA 18324  
Parcel No. 197.03-06-50  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$193,898.92  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Gregory R. Pallay  
and Cathie M. Pallay  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$193,898.92,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS

HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Gregory R. Pallay and Cathie M. Pallay DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$193,898.92 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan LLP  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
08/16/13 • 08/23/13 • **08/30/13**

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**SHERIFF SALE**

**September 11, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 94-2009r SUR JUDGEMENT NO. 94-2009 AT THE SUIT OF JPMorgan Chase Bank, National Association, s/b/m to Chase Home Finance, LLC vs Robert J. Ruziecki and Lisa A. Ruziecki

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

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 94-2009-CIVIL JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, S/B/M TO CHASE HOME FINANCE, LLC

v.

ROBERT J. RUZIECKI  
LISA A. RUZIECKI  
owner(s) of property situate in the TOWNSHIP OF GREENE, PIKE County, Pennsylvania, being 101 CARDINAL CIRCLE, GREENTOWN, PA 18426-3501

Parcel No. 068.04-02-56  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$53,790.24  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

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



and Lisa A. Ruziecki  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$53,790.24,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Robert J.  
Ruziecki and Lisa A. Ruziecki  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$53,790.24 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

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

Philadelphia, PA 19103  
08/16/13 • 08/23/13 • **08/30/13**

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**SHERIFF SALE**  
**September 11, 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO116-2013r  
SUR JUDGEMENT  
NO.116-2013 AT THE SUIT  
OF JPMorgan Chase Bank,  
National Association vs John  
M. Ervin 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  
September 11, 2013 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

SHORT DESCRIPTION  
By virtue of a Writ of Execution  
No. 116-2013  
JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION  
v.  
JOHN M. ERVIN  
owner(s) of property situate  
in the TOWNSHIP OF  
DELAWARE, PIKE County,  
Pennsylvania, being  
106 RAVEN COURT,  
DINGMANS FERRY, PA  
18328-4036  
Parcel No. 169.03-03-30  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$146,265.54  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO John M. Ervin  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$146,265.54,  
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 John M. Ervin  
DEFENDANTS, OWNERS

REPUTED OWNERS TO  
COLLECT \$146,265.54 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan LLP  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
08/16/13 • 08/23/13 • **08/30/13**

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**SHERIFF SALE**

**September 11, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
143-2013r SUR JUDGEMENT  
NO. 143-2013 AT THE SUIT  
OF Deutsche Bank National  
Trust Company, as Trustee  
for Ameriquest Mortgage  
Securities Inc., Asset-Backed  
Pass-Through Certificates,  
Series ARSI 2006-M3 vs  
Philip J. Beattie and Christine  
Beattie DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
September 11, 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 Dingman, County of Pike and Commonwealth of Pennsylvania, more particularly described as follows to writ:

BEING Lot(s) No. (s) 20, Block No. 3, Section No. 4, Sunrise Lake, as shown on plat or map of Sunrise Lake or Sunnylands, Inc., subdivisions recorded in the Office of the Recorder of Deeds of Pike County in Plat Book 7, page 226.

Parcel No. 122.01-03-12/4.3.20

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

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Philip J. Beattie and Christine Beattie DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$200,350.93,

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

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

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Shapiro & DeNardo  
3600 Horizon Drive, Ste 150  
King of Prussia, PA 19406  
08/16/13 • 08/23/13 • **08/30/13**

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**SHERIFF SALE**  
**September 11, 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION

ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 150-2013r SUR JUDGEMENT NO. 150-2013 AT THE SUIT OF JPMorgan Chase Bank, National Association vs Jacqueline Coogan, in her Capacity as Executrix and Devisee of the Estates of Michael Coogan 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 September 11, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION  
By virtue of a Writ of Execution No. 150-2013  
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION  
v.  
JACQUELINE COOGAN, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF MICHAEL COOGAN  
owner(s) of property situate in the TOWNSHIP OF LEHMAN, PIKE County, Pennsylvania, being RR 6 BOX 6373, A/K/A 120 GARRIS PLACE, EAST STROUDSBURG, PA 18302 Parcel No. 199.02-02-66- (Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$182,375.81  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jacqueline Coogan, in her Capacity as Executrix and Devisee of the Estates of Michael Coogan DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$182,375.81, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

IN EXECUTION AS THE PROPERTY OF Jacqueline Coogan, in her Capacity as Executrix and Devisee of the Estates of Michael Coogan  
**DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$182,375.81 PLUS COSTS AND INTEREST AS AFORESAID.**

**PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA**  
Phelan Hallinan LLP  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
08/16/13 • 08/23/13 • **08/30/13**

---

**SHERIFF SALE  
September 11, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 157-2010r SUR JUDGEMENT NO. 157-2010 AT THE SUIT OF Citizens Savings Bank vs Richard Denis Gaines and Camari Tomlin Gaines 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 September 11, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHERIFF'S SALE  
DESCRIPTION**

By virtue of a Writ of Execution No. 2010-CIVIL-157, issued out of the Court of Common Pleas of Pike County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Pike County Administration Building, in the City of Milford, Pike County, Pennsylvania, all rights, title and interest of the Defendants in and to:

**ALL THE FOLLOWING** certain piece of parcel of land lying, being Lot Nos. 90 and 5 and situate in Tanglwood Lakes, Township of Palmyra, County of Pike and Commonwealth of Pennsylvania, and located at 90 St. Andrews Drive, Tanglwood Lakes, Greentown, Palmyra Township, Pike County, Pennsylvania 18426.

**BEING THE SAME** PREMISES conveyed unto Camari Tomlin Gaines, and recorded in Pike County, Pennsylvania, at Instrument Number 200700009436, Deed Book 2236, pages 1944-1949- on June 14, 2007.

**UNDER AND SUBJECT** to the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as more particularly set forth in the above recited

Deed.

TRACT ONE/ LOT  
NUMBER 90

CONTROL NO.: 10-0-111727

MAP NUMBER:  
087.01-03-40.001

KNOWN AS : 90 St. Andrews  
Drive, Greentown, Tanglwood  
Lakes, Palmyra Township, Pike  
County, Pennsylvania 18426

IMPROVEMENTS  
THEREON CONSIST OF:  
a residential vacant lot known  
as 90 St. Andrews Drive,  
Tanglwood Lakes, Greentown,  
Palmyra Township, Pike  
County, Pennsylvania 18426.

TRACT TWO/ LOT  
NUMBER 5

CONTROL NO.: 10-0-111728

MAP NUMBER:  
071.00-01-21.005

KNOWN AS: 90 St. Andrews  
Drive, Greentown, Tanglwood  
Lakes, Palmyra Township, Pike  
County, Pennsylvania 18426

IMPROVEMENTS  
THEREON CONSIST OF:  
a residential house and garage  
known as 114 St. Andrews  
Drive, Tanglwood Lakes,  
Greentown, Palmyra Township,  
Pike County, Pennsylvania  
18426

SEIZED AND TAKEN into

execution at the suit of Citizens  
Savings Bank against Richard  
Denis Gaines and Camari  
Tomlin Gaines and will be sold  
by:

Sheriff of Pike County, Phillip  
Bueki

KREDER BROOKS  
HAILSTONE LLP  
BY: DAVID K. BROWN,  
ESQUIRE  
Attorneys for Plaintiff

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Richard Denis Gaines  
and Camari Tomlin Gaines  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$1,008,387.56,  
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 Richard Denis Gaines and Camari Tomlin Gaines DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$1,008,387.56 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Kreder Brooks Hailstone, LLP  
220 Penn Avenue, Ste. 200  
Scranton, PA 18503  
08/16/13 • 08/23/13 • **08/30/13**

**SHERIFF SALE**

**September 11, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 191-2013r SUR JUDGEMENT NO. 191-2013 AT THE SUIT OF PNC Bank, National Association vs Dennis C. Hromin and Eileen R. Hromin 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 September 11, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

IN THE COURT OF COMMON PLEAS OF PIKE COUNTY, PENNSYLVANIA CIVIL DIVISION  
No. 191-2013-Civil

PNC Bank, National Association,  
Plaintiff,

vs.

Dennis C. Hromin and Eileen R. Hromin,  
Defendants.

**LEGAL DESCRIPTION**

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

BEING Lot Number 487, Section 4, as shown on a map entitled Subdivision of Section 4, Pocono Mountain Lake Forest Corporation, on file in the Recorder's Office at Milford, Pennsylvania, in Plot Book No. 9, Page 227.

Having erected thereon a dwelling known as 235 Fox Road, Dingmans Ferry, PA 18328.

Parcel No. 161.01-06-08  
Control No. 02-0-028648

Being the same premises which James D. Gerichten, Thomas R, Bosch and David Spellman by deed dated 10/03/08 and recorded on 10/06/08 in the Recorder of Deeds office of Pike County, Pennsylvania in Instrument No. 200800012111, granted and conveyed unto Dennis C. Hromin and Eileen R. Hromin.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Dennis C. Hromin and Eileen R. Hromin DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$332,816.38, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Dennis C. Hromin and Eileen R. Hromin DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$332,816.38 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Vitti & Vitti & Assoc.  
215 Fourth Avenue  
Pittsburgh, PA 15222  
08/16/13 • 08/23/13 • **08/30/13**

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**SHERIFF SALE**

**September 11, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 203-2013r SUR JUDGEMENT NO. 203-2013 AT THE SUIT OF Green Tree Consumer Discount Company vs Christopher Beykirch aka Christopher H. Beykirch and Jennifer Beykirch aka Jennifer K. Beykirch 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  
September 11, 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 State of Pennsylvania, more  
particularly described as follows,  
to wit:

Lots 20, ABCD, Block  
W-402, is set forth on a Plan  
of Lots - Wild Acres, Section  
4, Delaware Township, Pike  
County, Pennsylvania, dated  
February 1968, by John B.  
Aicher, Monroe Engineering,  
Inc., Stroudsburg, Pennsylvania,  
and filed in the Office of the  
Recording of Deeds in and for  
Pike County, Pennsylvania,  
in and for Pike County,  
Pennsylvania in Plat Book 6,  
page 132 on March 21, 1968.

TAX PARCEL #: 169.03-03-18

BEING KNOWN AS: 163  
Wild Acres 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  
Christopher Beykirch aka  
Christopher H. Beykirch  
and Jennifer Beykirch  
aka Jennifer K. Beykirch

DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$175,457.75,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Christopher  
Beykirch aka Christopher H.  
Beykirch and Jennifer Beykirch  
aka Jennifer K. Beykirch  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$175,457.75 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

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

Philadelphia, PA 19106-1532  
08/16/13 • 08/23/13 • **08/30/13**

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**SHERIFF SALE**

**September 11, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 247-2013r SUR  
JUDGEMENT NO. 247-2013  
AT THE SUIT OF Wells  
Fargo Bank, NA vs William  
Kegley 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  
September 11, 2013 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 247-2013  
WELLS FARGO BANK, N.A.  
v.  
WILLIAM KEGLEY  
owner(s) of property situate  
in the TOWNSHIP OF  
GREENE, PIKE County,  
Pennsylvania, being  
153 LAKE IN THE CLOUDS  
ROAD, CANADENSIS, PA  
18325  
Parcel No. 154.03-02-60 -  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING

Judgment Amount: \$108,048.01  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO William Kegley  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$10,848.01,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

\$10,848.01 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan LLP  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
08/16/13 • 08/23/13 • **08/30/13**

---

**SHERIFF SALE**

**September 11, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
271-2013r SUR JUDGEMENT  
NO. 271-2013 AT THE SUIT  
OF Wells Fargo, NA, as Trustee  
for Carrington Mortgage  
Loan Trust, Series 2006-NC3  
Asset-Backed Pass-Through  
Certificates vs Calvert  
Hocker 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  
September 11, 2013 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

ALL THAT CERTAIN  
lot, parcel and piece of land  
situate in the Township of  
Lehman, County of Pike, and

Commonwealth of Pennsylvania,  
being Lot No. 413, Section 20,  
Saw Creek Estates, as shown  
on a plan of lots recorded in the  
Office of the Recorder of Deeds  
in and for the County of Pike, in  
Plot Book Volume 13, Page 85.

BEING the same premises  
which Gerald M. Peterson and  
Gayle P. Peterson, husband and  
wife, by Deed dated November  
16, 2002 and recorded December  
31, 2002, in the Office for the  
Recorder of Deeds in and for  
Pike County, in Deed Book  
Volume 1960, Page 1093,  
Instrument #200200021352,  
conveyed unto Calvert Hocker,  
single.

BEING known as 1224 Saw  
Creek Estates, Bushkill, PA  
18324

TAX PARCEL: #192.01-02-13

IMPROVEMENTS:  
Residential property.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Calvert Hocker  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$194,372.83,  
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 Calvert  
Hocker DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$194,372.83 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Gregory Javardian  
1310 Industrial Blvd.  
1st Floor, Ste. 101  
Southampton, PA 18966  
08/16/13 • 08/23/13 • **08/30/13**

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**SHERIFF SALE**  
**September 11, 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,

TO EXECUTION NO  
281-2010r SUR JUDGEMENT  
NO. 281-2010 AT THE  
SUIT OF Bank of America,  
NA successor by merger to  
BAC Home Loans Sevcing,  
LP fka Countrywide Home  
Loans Servicing, LP vs  
Filiz Mead and Leroy R.  
Mead 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  
September 11, 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 State of Pennsylvania, being  
more particularly described as  
follows, to wit:

BEGINNING at an iron pin  
corner situated on the southern  
most side of Fern Court, said  
road being 50 feet in right of way  
leading off Spring road in Wild  
Acres, further being located  
South 43 degrees 58 minutes  
00 seconds West 445 feet more  
or less from a point of tangent  
situated on the above said Fern  
Court ROW the following,  
to wit: Thence in a clockwise  
direction and running along lines  
of Lot Number 25 South 46  
degrees 02 minutes East 225.00

feet to an iron pin corner; thence along lines of lots Number 12 and 11 South 43 degrees 58 minutes West 222.00 feet to an iron pin corner; thence along lines of lot number 28 North 28 degrees 56 minutes West 21.58 feet to an iron pin corner said point being situated on the 50 foot radius cul-de-sac at the end of Fern Court; thence on a curve to the left on a radius of 50 feet and arc distance of 54.29 feet to a point of curve for a corner; thence on a curve to the right on a radius of 35 feet an arc distance of 27.55 feet to an iron pipe corner, said pint being the point of tangent of the lines of said cul de sac with Fern Court; thence along the ROW of said Fern Court North 43 degrees 58 minutes East 84.84 feet to the point of beginning.

The above described lot is a combination of Lots 26 and 27, Block 1902, Wild Acres and is now known as Lot 26A. A map of new lot 26A is filed in Pike County Plat Book 30, page 228.

TOGETHER WITH unto the grantees herein, their heirs and assigns, all rights, liberties and privileges and UNDER AND SUBJECT to all Restrictions and Reservations set forth in deeds in the chain of title.

TAX PARCEL #02-0-067299

BEING KNOWN AS: 120  
Lilac Court, Dingman's Ferry,  
PA 18328

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Filiz Mead and Leroy R. Mead DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$123,523.14, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Filiz Mead and Leroy R. Mead DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$123,523.14 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
Ste. 5000 BNY Independence Ctr.  
701 Market St.  
Philadelphia, PA 19106  
08/16/13 • 08/23/13 • **08/30/13**

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**SHERIFF SALE**  
**September 11, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
344-2013r SUR JUDGEMENT  
NO. 344-2013 AT THE  
SUIT OF U.S. Bank National  
Association as Trustee for  
RAMP 2005NC1 vs Jessica  
Rombousek DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
September 11, 2013 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

SHORT DESCRIPTION  
By virtue of a Writ of Execution  
No. 344-20130CIVIL  
U.S. BANK NATIONAL  
ASSOCIATION AS  
TRUSTEE FOR RAMP  
2005NC1  
v.  
JESSICA ROMBOUSEK  
owner(s) of property situate

in the BOROUGH OF  
MATAMORAS, PIKE County,  
Pennsylvania, being  
702 AVENUE M,  
MATAMORAS, PA  
18336-1811  
Parcel No. 083.14-02-79  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$121,957.01  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Jessica Rombousek  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$121,957.01,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Jessica Rombousek DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$121,957.01 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan  
1617 JFK Blvd  
One Penn Center Plaza, Ste. 1400  
Philadelphia, PA 19103  
08/16/13 • 08/23/13 • **08/30/13**

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**SHERIFF SALE**

**September 11, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 359-2013r SUR JUDGEMENT NO. 359-2013 AT THE SUIT OF U.S. Bank National Association as Trustee, successor in interest to Wachovia Bank, NA as Trustee for GSR Mortgage Loan Trust 2005-6F Mortgage pass-Through Certificates, Series 2005-6F vs Ernest J. Sibalich and Patience A.L. Sibalich 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 September 11, 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 Dingman, County of Pike and Commonwealth of Pennsylvania, more particularly described as follows to wit:

BEING lot designated as No. 4 of that certain Plat Map of Victor E. Orben (Dwg. No. CC-302-A) dated April 14, 1980 and recorded June 2, 1980, in Pike County Plat Book Volume 18, Page 127.

CONTAINING 3.517 acres.

Parcel No. 095.00-02-10.002

BEING the same premises which Raymond R. Liebold and Marcella M. Liebold, husband and wife, by Deed dated March 18, 2002 and recorded in the Pike County Recorder of Deeds Office on March 21, 2002 in Deed Book 1920, page 586, granted and conveyed unto Ernest J. Sibalich and Patience A. L. Sibalich, husband and wife.

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

THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Ernest J. Sibalich and  
Patience A.L. Sibalich  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$188,161.15,  
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 Ernest J.  
Sibalich and Patience A.L.  
Sibalich DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$188,161.15 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,

PENNSYLVANIA  
Shapiro & DeNardo  
3600 Horizon Drive, Ste 150  
King of Prussia, PA 19406  
08/16/13 • 08/23/13 • **08/30/13**

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**SHERIFF SALE**

**September 11, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
384-2013r SUR JUDGEMENT  
NO. 384-2013 AT THE SUIT  
OF Deutsche Bank National  
Trust Company, as Trustee  
for Popular ABS, Inc. Series  
2007-A, by its Attorney-in-fact  
Ocwen Loan Servicing, LLC vs  
Kurt Arienta 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  
September 11, 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 Dingman, County of Pike,  
Commonwealth of Pennsylvania,  
more particularly described as  
follows:

TRACT No. 920, Section No.  
IV, Conashaugh Lakes, as shown  
on plat or map recorded in the  
office of the Recorder of Deeds



of Pike County in Plat Book 8  
Page 78.

PARCEL #03-0-020559

BEING the same premises  
which Frederick Solis and  
Catherine Solis, by Deed dated  
December 11, 2006 and recorded  
on December 15, 2006 in the  
Office of the Recorder of Deeds  
in and for Pike County in Deed  
Book 2209 Page 2078, granted  
and conveyed unto Kurt Arienta,  
a married man

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Kurt Arienta  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$157,471.77,  
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 Kurt Arienta  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$157,471.77 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg  
261 Old York Road, Ste. 410  
Jenkintown, PA 19046  
08/16/13 • 08/23/13 • **08/30/13**

---

**SHERIFF SALE**

**September 11, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
393-2013r SUR JUDGEMENT  
NO. 393-2013 AT THE SUIT  
OF Homeward Residential, Inc.  
vs Douglas J. Beeden and Nancy  
P. Beeden 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  
September 11, 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  
Homeward Residential, Inc.  
Plaintiff

v.  
DOUGLAS J. BEEDEN  
NANCY P. BEEDEN  
Defendant(s)

COURT OF COMMON  
PLEAS  
CIVIL DIVISION  
Pike County

MORTGAGE  
FORECLOSURE

NO. 393-2013-CV

SHORT DESCRIPTION FOR  
ADVERTISING  
ALL THAT CERTAIN LOT  
OF LAND SITUATE IN  
LEHMAN TOWNSHIP,  
PIKE COUNTY,  
PENNSYLVANIA:  
BEING KNOWN AS 694  
Decker Road NKA 6329 Decker  
Rd., Bushkill, PA 18324  
PARCEL NUMBER:  
192.04-01-79 Control No.  
06-0-066830  
IMPROVEMENTS:  
Residential Property

UDREN LAW OFFICES, P.C.  
S/  
Attorney for Plaintiff  
HARRY B. REESE,  
ESQUIRE  
PA ID 310501

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Douglas J. Beeden  
and Nancy P. Beeden  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$124,483.64,  
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 Douglas J.  
Beeden and Nancy P. Beeden  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$124,483.64 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  
08/16/13 • 08/23/13 • **08/30/13**

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**SHERIFF SALE**

**September 11, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 442-2013r SUR  
JUDGEMENT NO. 442-2013  
AT THE SUIT OF Nationstar  
Mortgage, LLC vs John C.  
Dibble 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  
September 11, 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  
Borough of Matamoras, County

of Pike and Commonwealth of  
Pennsylvania, more particularly  
described as follows to wit:

BEING Lots Nos. Eight  
hundred twenty-one and Eight  
hundred twenty-three (Nos.  
821 and 823), lying at the  
southeasterly corner of Madison  
Street, now Avenue N, and  
Second Street, between Second  
and Third Streets, each of the  
above mentioned lots being  
fifty (50) feet in front and rear  
and one hundred (100) feet in  
depth, as designated on Fred  
Wehinger's Map of an Addition  
to the Village, now Borough of  
Matamoras.

BEING THE  
SAME PREMISES  
which RESERVOIR  
INVESTMENTS GROUP,  
INC., by indenture bearing date  
the 12<sup>th</sup> day of December, 2005  
and being recorded at Milford,  
Pennsylvania in the Office for  
the Recording of Deeds, in  
and for the County of Pike,  
on the 22<sup>nd</sup> day of December,  
2005 in Record Book Volume  
2151, page 621, granted and  
conveyed unto RICKAN, INC.,  
A Pennsylvania Corporation, in  
fee.

The above premises are more  
particularly described as follows:

BEGINNING at a point in the  
southeasterly line of Avenue  
N, said point being located  
200.00 feet northeasterly of the  
northeasterly line of Third Street  
as measured along the aforesaid

line of Avenue N; thence North 38 degrees 41 minutes 00 seconds East 100.00 feet to a point in the southwesterly line of Second Street; thence along said line of Second Street, South 51 degrees 19 minutes 00 seconds East 100.00 feet to a point; thence leaving Second Street and running along Lot No. 920 and then No. 922 on above mentioned Wehinger addition, South 38 degrees 41 minutes 00 seconds West 100.00 feet to a point; thence running along Lot 825 North 61 degrees 19 minutes 00 seconds West 100.00 feet to the point and place of BEGINNING.

The foregoing description is in accordance with survey map dated February 27, 1979, prepared by Gary J. Williams, R.S., File No. 79-107.

Also being the same premises which Rickan, Inc., a Pennsylvania Corporation, by its certain Deed dated May 10, 2006 and intended to be simultaneously recorded herewith in the Office for the Recording of Deeds of Pike County, Pennsylvania, granted and conveyed unto John C. Dibble, in fee.

TAX PARCEL #:083.10-06-43

BEING KNOWN AS: 200 Avenue N, Matamoras, PA 18336

THE SALE IS MADE BY VIRTUE OF A WRIT OF

EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO John C. Dibble DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$188,126.83, 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 C. Dibble DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$188,126.83 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF PIKE COUNTY,

PENNSYLVANIA  
KML Law Group  
Ste. 5000 BNY Independence Ctr.  
701 Market St.  
Philadelphia, PA 19106  
08/16/13 • 08/23/13 • **08/30/13**

**SHERIFF SALE**

**September 11, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
514-2010r SUR JUDGEMENT  
NO. 514-2010 AT THE  
SUIT OF The Bank of New  
York Mellon, f/k/a The Bank  
of New York, as trustee for the  
Holders Mortgage Pass-Through  
Certificates Series FHAMS  
2007-FA3, by First Horizon  
Home Loans, a Division of  
First Tennessee Bank National  
Association, Mater Servicer,  
in its Capacity as Agent for  
the Trustee Under the Pooling  
and Servicing Agreement  
vs Radu Lungu and Marina  
Rodina 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  
September 11, 2013 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

LEGAL DESCRIPTION

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

LOT 5ABCD, BLOCK W-906,  
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 IN AND FOR PIKE  
COUNTY, PENNSYLVANIA,  
IN PLAT BOOK 8, PAGE  
109, RERECORDED  
NOVEMBER 17, 1970,  
SAID LOT HAVING A  
FRONTAGE ON LAKE  
SHORT DRIVE OF  
SIXTY-FIVE AND SIXTY  
ONE HUNDREDTHE  
(65.60) FEET, A REAR  
LINE OF ONE HUNDRED  
ONE AND FOURTEEN  
ONE-HUNDREDTHS  
(101.14) FEET AND SIDE  
LINES OF ONE HUNDRED  
FIFTY (150) FEET  
AND ONE HUNDRED  
FORTY-FOUR AND  
THIRTY-THREE-ONE-  
HUNDREDTHS (144.43)  
FEET, RESPECTIVELY.

AS DELINEATED ON SAID PLOT AMP WHICH IS INCORPORATED HEREIN BY REFERENCE THERETO.

BEING THE SAME PREMISES THAT WACHOVIA BANK, NATIONAL ASSOCIATION, F/K/A FIRST UNION NATIONAL BANK, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING AGENCY BY ITS DEED DATED JUNE 27, 2005 AND RECORDED IN PIKE COUNTY RECORD BOOK 2128 PAGE 2354 GRANTED AND CONVEYED TO YILMAZ GUPER AND OVIDIU TUSINEAN, GRANTORS HEREIN.

PARCEL No. 168.04-06-42

BEING known and numbered as 174 MOUNTAIN LAKE DRIVE, DINGMANS FERRY, PA, 18328.

BEING the same premises which YILMAZ GUPER AND OVIDIU TUSINEAN, TENANTS IN COMMON, by Deed dated March 10, 2007 and recorded March 12, 2007 in and for Pike County, Pennsylvania, in Deed Book Volume 2222, Page 790, granted and conveyed unto Radu Lungu and Marina Rodina, husband and wife as tenants by the enteties

THE SALE IS MADE BY VIRTUE OF A WRIT OF

EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Radu Lungu and Marina Rodina DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$153,411.93, 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 Radu Lungu and Marina Rodina DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$153,411.93 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,

PENNSYLVANIA  
Zucker Goldberg & Ackerman  
PO Box 650  
Hershey, PA 17033  
08/16/13 • 08/23/13 • **08/30/13**

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**SHERIFF SALE**  
**September 11, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
785-2010r SUR JUDGEMENT  
NO. 785-2010 AT THE  
SUIT OF Goldman Sachs  
Mortgage Company vs Faustino  
Arroyo 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  
September 11, 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  
Goldman Sachs Mortgage  
Company  
Plaintiff

v.  
FAUSTINO ARROYO  
Defendant(s)

COURT OF COMMON  
PLEAS  
CIVIL DIVISION  
Pike County

MORTGAGE  
FORECLOSURE

NO. 785-2010

SHORT DESCRIPTION FOR  
ADVERTISING  
ALL THAT CERTAIN  
LOT OF LAND SITUATE  
IN TOWNSHIP OF  
LEHMAN, PIKE COUNTY,  
PENNSYLVANIA:  
BEING KNOWN AS 1219  
Spring Circle, Twp of, Lehman  
(Bushkill), PA 18324  
PARCEL NUMBER:  
194.01-02-66  
IMPROVEMENTS:  
Residential Property

UDREN LAW OFFICES, P.C.  
S/  
Attorney for Plaintiff  
Katherine E. Knowlton, Esq  
PA ID 311713

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

EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$130,026.50, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Faustino Arroyo DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$130,026.50 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices  
111 Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003-3620  
08/16/13 • 08/23/13 • **08/30/13**

**SHERIFF SALE**

**September 11, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION

ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO886-2012r SUR JUDGEMENT NO. 886-2012 AT THE SUIT OF Bank of America, NA successor by merger to BAC Home Loans Servicing LP fka Countrywide Home Loans Servicing, LP vs Eric B. Gianna 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 September 11, 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. 886-2012 BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING LP, FKA COUNTRYWIDE HOME LOANS SERVICING LP vs. ERIC B. GIANNA owner(s) of property situate in the TOWNSHIP OF LEHMAN, Pike County, Pennsylvania, being 90 POCONO MOUNTAIN LAKE ESTATE, BUSHKILL, PA 18324-9003 Parcel No.: 189.02-01-87



(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$102,543.30  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Eric B. Gianna  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$102,543.30,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

Gianna DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$102,543.30 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan LLP  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
08/16/13 • 08/23/13 • **08/30/13**

---

**SHERIFF SALE**

**September 11, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1196-2008r  
SUR JUDGEMENT NO.  
1196-2008 AT THE SUIT  
OF JPMorgan Chase Bank,  
National Association, s/b/m to  
Chase Home Finance, LLC vs  
Gregory J. Hugo and Patricia  
A. Hugo 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  
September 11, 2013 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution  
No. 1196-2008-CV  
JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION,  
S/B/M TO CHASE HOME  
FINANCE, LLC

v.

GREGORY J. HUGO  
PATRICIA A. HUGO  
owner(s) of property situate  
in the TOWNSHIP OF  
DELAWARE, PIKE County,  
Pennsylvania, being  
160 SPRUCE DRIVE,  
DINGMANS FERRY, PA  
18328

Parcel No. 162.02-12-03  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$307,941.61  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Gregory J. Hugo  
and Patricia A. Hugo  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$307,941.61,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Gregory J.  
Hugo and Patricia A. Hugo  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$307,941.61 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan LLP  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
08/16/13 • 08/23/13 • **08/30/13**

---

**SHERIFF SALE**

**September 11, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1220-2010,  
SUR JUDGEMENT NO.  
1220-2010 AT THE SUIT OF  
OneWest Bank, FSB vs Gladys

Jimenez 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  
September 11, 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  
LEHMAN TOWNSHIP,  
PIKE COUNTY,  
PENNSYLVANIA, BEING  
LOT NO. 3503, SECTION  
NO. 37, AS IS MORE  
PARTICULARLY SET  
FORTH ON THE PLAN OF  
LOTS OF DEVELOPMENT  
KNOWN AS SAW CREEK  
ESTATES, RECORDED  
IN THE RECORDERS  
OFFICE IN AND FOR PIKE  
COUNTY AT MILFORD,  
PENNSYLVANIA, IN PLOT  
BOOK VOLUME 34, PAGES  
112, 113, 114, 115, 116, AND  
117 AND PLOT BOOK 36,  
PAGE 12.

Tax Parcel No.: 06-0-110696

Property Address: 3503 Bedford,  
Drive Bushkill, PA 18324  
THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF

THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Gladys Jimenez  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$284,919.50,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Gladys  
Jimenez DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$284,919.50 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  
08/16/13 • 08/23/13 • 08/30/13

**SHERIFF SALE**  
**September 11, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1315-2012r  
SUR JUDGEMENT NO.  
1315-2012 AT THE SUIT  
OF Aurora Bank, FSB vs John  
C. Dibble 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  
September 11, 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 WESTFALL,  
COUNTY OF PIKE AND  
COMMONWEALTH  
OF PENNSYLVANIA,  
MORE PARTICULARLY  
DESCRIBED AS FOLLOWS  
TO WIT:

BEING MORE

PARTICULARLY  
DESCRIBED IN SURVEY  
PREPARED BY VICTOR  
E. ORBEN, R.S., DATED  
AUGUST 31, 1981,  
DRAWING DD-114, AS  
FOLLOWS TO WIT:

BEGINNING AT AN IRON  
BAR THE SOUTH LINE  
OF MARGARET STREET  
LOCATED NORTH 49  
DEGREES 20 MINUTES  
EAST 125 FEET FROM  
OAK AVENUE AND BEING  
A COMMON CORNER  
OF LOT 84 AND LOT  
82; THENCE RUNNING  
ALONG THE LINE OF  
MARGARET STREET  
NORTH 49 DEGREES  
20 MINUTES EAST 50.00  
FEET TO AN IRON BAR;  
THENCE ALONG LOTS  
78, 79, 80 AND CUTTING  
THROUGH LOT 81, SOUTH  
40 DEGREES 40 MINUTES  
EAST 200.00 FEET TO  
AN IRON BAR; THENCE  
ALONG OTHER LANDS  
SOUTH 49 DEGREES,  
20 MINUTES WEST 25  
FEET TO AN IRON BAR,  
THENCE ALONG LOT  
87 NORTH 40 DEGREES  
40 MINUTES WEST 50  
FEET TO AN IRON BAR,  
THENCE ALONG LOT  
87 SOUTH 20 MINUTES  
WEST 25 FEET TO AN  
IRON BAR; THENCE  
ALONG LOTS 86, 85 AND  
84 NORTH 40 DEGREES  
40 MINUTES WEST 150.00  
FEET TO THE POINT AND  
PLACE OF BEGINNING.

CONTAINING LOT 82 AND  
PART OF LOT 81.

PARCEL NO. 083180125.001

BEING KNOWN AND  
NUMBERED AS 1014  
MARGARET STREET,  
MATAMORAS, PA, 18336.

BEING THE SAME  
PREMISES WHICH JOHN  
C. DIBBLE AND JODI L.  
DIBBLE, BY DEED DATED  
MARCH 2, 2006 AND  
RECORDED MARCH 29,  
2006 IN AND FOR PIKE  
COUNTY, PENNSYLVANIA,  
IN DEED BOOK VOLUME  
2166, PAGE 338, GRANTED  
AND CONVEYED UNTO  
JOHN C. DIBBLE

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO John C. Dibble  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$210,446.04,  
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 C.  
Dibble DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$210,446.04 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Zucker Goldberg & Ackerman  
PO BOX 650  
Hershey, PA 17033  
08/16/13 • 08/23/13 • **08/30/13**

---

**SHERIFF SALE**

**September 11, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1355-2009r SUR  
JUDGEMENT NO. 1355-2009  
AT THE SUIT OF GMAC  
Mortgage LLC, s/i/I to GMAC  
Mortgage Corporation vs Rick  
Alan Sickler and Danielle  
L. Young f/k/a Danielle L.

Sickler 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  
September 11, 2013 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

SHORT DESCRIPTION  
By virtue of a Writ of Execution  
No. 1355-2009  
GMAC MORTGAGE  
LLC, S/I TO  
GMAC MORTGAGE  
CORPORATION

v.  
RICK ALAN SICKLER  
DANIELLE L. YOUNG  
F/K/A DANIELLE L.  
SICKLER  
owner(s) of property situate  
in the TOWNSHIP OF  
DINGMAN, PIKE County,  
Pennsylvania, being  
117 BALD RIDGE ROAD,  
A/K/A LOT 8A, BLOCK 9,  
SECTION 2, MILFORD, PA  
18337

Parcel No. 122.02-01-87  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$86,629.27  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

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

THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Rick Alan Sickler  
and Danielle L. Young  
f/k/a Danielle L. Sickler  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$86,629.27,  
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 Rick Alan  
Sickler and Danielle L. Young  
f/k/a Danielle L. Sickler  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$86,629.27 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan LLP  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
08/16/13 • 08/23/13 • **08/30/13**

**SHERIFF SALE**

**September 11, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1371-2008r SUR  
JUDGEMENT NO. 1371-2008  
AT THE SUIT OF The  
Bank of New York Mellon, as  
successor Trustee under Novastar  
mortgage Funding Trust 2003-1  
vs Tereska Hollins a/k/a Tereska  
N. Hollins 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  
September 11, 2013 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

PREMISES "A"

ALL THAT CERTAIN lot/  
lots, parcel or piece of ground  
situate in the Township of  
Lehman, County of Pike, and  
State of Pennsylvania, being  
Lot/Lots No. 25, Section No.  
1A, as shown on map of Pocono

Mountain Lake Estates, Inc., on  
file in the Recorder's Office at  
Millford, Pennsylvania, in Plot  
Book No. 9, Page 81.

TAX PARCEL NUMBER:  
06.0.043544

MAP NUMBER: 189.04-01-68  
PREMISES "B"

ALL THAT CERTAIN lot/  
lots, parcel or piece of ground  
situate in the Township of  
Lehman, County of Pike, and  
State of Pennsylvania, being  
Lot/Lots No. 26 Section No.  
1A, as shown on map of Pocono  
Mountain Lake Estates, Inc., on  
file in the Recorder's Office at  
Millford, Pennsylvania, in Plot  
Book No. 9, Page 109.

TAX PARCEL NUMBER:  
06.0.037948

MAP NUMBER: 189.04-01-69

Being known as: 25 EAGLE  
PATH, BRUSHKILL,  
PENNSYLVANIA 18324.

Title to said premises is vested  
in Tereska Hollins a/k/a  
Tereska N. Hollins by deed  
from William A. Tonnett and  
Florence M. Tonnett, husband  
and wife, dated December 20,  
2002 and recorded January 3,  
2003 in Deed Book 1960, Page  
2076, Lot # 25 and in Deed  
Book 1960, Page 2079, Lot # 26.

TAX I.D. #: 06.0.043544  
MAP#189.04-  
01-68 & 06.0.037948  
MAP#189.04-01-69

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Tereska Hollins a/k/a Tereska N. Hollins DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$127,993.43, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Tereska Hollins a/k/a Tereska N. Hollins DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$127,993.43 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad street,  
Ste. 2080  
Philadelphia, PA 19109  
08/16/13 • 08/23/13 • **08/30/13**

---

**SHERIFF SALE**

**September 11, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1434-2012r SUR JUDGEMENT NO. 1434-2012 AT THE SUIT OF Bank of America, NA vs Tesfamariam Guadad and Rita Guadad 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 September 11, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or lots, parcel or piece of ground situate In the Township of Lehman, Pike County, Pennsylvania, being lot or lots No. 444, Section No. 21 as is more particularly set forth on



the Plot Map of Lehman Pike Development Corporation, Saw Creek Estates as is duly recorded in the Office for the Recording of Deeds, Milford, Pike County, Pennsylvania in Plot Book Volume No. 14 at Page No. 34.

UNDER AND SUBJECT to restrictions, covenants, conditions etc., as set forth of record In Pike County Courthouse.

BEING the same premises which Joseph DiCandio, et al, by Deed dated August 26, 2003 and recorded January 14, 2004, in the Office for the Recorder of Deeds in and for Pike County, in Deed Book Volume 2027, Page 2038, conveyed unto TESHAMARIAM GUADAD and RITA GUADAD

BEING KNOWN AS:  
444 SAUNDERS DRIVE,  
BUSHKILL, PA 18324

TAX PARCEL #192.02-01-77

IMPROVEMENTS:  
Residential property.

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

EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$138,661.68, 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 Tesfamariam Guadad and Rita Guadad DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$138,661.68 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Powers Kirn & Jarvardian  
1310 Industrial Blvd., Ste. 101  
Southampton, PA 18966  
08/16/13 • 08/23/13 • **08/30/13**

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**SHERIFF SALE**  
**September 11, 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION

ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO1485-2009r SUR JUDGEMENT NO. 1485-2009 AT THE SUIT OF JPMorgan Chase Bank, NA f/k/a Washington Mutual Bank, FA vs Cecilie Koch 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 September 11, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 1485-2009-CIVIL JPMORGAN CHASE BANK, N.A. F/K/A WASHINGTON MUTUAL BANK, F.A.

v.

CECILIE KOCH

owner(s) of property situate in the TOWNSHIP OF MILFORD, PIKE County, Pennsylvania, being 127 EVERGREEN LANE, MILFORD, PA 18337-9554 Parcel No. 1: 112.00-01-30 Parcel No. 2: 112.00-01-26 (Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$448,124.35

Attorneys for Plaintiff

Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Cecilie Koch DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$448,124.35, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Cecilie Koch DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$448,124.35 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan LLp  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
08/16/13 • 08/23/13 • **08/30/13**

---

**SHERIFF SALE**

**September 11, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1489-2011r SUR  
JUDGEMENT NO. 1489-2011  
AT THE SUIT OF Wells  
Fargo Bank, NA successor by  
merger to Wachovia Bank, NA  
vs Timothy Ross and Kellie  
Stadler Ross 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  
September 11, 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 SHOHOLA,  
COUNTY OF PIKE AND

COMMONWEALTH  
OF PENNSYLVANIA,  
MORE PARTICULARLY  
DESCRIBED AS FOLLOWS  
TO WIT:

BEING LOT NO. 9  
(ERRONEOUSLY SIGHTED  
AS LOT NUMBER 8),  
BLOCK NUMBER 2,  
SECTION 1, AS SHOWN  
ON A MAP OF SAGAMORE  
ESTATES, INC., DATED  
JUNE 12, 1958, AND  
RECORDED WITH THE  
RECORDER OF DEEDS  
OF PIKE COUNTY,  
PENNSYLVANIA IN PLAT  
BOOK NUMBER 3, PAGE  
73 AND REFERENCE MAY  
BE HAD TO THE SAID  
MAP OR THE RECORDING  
THEREOF FOR A MORE  
AND FULL DESCRIPTION  
OF THE LOT ON LOTS  
HEREIN CONVEYED.

PARCEL NO. 12-0-005958

BEING KNOWN AND  
NUMBERED AS 113  
JOSEPHINE LANE,  
SHOHOLA, PA, 18458.

BEING THE SAME  
PREMISES WHICH  
KATHRYN C. SIEGEL, BY  
DEED DATED MARCH  
15, 2007 AND RECORDED  
MARCH 15, 2007 IN AND  
FOR PIKE COUNTY,  
PENNSYLVANIA, IN  
DEED BOOK VOLUME  
2223, PAGE 05, GRANTED  
AND CONVEYED UNTO  
TIMOTHY ROSS AND

KELLIE STADLER ROSS,  
HUSBAND AND WIFE  
AS TENANTS BY THE  
ENTIRETIES

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Timothy Ross and  
Kellie Stadler Ross  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$176,433.88,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$176,433.88 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Zucker Goldberg & Ackerman  
PO Box 650  
Hershey, PA 17033  
08/16/13 • 08/23/13 • **08/30/13**

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**SHERIFF SALE**

**September 11, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1551-2011r SUR  
JUDGEMENT NO.1551-2011  
AT THE SUIT OF US  
Bank National Association as  
Trustee RAMP 2005EFC6 vs  
Christine Hoopman and Rufus  
C. Hoopman 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  
September 11, 2013 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 1551-2011  
U.S. BANK NATIONAL

ASSOCIATION AS  
TRUSTEE RAMP 2005EFC6

v.

CHRISTINE HOOPMAN  
RUFUS C. HOOPMAN

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

129 LAUREL DRIVE,  
MILFORD, PA 18337-7738

Parcel No. 136.02-02-19

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$239,929.63

Attorneys for Plaintiff

Phelan Hallinan, LLP

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

TO Christine Hoopman  
and Rufus C. Hoopman  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID

REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$239,929.63,  
PLUS COSTS & INTEREST.

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

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

DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Christine  
Hoopman and Rufus C.  
Hoopman DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$239,929.63 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

Phelan Hallinan

1617 JFK Blvd

One Penn Center Plaza, Ste. 1400  
Philadelphia, PA 19103

08/16/13 • 08/23/13 • 08/30/13

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**SHERIFF SALE**

**September 11, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1592-2012r  
SUR JUDGEMENT NO.  
1592-2012 AT THE SUIT  
OF Deutsche Bank National  
Trust Company, as Indenture  
Trustee for new Century Home  
Equity Loan Trust 2005-3 vs  
Gregory Wood and Mercedes

Wood 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  
September 11, 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 Lot  
No. 184, Section 2, as shown  
on map of Pocono Mountain  
Lake Estates, Inc., on file in the  
Recorder's Office at Milford,  
Pennsylvania, in Plat Book  
Number 9, Page 117.

BEING the same premises  
which Maureen M. Bier,  
Executrix of the Estate of  
Richard L. Kilcoyne, Sr., by  
Deed dated August 31, 2000  
recorded November 14, 2000,  
in the Office for the Recorder of  
Deeds in and for Pike County, in  
Deed Book Volume 1868, Page  
989, conveyed unto Gregory  
Wood and Mercedes Wood, his  
wife.

BEING known as 352 Pocono  
Mountain Lake Estate, Bushkill,  
PA 18324

TAX PARCEL: #189-02-02-31

IMPROVEMENTS:  
Residential property.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Gregory Wood  
and Mercedes Wood  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$126,405.93,  
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 Gregory  
Wood and Mercedes Wood  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO

COLLECT \$126,405.93 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Gregory Javardian  
1310 Industrial Blvd.  
1st Floor, Ste. 101  
Southampton, PA 18966  
08/16/13 • 08/23/13 • 08/30/13

**SHERIFF SALE**

**September 11, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1693-2012r SUR JUDGEMENT NO. 1693-2012 AT THE SUIT OF US Bank NA as Trustee on behalf of Servertis Fund 1 Trust 2009-1 Grantor Trust Certificates, Series 2009-1 vs Kevin P. Clare 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 September 11, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN tract or parcel of land situate, lying and being in the Township of Greene, County of Pike, and

State of Pennsylvania, being more particularly described as follows:

BEGINNING at the Northeast corner, said corner being the Southeast corner of the lands of Frank and Anna Knobl and located in the center of the Main Private Road leading through the lands of the Grantors, herein; thence

- 1) Along the said lands of Frank and Anna Knobl, North 55° 45' West, 150 feet to a corner; thence
- 2) Through the lands of the Grantors South 20° West, 294 feet to the center of the "Woods" Road; thence
- 3) Along the center of the said Road South 48° 17' East, 126.3 feet to a corner; thence
- 4) North 72° 5' East, 44.2 feet to the center of the said Main Private Road; thence
- 5) Along the center of the said Road North 16° 57' East, 200 feet and North 23° 8' East, 77.6 feet to the place of BEGINNING.

A more accurate description by survey conducted by John A. Boehm, R.S., dated April, 1984, Drawing No. E49-908, said map intended to be recorded on or about July 6, 1984 is as follows:

BEGINNING at the Northeast corner, said corner being the Southeast corner of the lands of Frank and Anna Knobl and located in the center of the Main Private Road leading through the

lands of the Grantors, herein;  
thence

- 1) Along the said lands of Frank and Anna Knobl, North 55° 45' West, 150 feet to a corner; thence
- 2) Through the lands of the Grantors South 20° West, 294 feet to the center of the "Woods" Road; thence
- 3) Along the center of the said Road South 48° 17' East, 126.3 feet to a corner; thence
- 4) North 27° 5' East, 44.2 feet to the center of the said Main Private Road; thence
- 5) Along the center of the said Road North 16° 57' East, 200 feet and North 22° 50' 35" East, 77.03 feet to the place of BEGINNING.

EXCEPTING AND RESERVING a strip of land 15 feet wide along the Easterly side of the above described premises for the one-half width of the said Main Private Road.

ALSO EXCEPTING AND RESERVING a strip of land 16.5 feet wide along the Southwesterly side for the one-half width of the said "Woods" Road.

BEING the same premises which Patrick J. Clare, married, Anne F. Clare, single, Elizabeth Surman, married and Kevin P. Clare, unmarried, by Deed dated November 30, 2005 recorded December 7, 2005, in the Office for the Recorder of Deeds in and for Pike County, in Deed

Book Volume 2148, Page 2324, conveyed unto Kevin P. Clare, unmarried.

BEING known as 104 Main Street, Greentown, PA 18426

TAX PARCEL: #04-0-069740

IMPROVEMENTS:  
Residential property.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Kevin P. Clare DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$90,675.64 , PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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



MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Kevin P. Clare DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$90,675.64 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Gregory Javardian  
1310 Industrial Blvd.  
1<sup>st</sup> Floor, Ste. 101  
Southampton, PA 18966  
08/16/13 • 08/23/13 • **08/30/13**

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**SHERIFF SALE**  
**September 11, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1769-2012r SUR JUDGEMENT NO. 1769-2012 AT THE SUIT OF PNC Bank National Association vs William Tanis 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 September 11, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

IN THE COURT OF COMMON PLEAS OF PIKE COUNTY, PENNSYLVANIA CIVIL DIVISION  
NO: 1769-2012  
PNC BANK, NATIONAL ASSOCIATION,  
Plaintiff,  
vs  
WILLIAM TANIS,  
Defendant.

LEGAL DESCRIPTION

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

BEING Lot 8ABC, Block B-94, as set forth on a Plan of Lots-Birchwood Lakes, Section 12, Delaware Township, Pike County, Pennsylvania, dated July 1965 by John B. Aicher, Monroe Engineering, Inc. Stroudsburg, Pennsylvania and filed in the Office for the Recording of Deeds, in and for Pike County, Pennsylvania, in Plat Book 5, page 125 on August 18, 1966.

HAVING erected thereon a dwelling known as 152 Spruce Drive, Dingmans Ferry, PA 18328.

PARCEL NO. 02-0-028013.

BEING the same premises which Steven A. Yanecko, Jr. and Boey K. Yanecko, husband and wife, by Deed

dated 09/18/2008 and recorded 09/22/2008 in the Recorder's Office of Pike County, Pennsylvania, Deed Book Volume 2289, Page 1261, Instrument No. 200800011531, granted and conveyed unto Willaim Tanis, a married man, his heirs and assigns.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO William Tanis DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$105,431.28, 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 William Tanis DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$105,431.28 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Vitti & Vitti & Assoc.  
215 Fourth Avenue  
Pittsburgh, PA 15222  
08/16/13 • 08/23/13 • **08/30/13**

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**SHERIFF SALE**  
**September 11, 2013**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1775-2011r SUR JUDGEMENT NO. 1775-2011 AT THE SUIT OF James B. Nutter & Company vs Harold Gottlieb a/ka Harold J. Gottlieb 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 September 11, 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 Porter, County of Pike and State of Pennsylvania, more particularly described as Lot 24, Block X Stage LXVI, Hemlock Farms, on a subdivision plan recorded in the Recorder of Deeds Office in and for Pike County, Pennsylvania on March 8, 1971 in Map Book Volume 8, Page 140.

BEING the same premises which Norman J. Judkins & Mary Judkins, by Deed dated July 6, 1979 and recorded July 9, 1979, in the Office for the Recorder of Deeds in and for Pike County, in Deed Book Volume 674, Page 344, conveyed unto HAROLD GOTTLIEB A/K/A HAROLD J. GOTTLIEB.

BEING KNOWN AS: 117 ROOSEVELT DRIVE, HAWLEY, PA 18428

TAX PARCEL #133.03-03-23

IMPROVEMENTS:  
Residential property.

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

JUDGMENT ON THE AMOUNT OF \$92,415.13, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Harold Gottlieb a/ka Harold J. Gottlieb DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$92,415.13 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Powers Kirn & Javardian  
1310 Industrial Blvd, 1<sup>st</sup> floor,  
Ste. 101  
Southampton, PA 18966  
08/16/13 • 08/23/13 • **08/30/13**

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**SHERIFF SALE**  
**September 11, 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION

ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1832-2010r SUR JUDGEMENT NO. 1832-2010 AT THE SUIT OF First Horizon Home Loans, a division of First Tennessee Bank National Association c/o Nationstar Mortgage, LLC vs William Cortez, Jr. DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY September 11, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

#### LEGAL DESCRIPTION

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the Township of Dingman, County of Pike, Commonwealth of Pennsylvania, more particularly described as Lot 17, Block No. 2, Section No. 10, Gold Key Lake Estates, subdivision recorded in the office of the Recorder of Deeds of Pike County in Plat Book 6 page 9.

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

BEING KNOWN AS TAX PARCEL NUMBER: 123.03-02-31; CONTROL NUMBER 021494.

Being part of the same premises which Louis F. Weiskopf, by Indenture dated 06-05-03 and recorded 06-11-03 in the Office of the Recorder of Deeds in and for the County of Pike in Record Book 1986, page 2624, granted and conveyed unto Vannatta Realty & Builders, Inc.

I. TITLE TO SAID PREMISES IS VESTED IN William Cortez, Jr., by Deed from Vannatta Realty and Builders, Inc., dated 10/08/2004, recorded 10/25/2004 in Book 2075, Page 2235.

NOTICE: Deed describes both Lot 14 and Lot 17. Lot 14 was conveyed to Patrick Danczewski and Julianne Danczewski, his wife, as tenants by the entireties, by Deed from Vannatta Realty and Builders, Inc., dated 08/26/2003, recorded 08/27/2003 in Book 2002, Page 1804. Consequently, the deed to William Cortez, Jr. for Lot 14 and 17 was recorded on 10/25/04, after Lot 14 had been already conveyed to Danezewski. Therefore, the Legal Description for current deed in Book 2075, Page 2235 should not have included Lot 14.

EXHIBIT "A"

THE SALE IS MADE BY VIRTUE OF A WRIT OF

EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO William Cortez, Jr. DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$240,962.53, 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 William Cortez, Jr. DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$240,962.53 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,

PENNSYLVANIA  
Parker McCay  
3 Greentree Centre  
7001 Lincoln Dr.  
Marlton, NJ 08053-0974  
08/16/13 • 08/23/13 • **08/30/13**

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**SHERIFF SALE**

**September 11, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1849-2012r SUR JUDGEMENT NO.1849-2012 AT THE SUIT OF OneWest Bank, FSB vs Cheryl A. Olivier and Ronald D. Olivier 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 September 11, 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  
One West Bank, FSB

Plaintiff

v.

CHERYL A. OLIVIER  
RONALD D. OLIVIER  
Defendant(s)

COURT OF COMMON  
PLEAS  
CIVIL DIVISION  
Pike County

MORTGAGE  
FORECLOSURE

NO. 1849-2012

SHORT DESCRIPTION FOR  
ADVERTISING

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

BEING KNOWN AS  
254 Bristol Way, (Lehman  
Township), Bushkill, PA 18324

PARCEL NUMBER:  
196-02-07-65

IMPROVEMENTS:  
Residential Property

UDREN LAW OFFICES, P.C.  
S/  
Attorney for Plaintiff  
J. Eric Kishbaugh, Esquire  
PA ID 33078

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

OF PENNSYLVANIA  
TO Cheryl A. Olivier  
and Ronald D. Olivier  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$63,749.36,  
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 Cheryl A.  
Olivier and Ronald D. Olivier  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$63,749.36 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  
08/16/13 • 08/23/13 • **08/30/13**

**SHERIFF SALE**

**September 11, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1915-2009r SUR  
JUDGEMENT NO. 1915-2009  
AT THE SUIT OF Deutsche  
Bank National Trust Company,  
as Trustee for GSAMP  
Trust 2005-HE1 Mortgage  
pass-Through Certificates Series  
2005-HE1 vs June Maher and  
James Mills 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  
September 11, 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 Trustee for  
GSAMP Trust 2005-HE1,  
Mortgage Pass-Through  
Certificates, Series 2005-HE1  
Plaintiff

v.  
JUNE MAHER  
JAMES MILLS  
Defendant(s)

COURT OF COMMON  
PLEAS  
CIVIL DIVISION  
Pike County

MORTGAGE  
FORECLOSURE

NO. 1915-2009-CV

SHORT DESCRIPTION FOR  
ADVERTISING

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

BEING KNOWN AS Lot  
17 Westfall Drive a/k/a 233  
Westfall Drive, Dingmans Ferry,  
PA 18328

PARCEL NUMBER:  
168.04-02-39

IMPROVEMENTS:  
Residential Property

UDREN LAW OFFICES, P.C.  
S/  
Attorney for Plaintiff  
Stuart Winneg, Esquire  
PA ID 45362

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO June Maher and James Mills DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$165,977.65, 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 June Maher and James Mills DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$165,977.65 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  
08/16/13 • 08/23/13 • **08/30/13**

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**SHERIFF SALE**

**September 11, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1928-2012r SUR JUDGEMENT NO. 1928-2012 AT THE SUIT OF Deutsche Bank National Trust Company, as Trustee for the Certificateholders of Soundview Home Loan Trust 2006-OPT1, Asset-Backed Certificates, Series 2006-OPT1 vs Anthony J. Rosati and Kelyn M. Rosati 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 September 11, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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



BEGINNING at a point for a corner in the center of the public road which leads from Albright's Corners, Delaware Township, Pike County, Pennsylvania, to Milford, Pike County, Pennsylvania, known as the back road to Milford, said corner being also a corner of lands now or late of Herguth (known as the Maple Manor property); thence South twenty-two and one-half (22 1/2) degrees East forty three and three-fourths (43 3/4) rods to stone corner at foot of hemlock tree (Emery Woods); thence North forty-nine (49) degrees East fifty-one (51) rods to lands now or late of the William C. Sproul Estate; thence North forty-four (44) degrees West sixty-eight (68) rods to a point on the southeast side of said public road; thence South forty-four (44) degrees West thirty-one (31) rods to the point of beginning. Containing fourteen (14) acres, ninety-seven (97) perches, more or less.

Parcel No. 150-00-01-45

BEING the same premises which Esther Pasztory, an adult individual, by Deed dated 11/17/2005 and recorded in the Pike County Recorder of Deeds Office on 11/22/2005 in Deed Book 2145, page 1538, as well as, Instrument No. 200500022570, granted and conveyed unto Anthony J. Rosati and Kelyn M. Rosati, his wife, tenants by the entirety.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Anthony J. Rosati and Kelyn M. Rosati DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$359,173.77, 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 Anthony J. Rosati and Kelyn M. Rosati DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$359,173.77 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Shapiro & DeNardo  
3600 Horizon Drive, Ste 150  
King of Prussia, PA 19406  
08/16/13 • 08/23/13 • **08/30/13**

**SHERIFF SALE**

**September 11, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1956-2012r  
SUR JUDGEMENT NO.  
1956-2012 AT THE SUIT  
OF JPMorgan Chase Bank  
National Association vs  
Luz Sanchez a/k/a Luz M.  
Sanchez 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  
September 11, 2013 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 1956-2012  
JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION  
v.  
LUZ SANCHEZ A/K/A LUZ  
M. SANCHEZ  
owner(s) of property situate

in the TOWNSHIP OF  
LEHMAN, PIKE County,  
Pennsylvania, being  
111 QUAIL COURT, A/K/A  
230 QUAIL COURT,  
BUSHKILL, PA 18324  
Parcel No. 194.01-06-38-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$165,658.97  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO Luz  
Sanchez a/k/a Luz M. Sanchez  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$165,658.97,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Luz Sanchez a/k/a Luz M. Sanchez DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$165,658.97 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan  
1617 JFK Blvd, Ste.1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
08/16/13 • 08/23/13 • **08/30/13**

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**SHERIFF SALE**  
**September 11, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1996-2012r SUR JUDGEMENT NO. 1996-2012 AT THE SUIT OF U.S. Bank National Association as Trustee for RASC 2005KS12 vs Douglas J. Damiano 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 September 11, 2013 at 11:00

AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

DOCKET NO: 2012-01996  
ALL THAT CERTAIN lot or piece of ground situate in Blooming Grove Township, County of Pike, and Commonwealth of Pennsylvania

TAX PARCEL NO:  
107-04-03-71

PROPERTY ADDRESS 105  
Cottonwood Drive Hawley, PA  
18428

IMPROVEMENTS: a  
Residential Dwelling

SOLD AS THE PROPERTY OF: Douglas J. Damiano

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 Douglas J. Damiano DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$262,963.78, PLUS COSTS & INTEREST.

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

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Douglas J.  
Damiano DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$262,963.78 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Milstead & Assoc.  
220 Lake Drive, Ste. 301  
Cherry Hill, NJ 08002-9946  
08/16/13 • 08/23/13 • **08/30/13**

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**SHERIFF SALE**  
**September 11, 2013**

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

DIVISION, TO EXECUTION  
NO 2026-2011r SUR  
JUDGEMENT NO. 2026-2011  
AT THE SUIT OF GMAC  
Mortgage, LLC S/I/I to  
GMAC Mortgage Corporation  
vs GMAC Mortgage, LLC  
S/I/I to GMAC Mortgage  
Corporation 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  
September 11, 2013 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

SHORT DESCRIPTION  
By virtue of a Writ of Execution  
No. 2026-2011  
GMAC MORTGAGE  
LLC, S/I/I TO  
GMAC MORTGAGE  
CORPORATION

v.  
LISA MARIE GANNON  
owner(s) of property situate  
in the TOWNSHIP OF  
DINGMAN, PIKE County,  
Pennsylvania, being  
LOT#5 117 PEDERSON  
RIDGE ROAD, A/K/A 117  
PEDERSEN RIDGE ROAD,  
MILFORD, PA 18337  
Parcel No. 095.03-01-14  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$139,485.14  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO GMAC Mortgage, LLC S/I/I to GMAC Mortgage Corporation DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$139,485.14, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF GMAC Mortgage, LLC S/I/I to GMAC Mortgage Corporation DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$139,485.14 PLUS

COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan LLP  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
08/16/13 • 08/23/13 • **08/30/13**

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**SHERIFF SALE**

**September 11, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2307-2012r SUR JUDGEMENT NO. 2307-2012 AT THE SUIT OF Wells Fargo Bank, NA vs Jesse A. Martinez 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 September 11, 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 Lehman Township, Pike County, Pennsylvania, being Lot No. 3607, Section No. 37, as is more particularly set forth on the

Plan of Lots of Development known as Saw Creek Estates, recorded in the Recorder's Office in and for Pike County at Milford, Pennsylvania, in Plot Book Volume 34, pages 112, 113, 114, 115, 116 and 117 and Plot Book 36, page 12.

UNDER AND SUBJECT to all covenants, conditions, restrictions and agreement of record and the Amendment to Declaration of Protective Covenants, Restrictions, Exceptions, Reservations and Conditions recorded in Pike County Record Book 1246, Page 118.

TITLE TO SAID PREMISES IS VESTED IN Jesse A. Martinez, by Deed from Tito Espinosa, a single person, dated 02/23/2011, recorded 02/23/2011 in Book 2358, Page 192.

Tax Parcel: 197.01-02-68 -

Premises Being: 3607 DORSET DRIVE A/K/A 1107 DORSET DRIVE, BUSHKILL, PA 18324

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

EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$289,199.65, 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 Jesse A. Martinez DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$289,199.65 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan LLp  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
08/16/13 • 08/23/13 • **08/30/13**

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**SHERIFF SALE**  
**September 11, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO2387-2009r SUR  
JUDGEMENT NO. 2387-2009  
AT THE SUIT OF The Bank  
of New York Mellon fka The  
Bank of New York, as Successor  
Trustee for JPMorgan Chase  
Bank, NA as Trustee for  
NovaStar Mortgage Funding  
Trust, Series 2006-1 NovaStar  
home Equity Loan Asset-Backed  
Certificates, Series 2006-1  
vs Baytric Bullock and Maria  
Rosario DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
September 11, 2013 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

ATTORNEY FOR  
PLAINTIFF  
UDREN LAW OFFICES, P.C.  
WOODCREST  
CORPORATE CENTER  
111 WOODCREST ROAD,  
SUITE 200  
CHERRY HILL, NJ  
08003-3620  
856-669-5400  
pleadings@udren.com  
The Bank of New York Mellon  
fka The Bank of New York, as  
Successor Trustee for JPMorgan

Chase Bank, N.A., as  
Trustee for NovaStar Mortgage  
Funding Trust, Series 2006-1  
NovaStar Home Equity Loan  
Asset-Backed Certificates, Series  
2006-1  
Plaintiff  
v.  
BAYTRIC BULLOCK  
MARIA ROSARIO  
Defendant(s)

COURT OF COMMON  
PLEAS  
CIVIL DIVISION  
Pike County

MORTGAGE  
FORECLOSURE

NO. 2387-2009 CIVIL

SHORT DESCRIPTION FOR  
ADVERTISING

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

BEING KNOWN AS 337  
Sparrow Loop, Bushkill, PA  
18324

PARCEL NUMBER:  
183.03-04-2-9

IMPROVEMENTS:  
Residential Property

UDREN LAW OFFICES, P.C.  
S/  
Attorney for Plaintiff  
David Neeren, Esquire  
PA ID 204252

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Baytric Bullock and Maria Rosario DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$239,131.76, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices  
111 Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003-3620  
08/16/13 • 08/23/13 • **08/30/13**

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**SHERIFF SALE**

**September 11, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 45660-2009r SUR JUDGEMENT NO. 45660-2009 AT THE SUIT OF Masthope Mountain Community POC vs Patsy Garry and William Manns 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 September 11, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**LEGAL DESCRIPTION**

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



follows:

Lot No. 818, said lot being shown on a subdivision plan of development, consisting of seventeen sections, entitled Falling Waters at Masthope, prepared by Edwin C. Hess Associates, Inc. and recorded in the Office of the Recorder of Deeds of Pike County, Pennsylvania in Plat Book Volume 16 at Pages 18-34.

BEING THE SAME PREMISES which Patsy Garry by Deed dated May 26, 1994 and recorded on June 8, 1994 in Record Book 904 at page 318 in the Office of the Recorder of Deeds in and for the County of Pike, granted and conveyed unto Patsy Garry and William B. Manns.

Assessment No.:  
05-0-013.03-06-64  
Pin/Control No.: 05-0-104276

Property is improved.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Patsy Garry and William Manns DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$7,855.72, 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 Patsy Garry and William Manns DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$7,855.72 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
James V. Fareri, Esq.  
712 Monroe Sr.  
Stroudsburg, PA 18360-0511  
08/16/13 • 08/23/13 • 08/30/13

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