

LEGAL NOTICES

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

ESTATE NOTICES

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

**ESTATE NOTICE
RE: ESTATE OF
GEORGE J. HENSZ
NOTICE IS HEREBY**

GIVEN that Letters Testamentary in the Estate of **GEORGE J. HENSZ** late of the Borough of Matamoras, Westfall Township, Pike County, Pennsylvania, have been granted to the undersigned. All persons indebted to said estate are required to make immediate payment and those having claims shall present them for settlement to:

**VALORIE A. ZACHRY,
EXECUTRIX
C/O TAMMY A. WEBER,
ESQUIRE
MARSHALL, PARKER &
ASSOCIATES, LLC
1065 Highway 315 - Suite 402
Wilkes-Barre, PA 18702**

Date of Death: January 17, 2012
10/12/12 • 10/19/12 • **10/26/12**

**NOTICE OF
ADMINISTRATION**

Notice is hereby given that Letters of Administration have been granted in the ESTATE of **JUDITH L. MARGULIS a/k/a JUDITH MARGULIS**, late of Paupack Township, Pike County, Pennsylvania (died January 27, 2012). All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to the Administrator, **GARY P. MARGULIS** or **John F. Spall, Esquire, Attorney for the Estate, 2573 Rt. 6, Hawley, Pennsylvania 18428.**

**JOHN F. SPALL,
ESQUIRE
10/12/12 • 10/19/12 • 10/26/12**

**NOTICE OF
ADMINISTRATION**

Notice is hereby given that Letters of Administration have been granted in the ESTATE OF **SELMA GROSSMAN a/k/a SELMA C. GROSSMAN**, late of Blooming Grove Township, Pike County, Pennsylvania (died December 29, 2011). All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to the Administratrix, **Lisa A. Davidsohn or John F. Spall, Esquire, Attorney for the**

Estate, 2573 Rt. 6, Hawley,
Pennsylvania 18428.

JOHN F. SPALL, ESQUIRE
10/12/12 • 10/19/12 • 10/26/12

**NOTICE OF
ADMINISTRATION**

Notice is hereby given that Letters of Administration have been granted in the ESTATE of MATHEW J. BORTREE, late of Blooming Grove Township, Pike County, Pennsylvania (died August 21, 2012). All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to the Administratrix, KATHERINE BORTREE of 1444 Route 6, Greeley, Pennsylvania 18425 or John F. Spall, Esquire, Attorney for the Estate, 2573 Rt. 6, Hawley, Pennsylvania 18428.

JOHN F. SPALL,
ESQUIRE
10/19/12 • 10/26/12 • 11/02/12

**NOTICE OF
CO-EXECUTRICES
ESTATE OF CHARLES
CHRISTOPHER HINNEN,
a/k/a C. CHRISTOPHER
HINNEN**

Letters Testamentary of the estate of the decedent who died a resident of Pike County, Pennsylvania, have been granted by the Register of Wills of that county.

All persons indebted to the estate and all persons who may have claims against it are requested to make payment and present claims promptly to the Co-Executrices or their

Attorney.

CO-EXECUTRICES

Melissa Hinnen
542 42nd Street
Union City, NJ 07087

Toni Joy Hinnen
3031 Edwin Avenue, Apt. 4E
Fort Lee, NJ 07024

APFELBAUM, APFELBAUM
& APFELBAUM
43 SOUTH FIFTH STREET
SUNBURY, PA 17801
ATTORNEYS
10/26/12 • 11/02/12 • 11/09/12

EXECUTOR NOTICE

Estate of Jean M. Pierce,
deceased, late of 109 Delaware
Crest Dr., Dingmans Ferry PA
18328.

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

William K. Pierce
12 Krasco Road
Oak Ridge, NJ 07438,
Executor

10/26/12 • 11/02/12 • 11/09/12

SHERIFF SALES

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

SHERIFF SALE

November 14, 2012

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
127-2010r SUR JUDGEMENT
NO. 127-2010 AT THE
SUIT OF The Bank of New
York Mellon fka The Bank of
new York, as trustee for the
Certificateholders CWABS,
Inc., Asset-Backed Certificates,
Series 2006-21 vs Harold
Jones DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
November 14, 2012 at 11:00
AM PREVAILING TIME
IN THE AFORENOON OF
SAID DATE:

ALL THAT CERTAIN
lot, parcel or piece of land
situate in the Township of
Delaware, County of Pike, and
Commonwealth of Pennsylvania,
being Lot 12, Block W-1305,
Section 13, Wild Acres, 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 9,
Page 87.

TAX PARCEL #:
168.04-01-21.002

BEING KNOWN AS: 128

Windwood 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 Harold Jones
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$192,270.31,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Harold Jones
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$192,270.31 PLUS
COSTS AND INTEREST AS

AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
10/19/12 • 10/26/12 • 11/02/12

SHERIFF SALE
November 14, 2012

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
163-2012r SUR JUDGEMENT
NO. 163-2012 AT THE
SUIT OF The Bank of New
York Mellon Trust Company,
National Association as
grantor trustee of the Protium
Master Grantor Trust vs
Steven L. Taylor and Tracy
Taylor DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
November 14, 2012 at 11:00
AM PREVAILING TIME
IN THE AFORENOON OF
SAID DATE:

LEGAL DESCRIPTION

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

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

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

BEING Parcel No. 03-0-017654

BEING known as 106 Crocus
Lane, Milford, PA 18337

BEING the same premises
which Milford West
Development, LLC granted and
conveyed unto Steven L. Taylor
and Tracy Taylor by Deed dated
February 23, 2007 and recorded
on March 13, 2007 in the Office
of the Recorder of Deeds of
Pike County, Commonwealth
of Pennsylvania in Deed Book
2222, Page 1727.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH OF
PENNSYLVANIA TO
Steven L. Taylor and Tracy
Taylor DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$427,401.62,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Steven
L. Taylor and Tracy Taylor
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$427,401.62 PLUS
COSTS AND INTEREST AS
AFORESAID.
PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Richard M. Squire & Assoc.
115 West Avenue
Jenkintown, PA 19046
10/19/12 • 10/26/12 • 11/02/12

SHERIFF SALE
November 14, 2012
BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO173-2012r
SUR JUDGEMENT NO.

173-2012 AT THE SUIT
OF JPMorgan Chase Bank,
National Association, s/b/m/t
Chase Home Finance LLC,
s/b/m/t Chase Manhattan
Mortgage Corporation vs The
Unknown Heirs, Executors
and/or Administrators
of the Estate of Vincent
Lucas DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
November 14, 2012 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.: 173-2012-Civil

JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION,
s/b/m/t CHASE HOME
FINANCE LLC, s/b/m/t
Chase Manhattan Mortgage
Corporation,

Plaintiff,

vs.

The Unknown Heirs, Executors
and/or Administrators of the
Estate of VINCENT LUCAS,

Defendant.

LONG FORM
DESCRIPTION

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

BEING Lot 10, Block 7, Section 2, as shown on a map Sagamore Estates dated June 12, 1958, and recorded in the Office of the Recorder of Deeds in and for Pike County, Pennsylvania, in Plat Book No. 3 at Page 74 and reference may be had to the said map or the recording thereof for a more full and complete description of the lot or lots herein conveyed. More particularly described as follows to wit:

BEGINNING at a point for a corner, said place of beginning being the northeasterly common boundary of Lots No. 8 and 10, Block 7, Section 2, Sagamore Estates, thence South 74 degrees 21 minutes East 75.00 feet to a point for a corner; thence South 15 degrees 39 minutes West 120.00 feet to a point for a corner; thence North 74 degrees 21 minutes West 75.00 feet to a point for a corner; thence North 15 degrees 39 minutes East 120.00 feet to the point and place of BEGINNING. CONTAINING 9,000 square feet more or less as surveyed by Gary J. Williams, R.S., Scale 1”

= 20', dated September 10, 1979, drawing no. 79-129.

BEING THE SAME PREMISES which Odette Lamanna and Vincent Lucas, by Deed dated January 24, 2008 and recorded in the Office of the Recorder of Deeds of Pike County on March 5, 2008, in Deed Book Volume 2268, Page 2010, granted and conveyed unto Vincent Lucas. Vincent Lucas died on December 25, 2009, at which time his unknown heirs became the owners of the aforesaid property by operation of law.

GRENNEN & BIRSIC, P.C.
S/
Kristine M. Anthou, Esquire
Attorneys for Plaintiff
One Gateway Center,
Ninth Floor
Pittsburgh, PA 15222
(412) 281-7650
10/19/12 • 10/26/12 • 11/02/12

SHERIFF SALE

November 14, 2012

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 329-2011r SUR JUDGEMENT NO. 329-2011 AT THE SUIT OF Aurora Loan Services, LLC vs William Graham DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY

ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
November 14, 2012 at 11:00
AM PREVAILING TIME
IN THE AFORENOON OF
SAID DATE:

SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution
No. 329-2011

AURORA LOAN SERVICES,
LLC.
vs.
WILLIAM GRAHAM

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

174 SPRUCE DRIVE, AKA
LOT 51 BLOCK 67 SECT
10, DINGMANS FERRY, PA
18328-9807
Parcel No.: 162.02-09-89-
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$52,244.78

Attorneys for Plaintiff:
Phelan Hallinan & Schmieg, LLP

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

TO William Graham
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$52,244.78,
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 William
Graham DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$52,244.78 PLUS COSTS
AND INTEREST AS
AFORESAID.

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

Philadelphia, PA 19103
10/19/12 • 10/26/12 • 11/02/12

SHERIFF SALE

November 14, 2012

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 440-2012r SUR
JUDGEMENT NO. 440-2012
AT THE SUIT OF Wells
Fargo Bank, NA vs David
B. Cziko DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
November 14, 2012 at 11:00
AM PREVAILING TIME
IN THE AFORENOON OF
SAID DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN lot,
parcel or piece of ground situate
in the Township of Lehman,
County of Pike and State of
Pennsylvania, BEING Lot No.
477, Section No. 3, as shown
on map of Pocono Mountain
Lake Estates, Inc., on file in the
Recorder's Office at Milford,
Pennsylvania in Plot Book No.
9, Page 168.

Together with all rights and
privileges and UNDER AND
SUBJECT to the covenants,

exceptions, conditions,
reservations and restrictions as of
record.

TITLE TO SAID PREMISES
VESTED IN David B.
Cziko, by Deed from Jonh
Savini and Susan Savini, h/w,
dated 01/21/2007, recorded
01/24/2007 in Book 2215, Page
2541.

PROPERTY: 477 MORNING
DOVE COURT, A/K/A
156 MOURNING DOVE
COURT, BUSHKILL, PA
18324

PARCEL: 189.01-04-25

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO David B. Cziko
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$145,014.49,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF David B. Cziko DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$145,014.49 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan, Hallinan & Schmiegl
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
10/19/12 • 10/26/12 • 11/02/12

SHERIFF SALE

November 14, 2012

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 441-2012r SUR JUDGEMENT NO. 441-2012 AT THE SUIT OF Bank of America, NA successor by merger to BAC Home Loans Servicing, LP vs Victoria Osinowska DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC

VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY November 14, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 441-2012

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

vs.

VICTORIA OSINOVSKA

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

330 CREWE COURT,
AKA 178 AT THE FALLS,
BUSHKILL, PA 18324
Parcel No.: 196.02-07-12
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$104,309.40
Attorneys for Plaintiff:
Phelan Hallinan & Schmiegl, LLP

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

THE COMMONWEALTH
OF PENNSYLVANIA
TO Victoria Osinowska
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$104,309.40,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Victoria
Osinowska DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$104,309.40 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmieg

1617 JFK Blvd., Ste. 1400
1 Penn Ctr Plaza
Philadelphia, PA 19103
10/19/12 • 10/26/12 • 11/02/12

SHERIFF SALE

November 14, 2012

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
461-2012r SUR JUDGEMENT
NO. 461-2012 AT THE
SUIT OF Wells Fargo
Bank, NA d/b/a Americas
Servicing Company vs Max
W. Koutny DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
November 14, 2012 at 11:00
AM PREVAILING TIME
IN THE AFORENOON OF
SAID DATE:

**SHORT DESCRIPTION FOR
ADVERTISING**

By virtue of a Writ of Execution
No. 2012-00461

WELLS FARGO BANK,
NA DBA AMERICAS
SERVICING COMPANY
vs.
MAX W. KOUTNY

owner(s) of property situate
in the TOWNSHIP OF

LEHMAN, Pike County,
Pennsylvania, being

1644 GLASGOW DRIVE,
BUSHKILL, PA 18324
Parcel No.: 196.02-05-14
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$98,386.74

Attorneys for Plaintiff:
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Max W. Koutny
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$98,386.74,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Max W.
Koutny DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$98,386.74 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmieg
1617 JFK Blvd., Ste. 1400
1 Penn Ctr Plaza
Philadelphia, PA 19103
10/19/12 • 10/26/12 • 11/02/12

SHERIFF SALE
November 14, 2012
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
473-2012r SUR JUDGEMENT
NO. 473-2012 AT THE SUIT
OF Flagstar Bank, FSB vs Frank
Corradino DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
November 14, 2012 at 11:00

AM PREVAILING TIME
IN THE AFORENOON OF
SAID DATE:

SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution
No. 473-2012

FLAGSTAR BANK, FSB
vs.
FRANK CORRADINO

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

150 COBBLESTONE DRIVE,
A/K/A 3038 SUNRISE LAKE,
MILFORD, PA 18337-4023
Parcel No.: 122.03-02-07-
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$151,819.82
Attorneys for Plaintiff:
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Frank Corradino
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$151,819.82,

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Frank
Corradino DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$151,819.82 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmieg
1617 JFK Blvd., Ste. 1400
1 Penn Ctr Plaza
Philadelphia, PA 19103
10/19/12 • 10/26/12 • 11/02/12

SHERIFF SALE
November 14, 2012
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT

OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 496-2012r SUR
JUDGEMENT NO. 496-2012
AT THE SUIT OF U.S.
Bank National Association
Trustee for the Pennsylvania
Housing Finance Agency vs
Julia Stoll DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
November 14, 2012 at 11:00
AM PREVAILING TIME
IN THE AFORENOON OF
SAID DATE:

SHORT LEGAL FOR
ADVERTISING:

ALL THAT CERTAIN piece
or parcel of land, situate in the
Township of Delaware, Pike
County, Pennsylvania, being
Lot 9A, Block 86, Section 11,
Birchwood Lakes, Delaware
Township, Pike County,
Pennsylvania, as set forth on a
map recorded in the Pike County
Recorder of Deeds Office in Plat
Book 31, Page 216. HAVING
THEREON ERECTED A
DWELLING KNOWN AS
1781 ROUTE 739 A/K/A
RR2, ROUTE 739 (LOT 9A),
DINGMANS FERRY, PA
18323.

MAP # 149-04-13-66
CONTROL # 02-0-027794

Reference Pike County Record
Book 1041 Page 188.

TO BE SOLD AS THE
PROPERTY OF JULIA
STOLL UNDER PIKE
COUNTY JUDGMENT
NO. 496-2012-CIVIL

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Julia Stoll DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$38,525.21,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

IN EXECUTION AS THE PROPERTY OF Julia Stoll DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$38,525.21 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Purcell, Krug & Haller
1719 N. Front Street
Harrisburg, PA 17102
10/19/12 • 10/26/12 • 11/02/12

SHERIFF SALE

November 14, 2012

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO630-2012r SUR JUDGEMENT NO. 630-2012 AT THE SUIT OF Bank of America, NA as successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP vs Frederick J. Rossi aka Frederick J. Rossi, JR. DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY November 14, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 630-2012

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP

vs.

FREDERICK J. ROSSI A/K/A FREDERICK J. ROSSI, JR.

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

1697 WILDERNESS ROAD
A/K/A 109 ROSSI COURT,
TAFTON, PA 18464
Parcel No.: 072.00-01-01.001-
(Acreage or street address)

Improvements thereon:
RESIDENTIAL

Judgment amount: \$139,233.25

Attorneys for Plaintiff:
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Frederick J. Rossi aka Frederick J. Rossi, JR. DEFENDANTS, OWNER, OR REPUTED OWNERS

OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$139,233.25,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Frederick J.
Rossi aka Frederick J. Rossi, JR.
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$139,233.25 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmieg
1617 JFK Blvd., Ste. 1400
1 Penn Ctr Plaza
Philadelphia, PA 19103
10/19/12 • 10/26/12 • 11/02/12

SHERIFF SALE
November 14, 2012
BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO646-2012r
SUR JUDGEMENT NO.
646-2012 AT THE SUIT
OF Wells Fargo Bank, NA vs
Maria A. Roeder aka Maria
Angeles Roeder and David
M. Roeder aka David Michael
Roeder DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
November 14, 2012 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 Dingman,
County of Pike and State of
Pennsylvania, being known
and designated as Lot No. 198,
Section No. 2, as shown on map
entitled subdivision of Section
A, Pocono Mountain Woodland
Lakes Corp., on file in the
Recorder's Office at Milford,
Pennsylvania in Plot Book No.
10, Page 135

TITLE TO SAID PREMISES

VESTED IN David M. Roeder and Maria A. Roeder, his wife, by Deed from Edwin D. Ott and Linda Ott, his wife, dated 06/20/2006, recorded 08/08/2006 in Book 2189, Page 54.

PROPERTY: 114 ASH LANE, MILFORD, PA 18337-7513

PARCEL: 123.02-02-43

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Maria A. Roeder aka Maria Angeles Roeder and David M. Roeder aka David Michael Roeder DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$236,813.03, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Maria A. Roeder aka Maria Angeles Roeder and David M. Roeder aka David Michael Roeder DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$236,813.03 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmieg
1617 JFK Blvd., Ste 1400
1 Penn Ctr Plaza
Philadelphia, PA 19103
10/19/12 • 10/26/12 • 11/02/12

SHERIFF SALE

November 14, 2012

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 689-2012r SUR JUDGEMENT NO. 689-2012 AT THE SUIT OF MetLife Home Loans, a division of MetLife Bank, NA vs Kris Nichols and Valerie Nichols DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION

BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY November 14, 2012 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 Westfall, County of Pike and Commonwealth of Pennsylvania, more particularly described as follows to wit:

BEING Lot 20, Section 3, as shown and described on a plan of Lots entitled FIELDSTONE RIDGE, Lots 8 to 15, Section 2 and Lots 16 to 22, Section 3, Westfall Township, Pike County, Pennsylvania, as surveyed by Victor E. Orben, Professional Land Surveyor, Drawing Number R92-310-G dated July 7, 1992 and recorded in the Office of the Recorder of Deeds, Pike County, Pennsylvania, on July 1, 1997 in Plot Book 34, Page 184, said map being incorporated by reference herewith as if attached hereto.

BEING THE SAME PREMISES which DR. ROBERT J. HENDERSON, single, by indenture bearing date the 26th day of July, 2002 and being recorded at Milford, Pennsylvania in the Office for the Recording of Deeds, in and for the County of Pike, on the 7th day of August, 2002 in Record Book Volume

1938, page 1208, granted and conveyed unto JEFFREY T. PELLEGRINO and KRISTEN L. PELLEGRINO, his wife, in fee.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Kris Nichols and Valerie Nichols DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$439,092.31, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Kris Nichols and Valerie Nichols DEFENDANTS, OWNERS

REPUTED OWNERS TO COLLECT \$439,092.31 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Parker McCay
9000 Midlantic Drive, Ste. 300
PO Box 5054
Mount Laurel, NJ 08054-1539
10/19/12 • 10/26/12 • 11/02/12

SHERIFF SALE
November 14, 2012

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 717-2012r SUR JUDGEMENT NO. 717-2012 AT THE SUIT OF Wells Fargo Bank, NA vs Edgardo J. Caraballo, JR DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY November 14, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 717-2012

WELLS FARGO BANK, N.A.
vs.
EDGARDO J. CARABALLO,
JR

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

171 BERNADETTE DRIVE,
DINGMANS FERRY, PA
18328-3085
Parcel No.: 148.03-01-69-
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$143,919.59

Attorneys for Plaintiff:
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Edgardo J. Caraballo, JR DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$143,919.59, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Edgardo J. Caraballo, JR DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$143,919.59 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan, Hallinan & Schmieg
1617 JFK Blvd., Ste. 1400
One Penn Center Plaza
Philadelphia, PA 19103
10/19/12 • 10/26/12 • 11/02/12

SHERIFF SALE
November 14, 2012
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO726-2012r SUR JUDGEMENT NO. 726-2012 AT THE SUIT OF US Bank National Association, as Trustee for Structured

Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2006-BC5 vs Georgette Harms and Daniel Harms DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY November 14, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION

ALL that certain piece, parcel and tract of land situate, lying and being in the Township of Delaware, County of Pike and Commonwealth of Pennsylvania, more particularly described as follows, to-wit:
BEING Lots 40ABCD, Block W-801, as set forth on a Plan of Lots- Wild Acres, Section 8, Delaware Township, Pike County, Pennsylvania, dated April 1969, by John B. Alcher, Monroe Engineering, Inc., Stroudsburg, Pennsylvania, and filed in the Office for the Recording of Deeds in and for Pike County, Pennsylvania, in Plat Book 7, page 82, on May 13, 1969.

TOGETHER with all rights of way and UNDER AND SUBJECT to all covenants, reservations, restrictions and conditions of record.

TITLE TO SAID PREMISES VESTED IN Daniel Harms and Georgette Harms, his wife, by Deed from Daniel Harms and Georgette Harms, his wife, dated 09/30/1999, recorded 10/1/1999 in Book 1811, Page 718.

PROPERTY: 126 STROUD COURT, RD 1 BOX 899, DINGMANS FERRY, PA 18328-4363

PARCEL: 175.02-03-43

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Georgette Harms and Daniel Harms DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$139,161.30, 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 Georgette Harms and Daniel Harms DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$139,161.30 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan, Hallinan & Schmieg
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
10/19/12 • 10/26/12 • 11/02/12

SHERIFF SALE

November 14, 2012

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 771-2012r SUR JUDGEMENT NO. 771-2012 AT THE SUIT OF Wells Fargo Bank, NA a/b/m Wells Fargo Home Mortgage, Inc. vs Erik Jeromin and Mauri Jeromin DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION

BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY November 14, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN lot situate in the Township of Dingman, County of Pike and State of Pennsylvania, described as follows:

BEGINNING at a stake and stone corner in the southeasterly line of Slaymaker Road, said corner being a common corner of Lot No. 3 and Lot No. 5; thence along the division line of lots 3 and 5 South 38 degrees 35 minutes East 150 feet to a stake and stone corner; thence North 51 degrees 25 minutes East 100 feet to a stake and stone corner of Lot 5 and Lot 7; thence along the division line of lots 5 and 7 North 38 degrees 35 minutes West 150 feet to a stake and stone corner in the southeasterly line of Slaymaker Road; thence along the line of said road South 51 degrees 25 minutes West 100 feet to the point and place of beginning, and being Lot No. 5 of Block 2, Section 3, containing 0.344 acre magnetic meridian of 1962 as surveyed by Victor E. Orben, R.S., Dwg. No. 257.

RESERVING, however, unto the Grantor, (Lock, Inc.) its successors and assigns,

(A) The private roadways in the location and of the width as set forth on the aforesaid plan of lots;

(B) All gas and oil in premises.

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

(D) The right to waive any of the following restrictions, covenants and conditions when in the opinion of the owner such waiver may be desirable or necessary.

(E) The right without further assent or permit from the grantee or grantees herein, his, her, or their heirs and assigns, to grant to any public utility company, municipality or water company an easement or a right of way granting the right to erect and lay or cause or permit to be erected, laid, maintained, removed or repairs in all roads, streets, avenues, ways on which the land to be conveyed abuts, and also on a ten-foot strip of land located in the rear of the lots to be conveyed hereunder, electric light, telephone and telegraphs poles and wires; water, sewer, gas pipes, and conduits; catch basins, surface drains and such other customary or usual appurtenances as may from time to time in the opinion of the seller, its successors or assigns or any

utility company or municipality be deemed necessary or advisable in connection with the beneficial use of the lots shown on a plan of the land to be conveyed hereinafter, and all claims for damages, if any, by the construction, maintenance and repair thereof, or on account of temporary or other inconvenience caused thereby against the seller or any utility company or municipality, or any of its agents or servants, is hereby waived by the grantee or grantees herein, his, her, their heirs and assigns.

UNDER AND SUBJECT NEVERTHELESS, that the hereby granted lot or lots or piece of ground, or any part thereof, and the building now thereon erected or any which may hereinafter be erected, shall be and remain subject to the covenants, conditions and restrictions, more fully set forth in Pike County Deed Book 2045, Pages 232-234.

SUBJECT to all exceptions, reservations, easements, covenants and conditions as are contained in other Deeds or instruments in the chain of title.

TITLE TO SAID PREMISES VESTED IN Erik Jeromin and Mauri Jeromin, his wife, as tenants by the entireties, by Deed from Joan Williams, aka Joan Nolan, dated 05/05/2004, recorded 05/07/2004 in Book 2045, Page 230.

PROPERTY: 112
SLAYMAKER ROAD, GOLD
KEY LAKE, MILFORD, PA
18337-5075

PARCEL: 123.01-03-09-

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Erik Jeromin and Mauri Jeromin DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$150,167.65, 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 Erik

Jeromin and Mauri Jeromin
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$150,167.65 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan, Hallinan & Schmieg
1617 JFK Blvd., Ste. 1400
One Penn Center Plaza
Philadelphia, PA 19103
10/19/12 • 10/26/12 • 11/02/12

SHERIFF SALE

November 14, 2012

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
781-2012r SUR JUDGEMENT
NO. 781-2012 AT THE
SUIT OF 21st Mortgage
Corporation, assignee of
Greenwich investors XXVI,
LLC, assignee of Tammac
Corporation vs Anzhela
Turabelidze DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
November 14, 2012 at 11:00
AM PREVAILING TIME
IN THE AFORENOON OF
SAID DATE:

ALL THAT CERTAIN piece

or parcel of land located in the
Township of Greene, County
of Pike, Commonwealth of
Pennsylvania, being known as
Lot 601R as define on Plat Map
38, page 256 and being more
particularly described as follows:

BEGINNING at a common
corner of Lot 600 and Lot 601
along the southerly Side Of
Spruce Street;

.THENCE along said Spruce
Street following a curve to the
right with a radius of 153.62 feet
an arc distance of 62.80 feet to a
rebar;

THENCE along the new
dividing line of Lot 601 and Lot
602 South 21 degrees 04 minutes
51 seconds West 90.75 feet to a
set rebar;

THENCE North 83 degrees 00
minutes 16 seconds West 23.84
feet to an iron pin;

THENCE South 63 degrees 19
minutes 27 seconds West 29.83
feet to an iron pin;

THENCE North 11 degrees 38
minutes 22 seconds East 123.03
feet to an iron pin, the point and
place of BEGINNING.

Including a 1987 Parkwood,
24X56 Mobile Home, Serial No.
PHNC1474AB86

Being part of Lot 601, and Lot
602 Section "C" as shown on
Map of "The Escape" made by
William E. Sacra and Associates,

the same premises conveyed to Anzhela Turabelidze by Pyotr Boguslavsky and Elya Boguslavsky, his wife deed dated January 28th, 2003 and recorded in and for County of Pike Office of Recorder of Deeds in Deed Book 1967, page 1710.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Anzhela Turabelidze DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$52,665.39, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

IN EXECUTION AS THE PROPERTY OF Anzhela Turabelidze DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$52,665.39 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Gross McGinley, LLp
1 Windsor Plaza, Ste. 202
7535 Windsor Drive
Allentown, PA 18195-1014
10/19/12 • 10/26/12 • 11/02/12

SHERIFF SALE

November 14, 2012

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 789-2012r SUR JUDGEMENT NO. 789-2012 AT THE SUIT OF Bank of America, NA, successor by Merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP vs Kimberly L. Knappenberger and Michael J. Knappenberger DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY November 14, 2012 at 11:00 AM PREVAILING TIME

IN THE AFORENOON OF
SAID DATE:

SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution
No. 789-2012

BANK OF AMERICA, N.A.,
SUCCESSOR BY MERGER
TO BAC HOME LOANS
SERVICING, LP FKA
COUNTRYWIDE HOME
LOANS SERVICING LP

vs.

KIMBERLY L.
KNAPPENBERGER
MICHAEL J.
KNAPPENBERGER

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

430 ROUTE 507, TAFTON,
PA 18464-7812
Parcel No.: 042.04-02-43
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$242,619.82

Attorneys for Plaintiff:
Phelan Hallinan & Schmieg, LLP
THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Kimberly L. Knappenberger
and Michael J. Knappenberger

DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$242,619.82,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Kimberly
L. Knappenberger and
Michael J. Knappenberger
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$242,619.82 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

Philadelphia, PA 19103
10/19/12 • 10/26/12 • 11/02/12

SHERIFF SALE
November 14, 2012

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
814-2012r SUR JUDGEMENT
NO. 814-2012 AT THE
SUIT OF The Bank of New
York Mellon fka The Bank of
New York as Trustee for The
Certificateholders CWALT,
Inc. alternative Loan Trust
2005-57CB Mortgage
Pass-Through Certificates,
Series 2005-57CB vs Jack S.
Panzarella a/k/a Giachino
Panzarella and Concetta
Panzarella DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
November 14, 2012 at 11:00
AM PREVAILING TIME
IN THE AFORENOON OF
SAID DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN lot,
piece or parcel of land, situate,
lying and being in the Township
of Blooming Grove, County of
Pike and State of Pennsylvania,
more particularly described as
Lot 5, Block I, Hemlock Farms

Community, Stage LV, as shown
on Plat of Hemlock Farms
Community, The Fairways,
Stage LV, recorded in the Office
of the Recorder of Deeds, Pike
County, in Plat Book 5, Page 57,
on the 30th day of April, 1966.

TOGETHER with all rights,
liabilities and privileges and
UNDER AND SUBJECT
to all conditions, restrictions,
reservations and exceptions as
more fully set forth in Deed
Book Volume 208, Page 989,
Record Book Volume 1908,
Page 1363, and on the recorded
subdivision plans.

EXCEPTING AND
RESERVING unto Western
Heritage Properties Limited,
(Inc.), its successors and/or
assigns, the oils, minerals and
gases therein.

TITLE TO SAID PREMISES
VESTED IN Jack S. Panzarella
A/K/A Giachino Panzarella and
Concetta Panzarella, mother and
son, by Deed from Fram Limited
Partnership, dated 08/23/2005
and recorded 8/29/2005 in Book
2128 Page 2330 Instrument #
200500016138.

PROPERTY: 139 BURNING
TREE DRIVE, HAWLEY, PA
18428

PARCEL: 133.01-03-67

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

THE COMMONWEALTH
OF PENNSYLVANIA
TO Jack S. Panzarella
a/k/a Giachino Panzarella
and Concetta Panzarella
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$171,913.28,
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. Jack S.
Panzarella a/k/a Giachino
Panzarella and Concetta
Panzarella DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$171,913.28 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan, Hallinan & Schmiegl
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
10/19/12 • 10/26/12 • 11/02/12

SHERIFF SALE
November 14, 2012
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
843-2012r SUR JUDGEMENT
NO. 843-2012 AT THE SUIT
OF Midfirst Bank vs Michael
S. Aleman DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
November 14, 2012 at 11:00
AM PREVAILING TIME
IN THE AFORENOON OF
SAID DATE:

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

Lot 13ABCD, Block B-92,
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 Recorder of Deeds in and for Pike County, Pennsylvania in Plat Book 5, Page 125 on August 18, 1966.

TAX PARCEL #: 02-0-029070

BEING KNOWN AS: 111 Mulberry Lane 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 Michael S. Aleman DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$81,044.07, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

(30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Michael S. Aleman DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$81,044.07 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
10/19/12 • 10/26/12 • 11/02/12

SHERIFF SALE

November 14, 2012

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 866-2012r SUR JUDGEMENT NO. 866-2012 AT THE SUIT OF JPMorgan Chase Bank, National Association vs Frances P. Burger DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY November 14, 2012 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: Lot No. 4, Block No. 16, Section No. 2, Gold Key Lake Estates, as shown on plat or map of Gold Key Lake Estates, subdivision recorded in the Office of the Recorder of Deeds of Pike County in Plat Book 6, Page 8.

PARCEL No. 122.04-05-17

BEING the same premises which Steven W. Burger and Frances P. Burger, formerly husband and wife, by Deed dated February 18, 2010 and recorded in the Pike County Recorder of Deeds Office on March 2, 2010 in Deed Book 2331, page 817, granted and conveyed unto Frances P. Burger, a single woman.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Frances P. Burger DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$183,647.50,

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 Frances P. Burger DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$183,647.50 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
10/19/12 • 10/26/12 • 11/02/12

SHERIFF SALE
November 14, 2012
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE

COUNTY, CIVIL DIVISION,
TO EXECUTION NO
877-2012r SUR JUDGEMENT
NO. 877-2012 AT THE
SUIT OF Bank of America,
NA successor by Merger to
BAC Home Loans Servicing,
LP fka Countrywide Home
Loans Servicing, LP vs
Ronald M. Colla and Laura
Jo Colla DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
November 14, 2012 at 11:00
AM PREVAILING TIME
IN THE AFORENOON OF
SAID DATE:

SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution
No. 877-2012

BANK OF AMERICA, N.A.,
SUCCESSOR BY MERGER
TO BAC HOME LOANS
SERVICING, LP FKA
COUNTRYWIDE HOME
LOANS SERVICING, LP
vs.
RONALD M. COLLA
LAURA JO COLLA

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

3849 SUNRISE LAKE
A/K/A 119 VISTA LANE,

MILFORD, PA 18337
Parcel No.: 108.00-04-09
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$349,630.04

Attorneys for Plaintiff:
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH OF
PENNSYLVANIA TO
Ronald M. Colla and Laura
Jo Colla DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$349,630.04,
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 Ronald M. Colla and Laura Jo Colla DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$349,630.04 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan, Hallinan & Schmieg
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
10/19/12 • 10/26/12 • 11/02/12

SHERIFF SALE
November 14, 2012

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO910-2012r SUR JUDGEMENT NO. 910-2012 AT THE SUIT OF JPMorgan Chase Bank, National Association vs Lisa Kohn DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY November 14, 2012 at 11:00 AM PREVAILING TIME

IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 910-2012-CIVIL

JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION
vs.
LISA KOHN

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

300 AVENUE O,
MATAMORAS, PA
18336-1641
Parcel No.: 083.14-03-39
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$175,057.76

Attorneys for Plaintiff:
Phelan Hallinan & Schmieg, LLP

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

AMOUNT OF \$175,057.76,
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 Lisa Kohn
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$175,057.76 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmieg
1617 JFK Blvd., Ste. 1400
1 Penn Ctr Plaza
Philadelphia, PA 19103
10/19/12 • 10/26/12 • 11/02/12

SHERIFF SALE
November 14, 2012
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT

OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO911-2012r SUR
JUDGEMENT NO. 911-2012
AT THE SUIT OF Bank
of America, NA successor by
merger to BAC Home Loans
Servicing, LP fka Countrywide
Home Loans Servicing, LP
vs Thomas Patch and Eleanor
Patch DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
November 14, 2012 at 11:00
AM PREVAILING TIME IN
THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution
No. 911-2012-CIVIL

BANK OF AMERICA, N.A.,
SUCCESSOR BY MERGER
TO BAC HOME LOANS
SERVICING, LP FKA
COUNTRYWIDE HOME
LOANS SERVICING LP
vs.
THOMAS PATCH
ELEANOR PATCH

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

LOT 365 S-3 POCONO
MOUNTAIN WATER,
FOREST AKA 100
BLUE SPRUCE COURT,
MILFORD, PA 18337
Parcel No.: 136.02-01-21-
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$110,577.23

Attorneys for Plaintiff:
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Thomas Patch and Eleanor Patch
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$110,577.23,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Thomas
Patch and Eleanor Patch
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$110,577.23 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmieg
1617 JFK Blvd., Ste. 1400
1 Penn Ctr Plaza
Philadelphia, PA 19103
10/19/12 • 10/26/12 • 11/02/12

SHERIFF SALE
November 14, 2012
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
932-2012r SUR JUDGEMENT
NO. 932-2012 AT THE
SUIT OF Freedom Mortgage
Corporation vs Diane E.
Maye DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA

18337 ON WEDNESDAY
November 14, 2012 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 Lots no. one and two
(1 and 2) and Lots No. three
and four (3 and 4) in Block no.
eight (8) of Unit No. three (3)
as shown on the survey and
original plat of Walker Lake
Shores, Shohola Township,
Pike County, Pennsylvania,
made by a certified land surveyor
and of record in Recorder of
Deeds Office of Pike County,
Pennsylvania, in plat Book
NO. 3 at page 62 reference
being made thereto for a more
particular description of the lots
herein conveyed.

Lots 1,2,3 and 4, in unit 3,
Block 8 in Walker Lake shall
now be known as Lot 1A, unit
3, Block 8 as recorded in Plat
Book 41, page 72 and cannot be
subdivided, conveyed, or sold
separately or apart therefrom
without prior township approval.
Lot 1A, unit 3, Block 8 is more
particularly described and more
fully set forth on survey map by
Pasquale R. Addio. LS and is
recorded in Pike County Plat

Book 41 at Page 72 and as set
forth below:

BEGINNING at an iron
pin corner situated on the
Westerly most side right of
way of Onandaga Road, said
point being the Northwesterly
most corner of Lot 1A, and
being most common with the
Northeast most corner of lot 6,
Block 8, Unit 3 in the Walker
Lake Shores Development, the
following, to wit:

THENCE, along said Onandaga
Road right of way South 40
degrees 22 minutes 00 seconds
East, 99.30 feet to a point of
intersection of the above road,
with the Westerly side right of
way of Maple Drive,

THENCE, along said Maple
Drive right of way, South 38
degrees 24 minutes 00 seconds
West, 193.07 feet to a point of
intersection of said Maple Road
with the Northern most side of
Oneida Road,

THENCE, along said Oneida
Road right of way, North 40
degrees 22 minutes 00 seconds
West 133.60 feet to a point for
corner,

THENCE, leaving said above
road, and running along lines
of Lots 5 and 6, North 49
degrees 38 minutes 00 seconds
East, 190.00 feet to a point of
beginning.

CONTAINING 0.508 acres of
land, more or less.

Tax Parcel No. 12.0-005106

TITLE TO SAID PREMISES VESTED IN Diane E. Maye, by Deed from Rafael Robles, dated 03/19/2008, recorded 03/25/2008 in Book 2270, Page 2226.

PROPERTY: 224 MAPLE DRIVE, SHOHOLA, PA 18458-2401

PARCEL: 049.02-02-67

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Diane E. Maye DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$240,079.77, 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 Diane E. Maye DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$ 240,079.77 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan, Hallinan & Schmieg
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
10/19/12 • 10/26/12 • 11/02/12

SHERIFF SALE
November 14, 2012
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 941-2012r SUR JUDGEMENT NO. 941-2012 AT THE SUIT OF Bank of America, NA successor by merger to BAC Home Loans Servicing, LP fka Countywide Home Loans Servicing, LP vs Todd Phillip Jarvis and Michele Jarvis DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY

IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
November 14, 2012 at 11:00
AM PREVAILING TIME
IN THE AFORENOON OF
SAID DATE:

SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution
No. 941-2012-CIVIL

BANK OF AMERICA, N.A.,
SUCCESSOR BY MERGER
TO BAC HOME LOANS
SERVICING, LP FKA
COUNTRYWIDE HOME
LOANS SERVICING LP
vs.
TODD PHILLIP JARVIS
MICHELE JARVIS

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

5 WYNDING WAY, A/K/A
LOT 5 SEC 4 WYNDING
WAY, BUSHKILL, PA 18324
Parcel No.: 200.01-02-18
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$196,382.07

Attorneys for Plaintiff:
Phelan Hallinan & Schmieg, LLP

THIS SALE IS MADE BY

VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY
OF THE COMMONWE
ALTH OF PENNSYLVANIA
TO Todd Phillip Jarvis
and Michele Jarvis
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$196,382.07,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Todd Phillip
Jarvis and Michele Jarvis
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$196,382.07 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmieg
1617 JFK Blvd., Ste. 1400
1 Penn Ctr Plaza
Philadelphia, PA 19103
10/19/12 • 10/26/12 • 11/02/12

SHERIFF SALE

November 14, 2012

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1001-2012r
SUR JUDGEMENT NO.
1001-2012 AT THE SUIT
OF ING Bank, FSB vs Kecia
D. O'Neal DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
November 14, 2012 at 11:00
AM PREVAILING TIME
IN THE AFORENOON OF
SAID DATE:

By virtue of a Writ of Execution issued out of the Court of Common Pleas of the 43rd Judicial District, Commonwealth of Pennsylvania, Pike County Branch, Civil Division, to Execution No. CIVIL-1001-2012, at the suit of INK BANK, FSB vs. Kecia D. O'Neal, Defendant, I will expose to sale by public venue or outcry in the

Pike County Administration Bldg., 506 Broad St. in Milford, Pike County, PA on , 2012 at 11:00 A.M. prevailing time in the forenoon of said date,

ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in Township of Dingman, Pike County, Pennsylvania, being Lot or Lots No. 519, Section B, Sheet 1, as shown on a map entitled subdivision of Section B, Pocono Mountain Woodland Lakes Corp., on file in the Office of the Recorder of Deeds at Milford, Pike County in Plat Book 10, Page 189.

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

BEING Control No.
03-0-018997
Map No. 110.04-03-04

BEING the same premises which Maria Wojciechowska, single by Deed dated November 19, 2002 and recorded December 2, 2002 in Book 1956 Page 7 as Instrument No. 200200019444, granted and conveyed unto Kecia D. O'Neal, single, in fee.

PARCEL NO. 110.04-03-04
Residential Real Estate

The sale is made by virtue of a Writ of Execution issued by the Prothonotary of the Commonwealth of Pennsylvania to Kecia D. O'Neal, Defendants and owners or reputed owners of

the aforesaid real property, for execution upon a judgment in the amount of \$121,312.85 plus interest from 08/21/12 and costs. The sale is made subject to all past due and current real estate taxes unless otherwise announced at sale.

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

SEIZED and taken into execution as the property of Kecia D. O'Neal, owner or reputed owner, to collect \$121,312.85, plus interest and costs.

PHILIP BUEKI,
Sheriff Pike County

STEVEN K. EISENBERG, Esq.
Stern and Eisenberg LLP
The Pavilion, 261 Old York
Road, Suite 410
Jenkintown, PA 19046

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Kecia D. O'Neal DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR

EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$121,312.85, 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 Kecia D. O'Neal DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$121,312.85 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stern & Eisenberg
261 Old York Road, Ste. 410
Jenkingtown, PA 19046
10/19/12 • 10/26/12 • 11/02/12

SHERIFF SALE
November 14, 2012
BY VIRTUE OF WRIT

OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1122-2012r
SUR JUDGEMENT NO.
1122-2012 AT THE SUIT
OF Citimortgage, Inc. s/b/m to
ABN AMRO Mortgage Group,
Inc. vs James W. Lyons and
Kathleen Lyons
DEFENDANTS, I WILL
EXPOSE TO SALE
OF PUBLIC VENDUE
OR OUTCRY IN
THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
November 14, 2012 at 11:00
AM PREVAILING TIME
IN THE AFORENOON OF
SAID DATE:

SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution
No. 1122-2012

CITIMORTGAGE, INC.
S/B/M TO ABN AMRO
MORTGAGE GROUP, INC.
vs.
JAMES W. LYONS
KATHLEEN LYONS

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

128 NORTH KNOB ROAD,
GREENTOWN, PA

18426-3719
Parcel No.: 085.02-01-42
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$236,251.35

Attorneys for Plaintiff:
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
James W. Lyons and Kathleen
Lyons DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$236,251.36,
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 James W. Lyons and Kathleen Lyons DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$236,251.36 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmieg
1617 JFK Blvd., Ste. 1400
1 Penn Ctr Plaza
Philadelphia, PA 19103
10/19/12 • 10/26/12 • 11/02/12

SHERIFF SALE
November 14, 2012

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1161-2012r SUR JUDGEMENT NO. 1161-2012 AT THE SUIT OF PNC Bank, National Association vs Darren Finan DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY November 14, 2012 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: 1161-2012

PNC BANK, NATIONAL ASSOCIATION,
Plaintiff,
vs
DARREN FINAN,
Defendant.

LEGAL DESCRIPTION

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

to wit:

BEING Lot 2, Block XI, Hemlock Farms Community, Stage XCV, as shown on plat of Hemlock Farms Community, Maple Ridge, Stage XCV, recorded in the Office of the Recorder of Deeds, Pike County in Plat Book 9, Page 162 on the 12th day of April, 1972.

TOGETHER with all rights and privileges and under and subject to the covenants, exceptions, conditions, reservations and restrictions as of record.

HAVING erected thereon a dwelling known as 425 Maple Ridge Drive, Hawley, PA 18428.

PARCEL NO. 01-0-034681

BEING the same premises which Vito J. Vitelli, Jr. and Barbara A. Vitelli, husband and wife, by Deed dated 12/31/2009 and recorded 11/4/2010, in the Recorder's Office of Pike County, Pennsylvania, Deed Book Volume 2328, Page 1323, Instrument No. 20100000418, granted and conveyed unto Darren Finan.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Darren Finan DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$110,976.13, 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 Darren Finan DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$110,976.13 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Vitti & Vitti & Assoc.
214 Fourth Avenue
Pittsburg, PA 15222
10/19/12 • 10/26/12 • 11/02/12

SHERIFF SALE
November 14, 2012
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1286-2011r SUR JUDGEMENT NO. 1286-2011 AT THE SUIT OF Deutsche Bank National Trust Company, as Trustee for Soundview Home loan Trust 2006-OPT1, Asset-Backed Certificates, Series 2006-OPT1 vs Christine M. Irwin and William M. Irwin DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD

STREET, MILFORD, PA
18337 ON WEDNESDAY
November 14, 2012 at 11:00
AM PREVAILING TIME
IN THE AFORENOON OF
SAID DATE:

LEGAL DESCRIPTION

All that certain lot, piece or parcel of ground situate in the Township of Dingman, County of Pike, State of Pennsylvania, being Lot 166, Section 2, as shown on map entitled Subdivision of Section A, Pocono Mountain Woodland Lakes Corp., on file in the Recorder's Office at Milford, Pennsylvania in Plat Book 10, Page 135.

Being the same premises which Douglas J. Brown and Carol L. Brown, his wife, by their certain deed dated August 26, 1992 and recorded in the Office of the Recorder of Deeds in and for Pike County, Pennsylvania in Record Book No. 0597 at Page 181, granted and conveyed unto the Grantor herein.

Tax ID No:110.04-01-77

For information purpose only property is also known as:
126 Pitch Pine Dr
Milford, PA 18337-7528

TITLE TO SAID PREMISES IS VESTED IN William M. Irwin and Christine M. Irwin, by deed from Lawrence E. Brown, single, dated 11/6/1995 and recorded 11/13/1995 in Book

1124, Page 265.

EXHIBIT "A"

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Christine M. Irwin and William M. Irwin DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$216,095.33, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Christine M. Irwin and William M. Irwin DEFENDANTS, OWNERS REPUTED OWNERS TO

COLLECT \$216,095.33 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Parker McCay
PO Box 5054
Mount Laurel, NJ 08054-1539
10/19/12 • 10/26/12 • 11/02/12

SHERIFF SALE

November 14, 2012

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1330-2009r SUR JUDGEMENT NO. 1330-2009 AT THE SUIT OF The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, NA as trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2005-2 vs Edward Hazlett and Susan Betts DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY November 14, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

COURT OF COMMON

PLEAS CIVIL DIVISION
Pike County

MORTGAGE
FORECLOSURE

NO: 1330-2009

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 f/k/a The Bank of New York as successor to JPMorgan Chase Bank, N.A., as trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2005-2
Plaintiff
v.
SUSAN BETTS
EDWARD HAZLETT
Defendant(s)

SHORT DESCRIPTION FOR
ADVERTISING

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

BEING KNOWN AS 109 Lake in the Clouds Road a/k/a Lot 21 Sec B Lake In The Clouds, Canadensis, PA 18325

PARCEL NUMBER:
04-0-015578

IMPROVEMENTS:
Residential Property

UDREN LAW OFFICES, P.C.
S/
Attorney for Plaintiff
Alan M. Minato, Esquire
PA ID 75860

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Edward Hazlett and Susan Betts DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$341,348.38, 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 Edward Hazlett and Susan Betts DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$341,348.38 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
10/19/12 • 10/26/12 • 11/02/12

SHERIFF SALE
November 14, 2012

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1544-2010r SUR JUDGEMENT NO. 1544-2010 AT THE SUIT OF Deutsche Bank National Trust Company, as Trustee for JP Morgan Mortgage Acquisition Trust 2007-HE1, Asset-Backed pass-Through Certificates, Series 2007-HE1 vs Joan M. Lawrence and Keith H. Lawrence DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD

STREET, MILFORD, PA
18337 ON WEDNESDAY
November 14, 2012 at 11:00
AM PREVAILING TIME
IN THE AFORENOON OF
SAID DATE:

Legal Description

ALL THAT CERTAIN piece,
parcel of tracts of land situate,
lying and being in the Township
of Westfall, County of Pike and
Commonwealth of Pennsylvania,
more particularly described as
Unit 24.2, Section 3, as shown
on a Plat or Map of Milford
Landing, as set forth on a final
plan as surveyed by Swendsen
Engineering, of Honesdale, PA,
and recorded in the Office of
the Recorder of Deeds in and
for Pike County, Pennsylvania
in Plat Book 25, page 136, on
the 24th day of February, 1988
and more particularly shown on
an amended plan of Phase III,
Milford Landing, as recorded
in the Office of the Recorder of
Deeds in and for Pike County in
Plat Book 24 at page 168.

Being known as: 4088
MILFORD LANDING
DRIVE, MILFORD,
PENNSYLVANIA 18337.

Title to said premises is vested
in Joan M. Lawrence and Keith
H. Lawrence by deed from
Delaware Highlands
Properties, LLC, dated
September 21, 2005 and
recorded September 23, 2005 in
Deed Book 2133, Page 2362.

TAX I.D. #: 098.07-03-76

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Joan M. Lawrence
and Keith H. Lawrence
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$220,140.82,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

\$220,140.82 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street,
Ste. 2080
Philadelphia, PA 19109
10/19/12 • 10/26/12 • 11/02/12

SHERIFF SALE

November 14, 2012

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1566-2010r SUR
JUDGEMENT NO. 1566-2010
AT THE SUIT OF The Bank
of New York Mellon f/k/a The
Bank of New York as Successor
to JPMorgan Chase Bank,
NA as Trustee for the Benefit
of the Certificateholders of
Popular ABS, Inc. Mortgage
Pass-Through Certificates
Series 2005-B vs Michael
P. Orth DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
November 14, 2012 at 11:00
AM PREVAILING TIME
IN THE AFORENOON OF
SAID DATE:

COURT OF COMMON
PLEASE CIVIL DIVISION
Pike County

MORTGAGE
FORECLOSURE

NO. 1566-2012-CIVIL

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
f/k/a The Bank of New York as
Successor to JPMorgan Chase
Bank, N.A. as Trustee for the
Benefit of the Certificateholders
of Popular ABS, Inc. Mortgage
Pass-Through Certificates Series
2005-B
Plaintiff

v.

MICHAEL P. ORTH
Defendant(s)

SHORT DESCRIPTION FOR
ADVERTISING

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

BEING KNOWN AS 126
Glenn Drive, Shohola, PA

18458

PARCEL NUMBER:
021.03-01-07

IMPROVEMENTS:
Residential Property

UDREN LAW OFFICES
S/
Attorney for Plaintiff
PAIGE M. BELLINO,
ESQUIRE
PA ID 309091

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Michael P. Orth DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$117,568.56, 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 Michael P. Orth DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$117,568.56 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
10/19/12 • 10/26/12 • 11/02/12

SHERIFF SALE
November 14, 2012
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1700-2011r SUR JUDGEMENT NO. 1700-2011 AT THE SUIT OF PNC Bank, National Association vs Olof Seeuwen DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY November 14, 2012 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. 1700-2011

PNC Bank, National
Association,
Plaintiff,
vs.
Olof Seeuwen,
Defendants.

LEGAL DESCRIPTION

All that certain piece, parcel and tract of land situate, lying and being in Dingman Township, County of Pike and State of Pennsylvania, being Lot No. 18 on "Draft of land Divided for Adolf Miller, located in Dingman Township, Pike County, Pennsylvania, surveyed September 4, 1948 by Ernest Appert, Civil Engineer and Surveyor, Scale 1" - 100 ft., Dwg. No. B-1048" described as follows:

BEGINNING at a point for a corner at the side of edge of a certain proposed road as set forth on the above draft, said point of beginning being the southeasterly corner of Lot No. 18, herein conveyed; thence along the division line between Lot No. 16 and Lot No. 18, North 49 degrees 15 minutes West 176 feet to a point for a corner in the line of lands now or

formerly of Charlotte J. Smith; thence along the line of lands of said Smith South 40 degrees 45 minutes West 100 feet to a point for a corner; thence along division line between Lot No. 18 and Lot No. 20, as shown on said draft and along the line of lands now or formerly owned by Dewey Kingston and James Kingston South 49 degrees 15 minutes East 176 feet to a point for a corner at the side of the said proposed road; thence along the side edge of said proposed road North 40 degrees 45 minutes East 100 feet to the point and place of Beginning.

Having erected thereon a dwelling known as 119 Miller Road, Milford, PA 18837

Parcel Number: 03-0-018417

Being the same premises which Barbara Gari Serio by deed dated 06/29/06 and recorded 07/06/06 in the Recorder of Deeds office of Pike County, Pennsylvania in Instrument # 200600011907, granting and conveying unto Olof Seeuwen.

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

JUDGMENT ON THE AMOUNT OF \$246,786.98, 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 Olof Seeuwen DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$246,786.98 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Vitti & Vitti & Assoc.
215 Forth Avenue
Pittsburgh, PA 15222
10/19/12 • 10/26/12 • 11/02/12

SHERIFF SALE
November 14, 2012
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT

OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1744-2011r SUR
JUDGEMENT NO. 1744-2011
AT THE SUIT OF Bank of
America, NA s/b/m to BAC
Home Loans Servicing, LP
f/k/a Countrywide Home
Loans Servicing, LP vs Scott
C. Obser DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
November 14, 2012 at 11:00
AM PREVAILING TIME
IN THE AFORENOON OF
SAID DATE:

LEGAL DESCRIPTION

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

LOT 9ABCD, BLOCK
W-605, as set forth on a Plan of
Lots-Wild Acres, SECTION
6, Delaware Township, Pike
County, Pennsylvania, dated
March, 1968, by John B. 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 6, Page 197 on

August 16, 1968.

TITLE TO SAID PREMISES
VESTED IN Scott Obser,
by Deed from William T.
McGeachen and Kathleen
A. McGeachen, his wife,
dated 11/22/1997, recorded
11/24/1997 in Book 1443, Page
304.

PROPERTY: LOT 9ABCD,
BLOCK W-605 SECTION
6, WILD ACRES A/K/A 605
WILD ACRES DR. A/K/A
223 WILD ACRES DRIVE,
DINGMANS FERRY, PA
18328

PARCEL: 175.02-01-14

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Scott C. Obser
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$76,023.30,
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 Scott C. Obser
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$76,023.30 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan, Hallinan & Schmieg
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
10/19/12 • 10/26/12 • 11/02/12

SHERIFF SALE

November 14, 2012

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1882-2011r
SUR JUDGEMENT NO.
1882-2011 AT THE SUIT
OF Deutsche Bank Trust
Company Americas as indenture
Trustee for the registered
holders of Saxon Asset securities
Trust 2004-1 Mortgage
Loan Asset Backed notes and

Certificates, Series 2004-1,
by its attorney infact, Ocwen
Loan servicing, LLC vs Daniel
Valdner DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
November 14, 2012 at 11:00
AM PREVAILING TIME
IN THE AFORENOON OF
SAID DATE:

ALL that certain lot or lots,
parcel or piece of ground situate
in Lehman Township, Pike
County, Pennsylvania being
Lot No. 441, Section No. 21 as
more particularly set forth on
the Plot Map of Leman-Pike
Development Corporation, Saw
Creek Estates, as same is duly
recorded in the Office for the
Recording of Deeds, Milford,
Pike County, Pennsylvania in
Plot book Volume 14, Page 34.

COMMONLY known as
441 Saunders Drive, Lot 441,
Section 21, Saw Creek Estates,
Township of Lehman, County
of Pike, Pennsylvania.

BEING the same premises
which Candace D. Valdner, by
Quit Claim Deed dated January
8, 2009 and recorded January
8, 2009 in the Office of the
Recorder of Deeds in and for
Pike County in Deed Book 2297
Page 1462, granted and conveyed
unto Daniel B. Valdner.

PARCEL NO. 192.02-01-74

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Daniel Valdner
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$78,308.70,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Daniel
Valdner DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$78,308.70 PLUS COSTS

AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stern & Eisenberg
261 Old York Road, Ste. 410
Jenkintown, PA 19046
10/19/12 • 10/26/12 • 11/02/12

SHERIFF SALE

November 14, 2012

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1939-2008r
SUR JUDGEMENT NO.
1939-2008 AT THE SUIT
OF U.S. Bank, NA vs Robert
G. McCartney and Liora L.
McCourtney DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
November 14, 2012 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 Milford, County of Pike and
State of Pennsylvania, more
particularly described as follows,
to wit:

BEGINNING at a point in
the center of the extension of
Sawkill Avenue (formerly Water
Street) at a point one hundred
and seventy one and one-tenth
(171.1) feet Southeasterly
from the monument at the
intersection of Broad Street
and the extension of Water
Street; thence continuing
along the said extension of
Water Street and running into
and along Blackberry Alley,
the following six courses and
distances: South 41 degrees
17 minutes East six and four
tenths (6.4) feet to a point on
the prolonged Northwesterly
line of the side of the house on
the premises being described;
South 48 degrees 25 minutes
East thirty-one (31) feet; thence
South 69 degrees 0.3 minutes
East sixteen (16) feet; thence
North 88 degrees 39 minutes
East ten and seven-tenths (10.7)
feet; thence North 58 degrees
45 minutes East twenty-six
(26) feet and North 54 degrees
30 minutes East sixty-six and
four-tenths (66.4) feet; thence
along Southwesterly line of
Glen Cottage property North
35 degrees 48 minutes West
fifty-seven and five-tenths
(57.5) feet to an iron pipe for a
corner; thence South 54 degrees
51 minutes West one hundred
and seventeen and four-tenths
(117.4) feet to the point and
place of beginning.

CONTAINING six thousand
two hundred and seventy square
feet (6,270) be the same more
or less. The courses are of the

Magnetic meridian of August, 1995, as surveyed and draft prepared by John E. Edraney, on August 8, 1995.

BEING the same premises which Robert G. McCourtney, Executor of the Estate of Gail D. McCourtney, deceased, by Deed dated 4/28/06 recorded 5/8/06, in the Office for the Recorder of Deeds in and for Pike County, in Deed Book Volume 2172, Page 1525, conveyed unto Robert G. McCourtney.

BEING known as 101 Sawkill Avenue, Milford, PA 18337.

IMPROVEMENTS:
Residential property.

TAX PARCEL #08-0-000072

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Robert G. McCourtney and Liora L. McCourtney DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$325,871.02, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Robert G. McCourtney and Liora L. McCourtney DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$325,871.02 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Gregory Javardian, Esq.
1310 Industrial Blvd., 1st Floor,
Ste. 101
Southampton, PA 18966
10/19/12 • 10/26/12 • 11/02/12

SHERIFF SALE
November 14, 2012
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1942-2011r SUR JUDGEMENT NO. 1942-2011 AT THE SUIT OF Deutsche

Bank National Trust Company,
as Trustee for the Registered
Holders of Morgan Stanley ABS
Capital I Inc., Trust 2007-HE6
Mortgage Pass-Through
Certificates, Series 2007-HE6 vs
Vincent Caplette and Maureen
Caplette DÉFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
November 14, 2012 at 11:00
AM PREVAILING TIME
IN THE AFORENOON OF
SAID DATE:

COURT OF COMMON
PLEAS CIVIL DIVISION
Pike County

MORTGAGE
FORECLOSURE

NO. 1942-2011-Civil

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
the Registered Holders of

MORGAN STANLEY ABS
CAPITAL I INC. TRUST
2007-HE6 MORTGAGE
PASS-THROUGH
CERTIFICATES, SERIES
2007-HE6
Plaintiff
v.
MAUREEN CAPLETTE
VINCENT CAPLETTE
Defendant(s)

SHORT DESCRIPTION FOR
ADVERTISING

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

BEING KNOWN AS 157
Spring Drive, Dingmans Ferry,
PA 18328

PARCEL NUMBER:
175.02-08-05

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 Vincent Caplette
and Maureen Caplette

DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$86,885.84,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Vincent
Caplette and Maureen Caplette
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$86,885.84 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
10/19/12 • 10/26/12 • 11/02/12

SHERIFF SALE
November 14, 2012
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1957-2010r SUR
JUDGEMENT NO. 1957-2010
AT THE SUIT OF U.S. Bank
National Association, as Trustee
for The C-Bass Mortgage Loan
Asset-Backed Certificates,
Series 2006-CB5 vs Todd
Friedman DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
November 14, 2012 at 11:00
AM PREVAILING TIME
IN THE AFORENOON OF
SAID DATE:

COURT OF COMMON
PLEAS CIVIL DIVISION
Pike County

MORTGAGE
FORECLOSURE

NO. 1957-2010

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

U.S. Bank National Association,
As Trustee For The C-Bass
Mortgage Loan Asset-Backed
Certificates, Series 2006-CB5
Plaintiff

v.
TODD FRIEDMAN
Defendant(s)

SHORT DESCRIPTION FOR
ADVERTISING

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

BEING KNOWN AS 504
Maple Ridge Drive, Blooming
Grove, PA 18428
PARCEL NUMBER:
120.30-01-36

IMPROVEMENTS:
Residential Property

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

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

OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$303,288.40,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Todd
Friedman DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$303,288.40 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Offices
111 woodcrest Road, Ste. 200
Cherry Hill, NJ 08003-3620
10/19/12 • 10/26/12 • 11/02/12

SHERIFF SALE

November 14, 2012
BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1960-2011r
SUR JUDGEMENT NO.
1960-2011 AT THE SUIT
OF Citimortgage, Inc. s/b/m
to ABN AMRO Mortgage
Group, Inc. vs Robert M.
Siefken DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
November 14, 2012 at 11:00
AM PREVAILING TIME
IN THE AFORENOON OF
SAID DATE:
SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution
No. 1960-2011

CITIMORTGAGE, INC.
S/B/M TO ABN AMRO
MORTGAGE GROUP, INC.
vs.
ROBERT M. SIEFKEN

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

155 STREAM COURT,
A/K/A 69 AT THE FALLS,
BUSHKILL, PA 18324

Parcel No.: 196.02-09-38
(Acreage or street address)

Improvements thereon:
TOWNHOUSE UNIT

Judgment amount: \$93,885.70

Attorneys for Plaintiff:
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Robert M. Siefken
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$93,885.70,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Robert M.
Siefken DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$93,885.70 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmieg
1617 JFK Blvd., Ste 1400
1 Penn Ctr Plaza
Philadelphia, PA 19103
10/19/12 • 10/26/12 • 11/02/12

SHERIFF SALE

November 14, 2012

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO2024-2010r SUR
JUDGEMENT NO. 2024-2010
AT THE SUIT OF MetLife
Home Loans, a division of
MetLife Bank, NA vs Taiya
Negrón DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
November 14, 2012 at 11:00
AM PREVAILING TIME
IN THE AFORENOON OF
SAID DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT/
LOTS, PARCEL OR PIECE
OF GROUND SITUATE
IN THE TOWNSHIP OF
DINGMAN, COUNTY
OF PIKE AND STATE
OF PENNSYLVANIA,
BEING LOT/LOTS
NO. 19, BLOCK NO. 10,
SECTION 2, AS SHOWN
ON MAP ENTITLED
SUNNYLANDS INC. OR
SUNRISE LAKE, ON FILE
IN THE RECORDER'S
OFFICE AT MILFORD,
PENNSYLVANIA IN PLAT
BOOK NO. 7, PAGE 60

PARCEL NO. 03-0-017674

BEING KNOWN AND
NUMBERED AS 165 WEST
SHORE DRIVE, MILFORD,
PA, 18337.

BEING THE SAME
PREMISES WHICH
VANNATTA REALTY &
BUILDERS, INC., BY DEED
DATED OCTOBER 31,
2008 AND RECORDED
NOVEMBER 3, 2008 IN
AND FOR PIKE COUNTY,
PENNSYLVANIA, IN DEED
BOOK VOLUME 2292,
PAGE 2498, GRANTED
AND CONVEYED UNTO
TAIYA NEGRON

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

THE COMMONWEALTH
OF PENNSYLVANIA
TO Taiya Negron
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$242,809.50,
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 Taiya Negron
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$242,809.50 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Zucker, Goldberg & Ackerman,
LLC

PO Box 650
Hershey, PA 17033
10/19/12 • 10/26/12 • 11/02/12

SHERIFF SALE
November 14, 2012
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 Lisa Marie
Gannon DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
November 14, 2012 at 11:00
AM PREVAILING TIME
IN THE AFORENOON OF
SAID DATE:

LEGAL DESCRIPTION

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

BEGINNING at an iron bar
lcoated on the westerly side of a
fifty (50) foot wide access road
which runs form the premises

herein described to the lands of the Pedersen Development of U.S. Route 6, said iron bar being located South 19 degrees 54 minutes 42 seconds West 63.55 feet from the original corner of Lot 5 and Lot 6 in the Pedersen Development; thence running along the westerly side of said fifty (50) foot wide access road, North 19 degrees 54 minutes 42 seconds East 63.55 feet to a point on the westerly side of said fifty (50) foot wide access road; thence North 65 degrees 59 minutes East 25 feet to a point for a corner in the center of a thirty-three (33) foot wide road; thence along the center of said access road, North 4 degrees 34 minutes 26 seconds West 56.7 feet to a point for a corner; thence continuing along the center of said access road North 18 degrees 26 minutes 34 seconds East 66.20 feet to a point for a corner; thence along the center of another thirty-three (33) foot wide access road, North 65 degrees 02 minutes 26 seconds West 173.46 feet to a point for a corner in the center of said access road; thence along Lot 4 South 17 degrees 32 minutes 34 seconds West 239.12 feet to a point for a corner; thence along Lot 6, South 68 degrees 22 minutes 18 seconds East 96.76 feet to a point for a corner; thence continuing along Lot 6, South 88 degrees 15 minutes 56 seconds East 66.37 feet to the point and place of BEGINNING.

CONTAINING 0.911 acres,

more or less, as surveyed by Victor E. Orben, R.S., March 30, 1981. Drawing No. BB-381, Revision A, Dated May 4, 1981 and shown on said survey as Lot No. 5. The referenced survey being recorded in Plat Book 20 page 15, on May 20, 1991.

EXCEPTING AND RESERVING thereout and therefrom twenty-five (25) feet along the northerly and easterly boundaries of the premises herein conveyed for right-of-way purposes and utility installations.

TOGETHER WITH all rights, rights of way and privileges and UNDER AND SUBJECT to all covenants, conditions, reservations, restrictions, easements and exceptions as set forth in Deed Book Volume 246, at page 163 and Deed Book Volume 260 at page 1091. TITLE TO SAID PREMISES VESTED IN Lisa Marie Gannon, by Deed from Donald E. Applequist, by his Attorney in Fact Ken Appliquist and Mary B. Applequist, his wife, dated 12/30/1999, recorded 01/03/2000 in Book 1831, Page 910.

PROPERTY: LOT#5 117 PEDERSON RIDGE ROAD, A/K/A 117 PEDERSEN RIDGE ROAD, MILFORD, PA 18337

PARCEL: 095.03-01-14

THE SALE IS MADE BY VIRTUE OF A WRIT OF

EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Lisa Marie Gannon
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$110,132.50,
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 Lisa Marie
Gannon DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$110,132.50 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,

PENNSYLVANIA
Phelan, Hallinan & Schmiegl
1617 JFK Blvd., Ste. 1400
One Penn Center Plaza
Philadelphia, PA 19103
10/19/12 • 10/26/12 • 11/02/12

SHERIFF SALE

November 14, 2012

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO2095-2011r
SUR JUDGEMENT NO.
2095-2011 AT THE SUIT OF
JPMorgan Chase Bank, National
Association, s/b/m/t Chase
Home Finance LLC vs Alfred
T. Hallman
DEFENDANTS, I WILL
EXPOSE TO SALE
OF PUBLIC VENDUE
OR OUTCRY IN
THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
November 14, 2012 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.: 2095-2011

JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION,
s/b/m/t Chase Home Finance
LLC,

Plaintiff,
vs.

ALFRED T HALLMAN,

Defendant.

LONG FORM
DESCRIPTION

ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in Lehman Township, Pike County Pennsylvania, being lot or lots No. 1092, Section No. 16 as is more particularly set forth on the Plot Map of Lehman-Pike Development Corporation, Saw Creek Estates, as same is duly recorded in the Office for the Recording of Deeds, Milford, Pike County, Pennsylvania, in Plot Book Volume 17, page 3.

MAP ID #192.04-06-29
CONTROL #06-0-066467

Under and Subject to all the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations terms and provisions as set forth in the chain of title.

BEING THE SAME PREMISES which Carlos B. Nassy and Veronica E. Nassy, husband and wife, by Deed dated June 23, 2008 and recorded in the Office of the Recorder of Deeds of Pike County on June 27, 2008, in Deed Book Volume 2282, Page 165, granted and conveyed unto Alfred T.

Hallman.

GRENEN & BIRSIC, P.C.
BY: S/
Kristine M. Anthou, Esquire
Attorneys for Plaintiff
One Gateway Center,
Ninth Floor
Pittsburgh, PA 15222
(412) 281-7650

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Alfred T. Hallman DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$221,635.15, 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 Alfred T.
Hallman DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$221,635.15 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Grenen & Birsic
1 Gateway Center, Nine West
Pittsburgh, PA 15222
10/19/12 • 10/26/12 • 11/02/12

SHERIFF SALE
November 14, 2012

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 2155-2011r SUR
JUDGEMENT NO. 2155-2011
AT THE SUIT OF Bank
of America, NA successor by
merger to BAC Home Loans
Servicing, LP f/k/a Countrywide
Home Loans Servicing, LP vs
Oretta Zonin DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
November 14, 2012 at 11:00
AM PREVAILING TIME
IN THE AFORENOON OF

SAID DATE:

COURT OF COMMON
PLEAS CIVIL DIVISION
Pike County

MORTGAGE
FORECLOSURE

NO. 2155-2011

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

Bank of America, N.A.,
successor by merger to BAC
Home Loans Servicing, LP
f/k/a Countrywide Home Loans
Servicing, LP
Plaintiff
v.
ORETTA ZONIN
Defendant(s)

SHORT DESCRIPTION FOR
ADVERTISING

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

BEING KNOWN AS Lot 14
Sec 9 a/k/a 132 South Shore
Drive, Milford, PA 18337

PARCEL NUMBER:
122.02-07-04.002

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 Oretta Zonin
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$132,681.93,
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 Oretta Zonin
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$132,681.93 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
10/19/12 • 10/26/12 • 11/02/12

SHERIFF SALE
November 14, 2012

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 2398-2009r
SUR JUDGEMENT
NO. 2398-2009 AT THE
SUIT OF JPMorgan Chase
Bank, National Association,
s/b/m to Chase Home
Finance, LLC vs Anthony
Castellano DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
November 14, 2012 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 46ABCD, BLOCK W-404, as 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 for the Recording of Deeds in and for Pike County, Pennsylvania, in Plat Book 6, Page 132 on March 21, 1968.

TOGETHER WITH, unto the Grantee herein, his heirs and assigns, all rights, liabilities and privileges and UNDER AND SUBJECT to all conditions, covenants, restrictions, reservations and easements as set forth in the deeds in the chain of title.

TITLE TO SAID PREMISES VESTED IN Anthony A. Castellano, by Deed from Leatrice C. Dunner, dated 02/15/1999, recorded 02/16/1999 in Book 1701, Page 170.

PROPERTY: 110 FOX COURT, DINGMANS

FERRY, PA 18328-9747

PARCEL: 169.03-03-71

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Anthony Castellano DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$76,157.83, 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 Anthony Castellano DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT

\$76,157.83 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan, Hallinan & Schmieg
1617 JFK Blvd., Ste. 1400
One Penn Center Plaza
Philadelphia, PA 19103
10/19/12 • 10/26/12 • 11/02/12

SHERIFF SALE

November 14, 2012

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 2610-2009r SUR
JUDGEMENT NO. 2610-2009
AT THE SUIT OF First
National Bank of Pennsylvania,
s/b/m from Community
Bank & Trust Company
vs Gerald Gay and Gerald
B. Gay DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
November 14, 2012 at 11:00
AM PREVAILING TIME
IN THE AFORENOON OF
SAID DATE:

EXHIBIT "A"

PROPERTY DESCRIPTION

ALL THAT CERTAIN lot,
piece or parcel of land situate
and being in the Township of
Milford, County of Pike and
State of Pennsylvania, more
particularly described as Lot 38,
Hickory Hill, as shown on map
of Hickory Hill recorded on May
25, 1977, in Pike County Plat
Book 14, at Page 25, surveyed
by Victor E. Orben, R.S.,
September 17, 1975, DWG No.
D-75-181-A.

TOGETHER WITH and
UNDER AND SUBJECT
unto the Grantee herein, its
successors and/ or assigns,
all rights, rights of way, and
privileges are under and subject
to all conditions, restrictions,
reservations, covenants,
easements and exceptions as set
forth in the foregoing recited
deeds and deeds in the chain of
title. Reference may be had to
said deeds or the record thereof
for any and all purposes in
connection with this conveyance
with the same force and effect as
if the same were more fully and
at large set forth herein.

BEING the same premises
which Homes of Distinction,
Inc., by its deed dated February
24, 2005 and recorded in the
Office for the Recording of
Deeds in and for the County of
Pike, at Milford, Pennsylvania,
in Record Book Volume 2097,
page 74, granted and conveyed
unto Gerald Gay and Gerald B.
Gay, Grantors hereof, in fee.

IMPROVED, with a structure

thereon which has an address of Lot 38, Hickory Hill, 102 State Road, Milford Township, Pike County, Pennsylvania.

TAX CODE NUMBER:
09-0-110835

ASSESSED VALUE:
\$55,380.00

IMPROVEMENTS:
Residential Structure

PREMISES: Lot 38, Hickory Hill, 102 State Road, Milford Township, Pike County, Pennsylvania 18337

ADDRESS: Lot 38, Hickory Hill, 102 State Road, Milford Township, Pike County, Pennsylvania 18337.

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

SEIZED AND TAKEN
IN EXECUTION AT
THE SUIT OF FIRST
NATIONAL BANK OF
PENNSYLVANIA, s/b/m
FROM COMMUNITY BANK
& TRUST COMPANY,

Plaintiff and against GERALD GAY AND GERALD B. GAY, Defendants, Judgment entered to Docket No. 2610-2009. Sheriff to collect \$400,992.39, plus attorney's fees, additional interest and costs. Writ issued to Docket No. 2610-2009.

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

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Gerald Gay and Gerald B. Gay DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$400,992.39, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Gerald
Gay and Gerald B. Gay
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$ 400,992.39 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Nogi Appleton Weinberger
Wren
415 Wyoming Avenue
Scranton, PA 18503
10/19/12 • **10/26/12** • 11/02/12
