

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

Estate of Francis E.

Erridge, deceased, late of Lackawaxen Township, Pike County, Pennsylvania. Letters Testamentary have been granted to the individual named below, who requests all persons having claims or demands against the Estate of the Decedent to present same, and all persons indebted to the Decedent to make payments, to the Executor, Yvonne Erridge, 17 Cold Springs Rd., Dillsburg PA 17019. c/o R. Anthony Waldron, Esq. Suite 215 - 8 Silk Mill Drive Hawley PA 18428
01/18/13 • 01/25/13 • 02/01/13

ESTATE NOTICE

Estate of JOSEPH N. ARACE, deceased, late of Dingman Township, County of Pike Pennsylvania, Letters Testamentary have been granted

to the undersigned, who requests All persons having claims or demands against the Estate of the Decedent to make know the same, and all persons indebted to the Decedent to make payments without delay to:

Theresa Murray, Executrix or to his attorney: Robert Reno, Esq.

THE LAW OFFICE OF
ROBERT RENO
322 Broad Street
Milford, Pennsylvania 18337
Ph. (570) 296-7992
Fax: (570) 296-7998

01/18/13 • 01/25/13 • 02/01/13

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted in the ESTATE OF HENRY GEORGE HESSE, late of Lackawaxen Township, Pike County, Pennsylvania. All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to the Executrix, Kathie J. Oswald, 609 Route 434, Shohola, Pennsylvania 18458 or John F. Spall, Esquire, Attorney for the Estate, 2573 Rt. 6, Hawley, Pennsylvania 18428.

JOHN F. SPALL, ESQUIRE
01/18/13 • 01/25/13 • 02/01/13

ESTATE NOTICE

Estate of Janice Larkin, late

of Lords Valley, Pike County, Pennsylvania.

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

01/18/13 • 01/25/13 • 02/01/13

ESTATE NOTICE

Estate of Dianne Eitner, late of Dingmans Ferry, Pike County, Pennsylvania.

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

01/18/13 • 01/25/13 • 02/01/13

EXECUTRIX'S NOTICE

ESTATE OF Helena

Current late of Milford, Pike County, Pennsylvania, deceased. Letters Testamentary on the above estate having been granted to the undersigned, all persons indebted to said estate are requested to make payment and those having claims to present same, without delay to

Susan A. Sheare
282 Saw Kill Road
Milford, PA 18337
Executrix

01/18/13 • 01/25/13 • 02/01/13

EXECUTOR NOTICE

Estate of William C.

Lammond, deceased, late of 161 Split Rock Rd, Newfoundland, PA 18445

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 G. Lammond
8 Summer Rd
Flemington, NJ 08822,
Executor

01/25/13 • 02/01/13 • 02/08/13

IN THE COURT OF COMMON PLEAS OF PIKE COUNTY

**CIVIL ACTION - LAW
VP DIAMOND HOMES**
Plaintiff

v.

KENNETH A. BRODA and
the ESTATE OF KENNETH
A. BRODA,
Defendants

**ACTION TO QUIET TITLE
NO. 759-2012-Civil**

AMENDED ORDER
AND NOW, this 2nd
day of January, 2013, upon
consideration of the Plaintiff's
Motion for Amended Order,
and the fact that the Defendants

have not answered the Amended Complaint or taken any action to defend this matter, it is hereby DECREED that:

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

2) If such action is not taken within the thirty-day period, the Defendants shall be forever barred from asserting any right, lien, title or interest in the land, specifically Lot 4, Block W-1802, Section 18, Lot 3, Block W-1802, Section 18 and Lot 2, Block W -1802, Section 18, all three lots being situated in Wild Acres, Township of Delaware, County of Pike and State of Pennsylvania.

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

4) The Plaintiff is hereby ORDERED to serve a copy of this Order upon the named Defendants, Kenneth A. Broda and the Estate of Kenneth A. Broda, via publication, one time, in a newspaper of general circulation and in the Pike County Legal Journal.

BY THE COURT:
s/JOSEPH F. KAMEEN, P.J.

C: Stacey Beecher, Esquire
Court Administrator

**NOTICE OF FILING
OF ARTICLES OF
INCORPORATION**

Pursuant to the General Associations Act of 1988, as amended, notice is hereby given that on December 31, 2012, Articles of Incorporation for Buselli Plumbing, Heating & Electric, Inc. were filed with the Department of State, Harrisburg, Pennsylvania, the said corporation being organized under the provisions of the Business Corporation Law, General Associations Act of 1988, as amended. The purposes of the corporation are: To engage in and to do any lawful act concerning any or all business for which corporations may be incorporated under the Pennsylvania Business Corporation Law, General Associations Act of 1988, as amended and supplemented, and to do all things and exercise all power, rights and privileges which a business corporation may now or hereafter be organized or authorized to do or to exercise under the said Business Corporation Law of Pennsylvania as amended and supplemented.

NICHOLAS A. BARNA,
ESQUIRE
831 Court Street
Honesdale, PA 18431

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

Green Tree Consumer Discount
Company, Plaintiff,

v.

Unknown Heirs of Estate of
Derek R. Mason, deceased
and Lisa Gorman, tenant,
Defendants

CIVIL No. 743-2011

**NOTICE to Unknown Heirs
of Estate of Derek R. Mason,
deceased and Lisa Gorman,
tenant, Defendants**

TAKE NOTICE that by virtue
of the above Writ of Execution
issued out of the Court of
Common Pleas of Pike County
to the Sheriff of Pike County,
there will be exposed to public
sale at the Commissioners
Meeting Room at 506 Broad
St. in Milford, PA at 11:00
A.M. on March 13, 2013, the
following described property,
of which you are the owner or
reputed owner: ALL that certain
piece, parcel or plot of land,
with the improvements thereon
erected, situate in Greene
Township, Pike County and the
Commonwealth of Pennsylvania,
being known and designated as
Lot Nos. 123 and 125 on the
Map of Lots of Lands of Edgar
Wilson, which has the address
of 113 Rocky Road, Greentown,
PA 18426.

YOU SHOULD TAKE THIS
PAPER TO YOUR LAWYER
AT ONCE. IF YOU DO
NOT HAVE A LAWYER,
GO TO OR TELEPHONE

THE OFFICE SET FORTH
BELOW. THIS OFFICE
CAN PROVIDE YOU WITH
INFORMATION ABOUT
HIRING A LAWYER.

Commissioners Office
Pike County Admin. Building
506 Broad Street
Milford, PA 18337
(570) 296-7613

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

February 13, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO58-2012r SUR
JUDGEMENT NO. 58-2012
AT THE SUIT OF Wells
Fargo Bank, NA vs Michael
M. Morgan and Jennifer L.
Morgan 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
February 13, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution
No. 58-2012

WELLS FARGO BANK, N.A.
vs. MICHAEL M. MORGAN
JENNIFER L. MORGAN

owner(s) of property situate in
DINGMAN TOWNSHIP,
Pike County, Pennsylvania,
being 134 SANDY PINE
TRAIL, MILFORD, PA
18337-9045

Parcel No.: 121-04-03-38
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$119,542.38

Attorneys for Plaintiff:

Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Michael M. Morgan
and Jennifer L. Morgan
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$119,542.38,
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 Michael M.
Morgan and Jennifer L. Morgan
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$119,542.38 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
01/18/13 • 01/25/13 • 02/01/13

SHERIFF SALE

February 13, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO74-2012r SUR
JUDGEMENT NO. 74-2012
AT THE SUIT OF The Bank
of New York Mellon Trust
Company, National Association
fka The Bank of New York Trust

Company, NA as Successor to JPMorgan Chase Bank, NA as Trustee for RAMP 2005RP2 vs Junji Tatsuno 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 February 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 74-2012

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR RAMP 2005RP2 vs. JUNJI TATSUNO owner(s) of property situate in the TOWNSHIP OF PORTER, Pike County, Pennsylvania, being 145 SPRUCE RUN DRIVE, A/K/A ONE TARPON CREEK DRIVE, DINGMANS FERRY, PA 18328-7728 Parcel No.: 172.00-01-41 - (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment amount: \$166,761.33 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 Junji Tatsuno DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$166,761.33, 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 Junji Tatsuno DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$166,761.33 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan, Hallinan & Schmieg
1 Penn Ctr Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
01/18/13 • 01/25/13 • 02/01/13

SHERIFF SALE

February 13, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO152-2012r SUR
JUDGEMENT NO. 152-2012
AT THE SUIT OF US Bank
National Association, as Trustee
for Structured Asset Investment
Loan Trust, Mortgage
Pass-Through Certificates,
Series 2005-4 vs Vencotrai
Nadden and Shantawattie
Nadden DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
February 13, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

Being known as: 2387
GOLD KEY LAKES AKA
LOT 19 SECTION 2
GOLD KEY, MILFORD,
PENNSYLVANIA 18337.

All that certain lot, parcel or
piece of land situate in the
Township of Dingman, County
of Pike and Commonwealth
of Pennsylvania, being Lot 19,
Block No. 2, Section 2, Gold
Key Lake Estates, as shown on a
plan of lots recorded in the office
of the recorder of deeds in and
for the County of Pike, in Plot
Book Volume 7, Page 132.

Tax ID - 122.02-03-04

For information purposes only -
property a/k/a
Lot 19 Section 2 Gold Key,
Dingman Township, PA 18337

Title to said premises is vested
in Vencotrai Nadden and
Shantawattie Nadden by deed
from Narendruhanauth Mohabir
and Janet Mohabir dated
December 29, 2004 and recorded
January 11, 2005 in Deed Book
2089, Page 2276.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Vencotrai Nadden
and Shantawattie Nadden
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$193,164.26,
PLUS COSTS & INTEREST.
THE SALE MADE

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Vencotrai
Nadden and Shantawattie
Nadden DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$193,164.26 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe, Weisberg & Conway
123 South Broad St., Ste. 2080
Philadelphia, PA 19109
01/18/13 • 01/25/13 • 02/01/13

SHERIFF SALE
February 13, 2013

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

CIVIL DIVISION, TO
EXECUTION NO178-2012r
SUR JUDGEMENT NO.
178-2012 AT THE SUIT OF
Suntrust Mortgage, Inc. vs
David Thomas and Catherine
Scandruck 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
February 13, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

**SHORT DESCRIPTION FOR
ADVERTISING**

By virtue of a Writ of Execution
No. 178-2012-CIVIL
SUNTRUST MORTGAGE,
INC. vs. DAVID THOMAS
CATHERINE SCANDRICK
owner(s) of property situate
in the TOWNSHIP OF
LEHMAN, Pike County,
Pennsylvania, being
33 UNDERHILL ROAD,
A/K/A 127 THE GLEN,
TAMIMENT, PA 18371
Parcel No.: 188.01-01-28
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$180,725.59
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 David Thomas and Catherine Scandrick DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$180,725.59, 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 David Thomas and Catherine Scandrick DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$180,725.59 PLUS COSTS AND INTEREST AS AFORESAID.

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

1 Penn Ctr Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
01/18/13 • 01/25/13 • 02/01/13

SHERIFF SALE
February 13, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO212-2012r SUR JUDGEMENT NO. 212-2012 AT THE SUIT OF US Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2005-AB1 vs Diamantina Sousa 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 February 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF DINGMAN, COUNTY OF PIKE AND COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY

DESCRIBED AS FOLLOWS
TO WIT;

BEING LOT 403A, SECTION
A, CONASHAUGH LAKES,
AS SHOWN ON PLAT
OR MAP RECORDED IN
THE OFFICE OF THE
RECORDER OF DEEDS OF
PIKE COUNTY IN PLAT
BOOK 7, PAGE 32.

PARCEL NO. 122.03-01-02

BEING known and numbered
as 115 Overbrook Run, Milford,
PA, 18337-9036.

BEING THE SAME
PREMISES WHICH
IVAN RODRIGUEZ AND
DIAMANTINA SOUSA, HIS
WIFE, BY DEED DATED
SEPTEMBER 26, 2002 AND
RECORDED OCTOBER
1, 2002 IN AND FOR PIKE
COUNTY, PENNSYLVANIA,
IN DEED BOOK VOLUME
1946, PAGE 2090, GRANTED
AND CONVEYED UNTO
DIAMANTINA SOUSA,
MARRIED

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

AMOUNT OF \$253,531.61,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Diamantina
Sousa DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$253,531.61 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Zucker Goldberg & Ackerman
200 Sheffield Street, Ste. 301
Mountainside, NJ 07092
01/18/13 • 01/25/13 • 02/01/13

SHERIFF SALE
February 13, 2013
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT

OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO217-2012r SUR
JUDGEMENT NO. 217-2012
AT THE SUIT OF GMAC
Mortgage, LLC vs Charlotte
Whittles 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
February 13, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution
No. 217-2012-CIVIL
GMAC MORTGAGE, LLC
vs.

CHARLOTTE WHITTLES

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

604 GOLDFINCH ROAD,
BUSHKILL, PA 18324

Parcel No.: 182.04-05-31

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment amount: \$45,607.79

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 Charlotte Whittles
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$45,607.79,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Charlotte
Whittles DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$45,607.79 PLUS COSTS
AND INTEREST AS
AFORESAID.

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

1 Penn Ctr Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
01/18/13 • 01/25/13 • 02/01/13

SHERIFF SALE
February 13, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO324-2012r SUR
JUDGEMENT NO. 324-2012
AT THE SUIT OF The Bank
of New York Mellon fka The
Bank of New York, as trustee
for the Certificateholders
DWABS, Inc., Asset-Backed
Certificates, Seried 2006- 22
vs Erin Barboe and Robert
Barboe 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
February 13, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

BEING Lot/Lots No. 1778,
Section No. L, as shown on map

entitled subdivision of Section
L, Pocono Mountain Woodland
Lakes Corp., on file in the
Recorder's Office at Milford,
Pennsylvania in Plot Book No.
12, Page 97.

TAX PARCEL # 03-0-018706

BEING KNOWN AS: 184
Hawthorne Drive, Milford, PA
18337

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Erin Barboe and Robert Barboe
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$280,029.35,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Erin Barboe and Robert Barboe DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$280,029.35 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
01/18/13 • 01/25/13 • 02/01/13

SHERIFF SALE
February 13, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO422-2012r SUR JUDGEMENT NO. 422-2012 AT THE SUIT OF Wells Fargo Bank, National Association as Trustee Forsecutitized Asset Backed Receivables LLC 2005-FR4 Mortgage Pass-Through Certificates, Series 2005-FR3 vs Theodore J. Schaefer 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
February 13, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

BEING Lot 7, Block M-107, as shown on a map entitled "Section 1, Marcel Lake Estatets, Delaware Township, Pike County, Pennsylvania, which map was duly recorded on June 7, 1971 with the Office of the Recorder of Deeds of Pike County, Pennsylvania, in Plat Book 8, page 170.

BEING KNOW AS: Lot 7, Block M-107, N/K/A 12366 Marcel Lake Estates, 113 Beecher Road, A/K/A, 113 Beecher Street Dingman Ferry, (Delaware Township.), PA 18328

Being known as: 113
BEECHER ROAD,
DINGMANS FERRY,
PENNSYLVANIA 18328.

Title to said premises is vested in Theodore J. Schaefer by deed from JP Morgan Chase Bank, fka The Chase Manhattan Bank Successor by merger to Chase Bank of Texas, NA fka Texas Commerce Bank, NA as Trustee and Custodian by:

Saxon Mortgage Services Inc., its attorney-in-fact dated March 25, 2005 and recorded March 31, 2005 in Deed Book 2101, Page 243.

TAX I.D. #: 02-0-071995

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Theodore J. Schaefer DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$ 202,308.15, 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 Theodore J. Schaefer DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$202,308.15 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad St, Ste. 2080
Philadelphia, PA 19109
01/18/13 • 01/25/13 • 02/01/13

SHERIFF SALE

February 13, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO425-2010r SUR JUDGEMENT NO. 425-2010 AT THE SUIT OF Bank of America, NA as successor by merger to BAC Home Loans Servicing, LP vs Randolph A. Scott and Margarete G. Scott 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 February 13, 2013 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 Commonwealth of Pennsylvania, being Lot Number 27, Section 48, as shown on map of Pocono Mountain Lake Estates on file in the Recorder of Deeds Office at Pike, Pennsylvania in Plat 9 at Page(s) 125.

TOGETHER WITH all rights-of-way and UNDER AND SUBJECT to all of the covenants, reservations, restrictions, and conditions as set forth in the Restrictive Covenants in prior deeds of record.

TITLE TO SAID PREMISES VESTED IN Randolph A. Scott and Margarete G. Scott, his wife, by Deed from Cost Control Marketing and Management, Inc., a Pennsylvania Corporation, dated 12/16/1988, recorded 12/20/1988 in Book 1307, Page 273.

PROPERTY: 342 POCONO MOUNTAIN LAKE ESTATE, AKA LOT 27 MILFORD ROAD, BUSHKILL, PA 18324-9014

PARCEL: 194.01-05-68 -

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

THE COMMONWEALTH OF PENNSYLVANIA TO Randolph A. Scott and Margarete G. Scott DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$180,442.24, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Randolph A. Scott and Margarete G. Scott DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$180,442.24 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
01/18/13 • 01/25/13 • 02/01/13

SHERIFF SALE
February 13, 2013

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO485-2012r
SUR JUDGEMENT NO.
485-2012 AT THE SUIT OF
HSBC Bank USA, National
Association, as trustee for
NAAC 2007-2 vs Jose Miguel
Costanzo a/k/a Jose M.
Costanzo Olga Gak
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
February 13, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

**SHORT DESCRIPTION FOR
ADVERTISING**

By virtue of a Writ of Execution
No. 485-2012
HSBC BANK USA,
NATIONAL ASSOCIATION,
AS TRUSTEE FOR NAAC
2007-2 vs. JOSE MIGUEL
COSTANZO A/K/A JOSE M.
COSTANZO
OLGA GAK

owner(s) of property situate
in the TOWNSHIP OF
DINGMAN, Pike County,
Pennsylvania, being 107
FOXHILL COURT,
MILFORD, PA 18337
Parcel No.: 110.01-01-01-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$165,118.74
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
Jose Miguel Costanzo a/k/a
Jose M. Costanzo Olga Gak
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$165,118.74,
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 Jose Miguel Costanzo a/k/a Jose M. Costanzo Olga Gak DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$165,118.74 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmeig
1617 JFK Blvd, Ste 1400
Philadelphia, PA 19103
01/18/13 • 01/25/13 • 02/01/13

SHERIFF SALE

February 13, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO517-2012r SUR JUDGEMENT NO. 517-2012 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 Robert Foy and Danielle Fusci 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 February 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 517-2012 BANK OF AMERICA, N.A. S/B/M TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP vs. ROBERT FOY DANIELLE FUSCI owner(s) of property situate in the TOWNSHIP OF LEHMAN, Pike County, Pennsylvania, being 214 SÈGATTI CIRCLE, BUSHKILL, PA 18324 Parcel No.: 193.02-03-13 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment amount: \$131,999.56 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 Foy and Danielle Fusci DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE

AMOUNT OF \$131,999.56,
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 Robert
Foy and Danielle Fusci
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$131,999.56 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmeig
1617 JFK Blvd, Ste 1400
Philadelphia, PA 19103
01/18/13 • 01/25/13 • 02/01/13

SHERIFF SALE
February 13, 2013
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT

OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO593-2012r SUR
JUDGEMENT NO. 593-2012
AT THE SUIT OF Nationstar
Mortgage, LLC vs Michael
Passamonte and Jennifer
Passamonte 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
February 13, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution
No. 593-2012-CIVIL

NATIONSTAR
MORTGAGE, LLC vs.
MICHAEL PASSAMONTE
JENNIFER PASSAMONTE
owner(s) of property situate in
LEHMAN TOWNSHIP, Pike
County, Pennsylvania, being

344 SPARROW LOOP,
BUSHKILL, PA 18324
Parcel No.: 183.01-02-39-
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$188,426.82

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 Michael Passamonte and Jennifer Passamonte DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$188,426.82, 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 Michael Passamonte and Jennifer Passamonte DEFENDANTS, OWNERS REPUTED

OWNERS TO COLLECT \$188,426.82 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
01/18/13 • 01/25/13 • 02/01/13

SHERIFF SALE

February 13, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO669-2012r SUR JUDGEMENT NO. 669-2012 AT THE SUIT OF The Bank of New York Mellon fka The Bank of New York, as trustee for the Certificateholders of CWABS, Inc. Asset-Backed Certificates, Series 2007-4 vs Janice K. 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 February 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot or parcel of land situate in

Lackawaxen Township, Pike County, Pennsylvania, being Lot No. 267, Section 3, on a subdivision plan of development (consisting of 17 sections) entitled Falling Waters of Masthope, prepared by Edward C. Hess Associates, Inc., and recorded in the Recorder's Office in and for Pike County, at Milford, Pennsylvania, in Plat Book Vol. 16, Pages 18-34, inclusive.

BEING Lot No. 267 on the above mentioned plan, prepared by Edward C. Hess Associates, Inc.
014.03-01-82

TAX PARCEL # 014.03-01-82

BEING KNOWN AS: 108 Robin Way, Lackawaxen, PA 18435

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Janice K. Stoll DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$159,884.24, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE

ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Janice K. Stoll DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$159,884.24 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
01/18/13 • 01/25/13 • 02/01/13

SHERIFF SALE
February 13, 2013
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO715-2010r SUR JUDGEMENT NO. 715-2010 AT THE SUIT OF US Bank National Association as Trustee for RASC 2007KS2 vs Eric

Mitschele 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
February 13, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution
No. 715-2010-CIVIL
U.S. BANK NATIONAL
ASSOCIATION AS
TRUSTEE FOR RASC
2007KS2 vs. ERIC
MITSCHELE
owner(s) of property situate
in the TOWNSHIP OF
LACKAWAXEN, Pike County,
Pennsylvania, being
RR1 BOX 1902 WHITE
OAKS DRIVE, A/K/A
107 WHITE OAKS
ROAD, BEACH LAKE,
PA 18405-3145 Parcel No.:
003.03-01-36
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$171,208.83
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 Eric Mitschele
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$171,208.83,
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 Eric Mitschele
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$171,208.83 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

01/18/13 • 01/25/13 • 02/01/13

SHERIFF SALE

February 13, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO749-2012r SUR JUDGEMENT NO. 749-2012 AT THE SUIT OF Green Tree Consumer Discount Company vs Iria J. Figueredo 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 February 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

BEGINNING at a point on the easterly line of Whippoorwill Drive, a common corner of Lot No. 52 and Lot No. 53 as shown on plan titled "Subdivision of lands of Benjamin Foster, Lehman Township, Pike County, Section One" prepared by Edward C. Hess Associates, October 17, 1969, and recorded

in Plat Book Vol. 7, Page 155, October 17, 1969, on file in the Office of the Recorder of Deeds, Milford, Pennsylvania; thence by Lot No. 53 South 89 degrees 25 minutes 48 seconds East 320.00 feet to a point; thence by lands of Pocono Ranch Lands, Lmtd. South 29 degrees 07 minutes 19 seconds West 136.89 feet to a point; thence by Lot No. 51 North 79 degrees 31 minutes 08 seconds West 265.00 feet to a point on the easterly line of Whippoorwill Drive; thence along the easterly line of Whippoorwill Drive along a curve to the left having a radius of 433.57 feet for an arc length of 75.00 feet (chord bearing and distance being North 5 degrees 31 minutes 32 seconds East 74.91 feet) to the place of BEGINNING.

BEING Lot No. 52 on the above mentioned plan.

TAX PARCEL # 06-0-041970

BEING KNOWN AS: 52 Whippoorwill Dr, Bushkill, PA 18324

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

JUDGMENT ON THE AMOUNT OF \$209,572.69, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Iria J. Figueredo DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$209,572.69 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
01/18/13 • 01/25/13 • 02/01/13

SHERIFF SALE
February 13, 2013
BY VIRTUE OF WRIT
OF EXECUTION ISSUED

OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO787-2012r SUR JUDGEMENT NO. 787-2012 AT THE SUIT OF Bank of America, NA successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP vs Josephine Z. Aquino and Joey M. Aquino 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 February 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING
By virtue of a Writ of Execution No. 787-2012
BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP vs.
JOSEPHINE Z. AQUINO
JOEY M. AQUINO
owner(s) of property situate in the TOWNSHIP OF LEHMAN, Pike County, Pennsylvania, being LT132 PH2 SEC3 THE GLEN @ TAN, A/K/A 204 WITHYWINDLE WAY,

TAMIMENT, PA 18371
Parcel No.: 187.04-01-42
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$389,329.19
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 Josephine Z. Aquino
and Joey M. Aquino
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$389,329.19,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Josephine Z.
Aquino and Joey M. Aquino
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$389,329.19 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
01/18/13 • 01/25/13 • 02/01/13

SHERIFF SALE

February 13, 2013

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO813-2012r
SUR JUDGEMENT NO.
813-2012 AT THE SUIT OF
HSBC Bank USA, National
Association, as Trustee for the
Holders of the Ellington Loan
Acquisition Trust 2007-1,
Mortgage Pass-Through
Certificates, Series 2007-1 vs
Hana Haig 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
February 13, 2013 at 11:00 AM
PREVAILING TIME IN THE

AFORENOON OF SAID
DATE:

SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution
No. 813-2012 HSBC
BANK USA, NATIONAL
ASSOCIATION, AS
TRUSTEE FOR THE
HOLDERS OF THE
ELLINGTON LOAN
ACQUISITION TRUST
2007-1, MORTGAGE
PASS-THROUGH
CERTIFICATES, SERIES
2007-1

vs.

HANA HAIG

owner(s) of property situate
in the TOWNSHIP OF
LACKAWAXEN, Pike County,
Pennsylvania, being
115 MOUNTAIN VIEW
ROAD, GREELEY, PA
18425-9612 Parcel No.:
034.00-01-38.003-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$382,022.67
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
Hana Haig DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A

JUDGMENT ON THE
AMOUNT OF \$382,022.67,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Hana Haig
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$382,022.67 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan, Hallinan & Schmieg
1 Penn Ctr Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
01/18/13 • 01/25/13 • 02/01/13

SHERIFF SALE
February 13, 2013
BY VIRTUE OF WRIT
OF EXECUTION ISSUED

OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO917-2012r SUR
JUDGEMENT NO. 917-2012
AT THE SUIT OF Wells
Fargo Bank, NA s/b/m Wells
Fargo Home Mortgagee, Inc. vs
Daniel W. Capeci a/k/a Daniel
Capeci and Andrea J. Capeci
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
February 13, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution
No. CIVIL-917-2012
WELLS FARGO BANK,
N.A., S/B/M WELLS FARGO
HOME MORTGAGE, INC.
vs.
DANIEL W. CAPECI A/K/A
DANIEL CAPECI ANDREA
J. CAPECI
owner(s) of property situate in
SHOHOLA TOWNSHIP,
Pike County, Pennsylvania,
being
108 KILGOUR ROAD,
SHOHOLA, PA 18458-2114
Parcel No.: 036.00-01-43-,
036.00-01-41-,
036.00-01-41.001
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$204,929.83
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
Daniel W. Capeci a/k/a Daniel
Capeci and Andrea J. Capeci
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$204.929.83,
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 Daniel

W. Capeci a/k/a Daniel
Capeci and Andrea J. Capeci
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$204,929.83 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan, Hallinan & Schmieg
1 Penn Ctr Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
01/18/13 • 01/25/13 • 02/01/13

SHERIFF SALE

February 13, 2013

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO924-2011r
SUR JUDGEMENT NO.
924-2011v AT THE SUIT
OF Flagstar Bank, FSB vs
Linda Glennen and Robert
A. Bea 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
February 13, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

All that tract or parcel of land

situate, lying and being in the
Township of Dingmans, Pike
County, Pennsylvania and more
particularly described as Lot
#3 on a subdivision map titled
"Subdivision Survey Map of
Land Prepared for Gibson E.
McKean, Dingman and Shohola
Townships, Pike County,
Pennsylvania", which map
was approved by the Shohola
Board of Supervisors on April
14, 1994 and approved by the
Dingman Township Board of
Supervisors on May 3, 1994,
and recorded in the Pike County
Recorder's Office in Map 1994
in Map Book 31, Pages 246
thru 249. Being known as 177
Springbrook Road, Shohola, PA
18458

Title to said premises is vested
in Linda Glennen and Robert
A. Bea by deed from Gibson
E. McKean dated November 1,
1996 and recorded November 1,
1996 in Deed Book 1274, Page
105.

TAX I.D. #: 03-0-109498

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Linda Glennen and Robert
A. Bea DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE

AMOUNT OF \$177,058.31,
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 Linda
Glennen and Robert A. Bea
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$177,058.31 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad St, Ste. 2080
Philadelphia, PA 19109
01/18/13 • 01/25/13 • 02/01/13

SHERIFF SALE
February 13, 2013
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT

OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO968-2012r SUR
JUDGEMENT NO. 968-2012
AT THE SUIT OF PNC
Bank, National Association vs
Joseph G. Dilella and Maria
Dilella 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
February 13, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ATTORNEY FOR
PLAINTIFF UDREN
LAW OFFICES,
P.C. WOODCREST
CORPORATE CENTER
111 WOODCREST ROAD,
SUITE 200 CHERRY HILL,
NJ 08003-3620
856-669-5400
pleadings@udren.com
PNC Bank, National
Association Plaintiff v.
JOSEPH G. DILELLA
MARIA DILELLA
Defendant(s)

COURT OF COMMON
PLEAS CIVIL DIVISION
Pike County

MORTGAGE
FORECLOSURE
NO. 968-2012

SHORT DESCRIPTION FOR
ADVERTISING
ALL THAT CERTAIN
LOT OF LAND SITUATE
IN TOWNSHIP OF
LACKAWAXEN PIKE
COUNTY, PENNSYLVANIA:
BEING KNOWN AS 56
Forrest Drive Friendly Acres,
Hawley, PA 18428
PARCEL NUMBER:
05-0-063420
IMPROVEMENTS:
Residential Property
UDREN LAW OFFICES,
P.C. 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
Joseph G. Dilella and Maria
Dilella DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$235,061.23,
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 Joseph G.
Dilella and Maria Dilella
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$235,061.23 PLUS
COSTS AND INTEREST AS
AFORESAID.
PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Office
111 Woodcrest Road, Ste. 200
Cherry Hill, NJ 08003
01/18/13 • 01/25/13 • 02/01/13

SHERIFF SALE
February 13, 2013
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO1069-2012r SUR
JUDGEMENT NO.
1069-2012 AT THE SUIT
OF JPMorgan Chase Bank,
National Association vs Laura
L. Coleman 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
February 13, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

Being known as: 811 AVENUE
M, MATAMORAS,
PENNSYLVANIA 18336.

Legal Description

ALL THOSE CERTAIN lots
SITUATE in the Borough of
Matamoras, County of Pike,
and State of Pennsylvania,
numbered on the plan or the
map of Wehinger's Addition
to the town (now borough)
of Matamoras, Pike County,
Pennsylvania, as follows:
BEING lots numbered
281,283,285 and 287 as set forth,
on said map located on Avenue
"M", each lot being 50 feet
wide in front and rear facing on
Avenue "M", and being 100 feet
in depth, said 4 lots together are
bounded on the North by Lots
numbered 242, 244, 246, 248,
on the South by Avenue "M", on
the West by Ninth Street and on
the East by Lot numbered 279.

EXCEPTING AND
RESERVING therefrom and
thereout to D. Randolph Holt
and Frances C. Holt, his wife,
All those certain lots situate in
the Borough of Matamoras,
County of Pike, Commonwealth
of Pennsylvania, as follows:

BEGINNING at an iron
bar corner in the West line
of Avenue M. located North

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

BEING all of Lot 281 and part
of Lot 283, as shown on map of
lands subdivided for Jacob Faber,
Jr., dated April 7, 1986, being
Drawing EE-331 of Victor E.
Orben, R.S., approved by the
Matamoras, Borough Council
on May 6, 1986 and recorded on
July 9, 1986 in Pike County Plat
Book 24 at page 57A.

The hereinabove conveyed Lots
287, 285 and part of 283 are
more fully described as follows:

ALL THOSE CERTAIN
lots, situate in the Borough of
Matamoras, County of Pike and
State of Pennsylvania, bounded
and described as follows:

BEGINNING at an iron pipe
in the Northerly intersection

of 9th Street and Avenue M. said point being the Southerly corner of Lot 287; thence along 9th Street North 51 degrees 12 minutes West 100 feet to an iron pipe; thence along of Dorothy Leiber Lot 248 and Lot 246 and partly along lands of Francis Huff Lot 244 North 38 degrees 48 minutes East 116 feet to an iron bar corner; thence cutting lands of Jacob Faber, Jr., cutting through Lot 283 South 51 degrees 12 minutes East 100 feet to an iron bar corner in the line of Avenue N; thence along Avenue M. South 38 degrees 48 minutes West 116 feet to the point and place of beginning. Surveyed by Victor E. Orben, Registered Surveyor April 7, 1986, Drawing No. EE-331.

Title to said premises is vested in Laura L. Coleman by deed from Laura L. Coleman, Sole Trustee for her Successor in Trust, Under the Laura L. Coleman Living Trust Dated April 16, 1997, and any Amendments Thereto dated July 19, 2004 and recorded August 4, 2004 in Deed Book 2061, Page 2171.

TAX I.D. #: 07-0-007886

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Laura L. Coleman DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID

REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$252,847.34, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Laura L. Coleman DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$252,847.34 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe, Weisberg & Conway
123 South Broad St., Ste. 2080
Philadelphia, PA 19109
01/18/13 • 01/25/13 • 02/01/13

SHERIFF SALE
February 13, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO1088-2012r SUR JUDGEMENT NO. 1088-2012 AT THE SUIT OF The Bank of New York Mellon fka TheBank of New York, as Trustee for the Certificateholders CWABS, Inc. Asset-Backed Certificates, Series 2004-10 vs Mark Anthony Monteleone and Deborah Monteleone DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY February 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

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

PARCEL #: 07-103127
TAX I.D.: 083.14-02-33.0I

All that certain parcel of land

situate in the Borough of Matamoras, County of Pike Commonwealth of Pennsylvania, being known and designated as all of Lot 281 and part of Lot 283, as shown on map of land subdivided for Jacob Faber, Jr., dated April 7, 1986, drawing EE-331 of Victor E. Orben, R.S. approved by the Matamoras Borough council on May 6, 1986 and recorded on July 9, 1986 in Plat Book 24, Page 57A and more particularly described as follows, to wit:

Beginning at an iron bar corner in the West line of Avenue M located North 38" 48' East 116.00 feet from a pipe in the Northerly intersection of 9th Street; thence cutting through lands now or formerly of Jacob Faber, Jr. and cutting thought Lot 283 North 51' 12' West 100.00 feet to an iron bar corner; thence along lands now or formerly of Kathleen Mackechnie North 38" 48' East 84 feet to an iron pin; thence along Lot 278 now or formerly owned by Joseph Gilmartin South 51" 12' East 100.00 feet to an iron pipe in the line of Avenue M; thence along Avenue M South 38" 48' West 84.00 feet to the point and place of beginning.

Being all of Lot 281, as shown on map of land subdivided for Jacob Faber, Jr., dated April 7, 1986, drawing EE-331 of Victor E. Orben, R.S. approved by the Matamoras Borough Council on May 6, 1986 and recorded

on July 9, 1986 in Plat Book 24
page 57A.

Together with all rights and
privileges and UNDER AND
SUBJECT to the covenants,
exceptions, conditions,
reservations and restrictions as of
record.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Mark Anthony Monteleone
and Deborah Monteleone
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$160,508.67,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS
THE PROPERTY OF
Mark Anthony Monteleone
and Deborah Monteleone
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$160,508.67 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street, Ste. 2080
Philadelphia, PA 19109
01/18/13 • 01/25/13 • 02/01/13

SHERIFF SALE
February 13, 2013
BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO1092-2012r
SUR JUDGEMENT NO.
1092-2012 AT THE SUIT
OF JPMorgan Chase Bank,
National Associaton, s/b/m to
Chase Home Finance, LLC
vs Ralph D. Greco aka Ralph
Dennis Greco 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
February 13, 2013 at 11:00 AM
PREVAILING TIME IN THE

AFORENOON OF SAID
DATE:

SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution
No. 1092-2012
JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION,
S/B/M TO CHASE HOME
FINANCE, LLC
vs.
RALPH D. GRECO A/K/A
RALPH DENNIS GRECO
owner(s) of property situate
in the TOWNSHIP OF
LEHMAN, Pike County,
Pennsylvania, being
961 OXFORD STREET,
BUSHKILL, PA 18324
Parcel No.: 192.04-04-49
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$200,344.90
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 Ralph D. Greco aka
Ralph Dennis Greco
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$200,344.90,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Ralph D.
Greco aka Ralph Dennis Greco
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$200,344.90 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
01/18/13 • 01/25/13 • 02/01/13

SHERIFF SALE
February 13, 2013
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION

NO1141-2012r SUR
JUDGEMENT NO.
1141-2012 AT THE SUIT
OF Bank of America, NA
successor by Merger to BAC
Home Loans Servicing, LP
fka Countrywide Home
Loans Servicing, LP vs Nancy
Perrone 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
February 13, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution
No. 1141-2012
BANK OF AMERICA, N.A.,
SUCCESSOR BY MERGER
TO BAC HOME LOANS
SERVICING, LP FKA
COUNTRYWIDE HOME
LOANS SERVICING, LP
vs.
NANCY PERRONE owner(s)
of property situate in the
TOWNSHIP OF DINGMAN,
Pike County, Pennsylvania,
being 143 ARBUTUS LANE,
MILFORD, PA 18337-7415
Parcel No.: 110.04-02-46
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$281,370.63
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 Nancy Perrone
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$281,370.63,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Nancy Perrone
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$281,370.63 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan, Hallinan & Schmieg
1 Penn Ctr Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
01/18/13 • 01/25/13 • 02/01/13

SHERIFF SALE

February 13, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO1175-2012r SUR
JUDGEMENT NO. 1175-2012
AT THE SUIT OF Suntrust
Mortgage, Inc. vs Beth Willabay
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
February 13, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

**SHORT DESCRIPTION FOR
ADVERTISING**

By virtue of a Writ of Execution
No. 1175-2012-CIVIL
SUNTRUST MORTGAGE,
INC. vs. BETH WILLABAY
owner(s) of property situate
in the TOWNSHIP OF
DINGMAN, Pike County,
Pennsylvania, being
177 SOUTHWYND DRIVE,

MILFORD, PA 18337
Parcel No.: 109.02-01-02.028-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$218,050.25
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 Beth Willabay
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$218,050.25,
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 Beth Willabay
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$218,050.25 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmeig
1617 JFK Blvd, Ste 1400
Philadelphia, PA 19103
01/18/13 • 01/25/13 • 02/01/13

SHERIFF SALE

February 13, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO1175-2009r SUR
JUDGEMENT NO. 1175-2009
AT THE SUIT OF JPMorgan
Chase Bank, NA vs Shannon
Hogarty and Antoinette
Hogarty 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
February 13, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

All that certain lot, piece or

parcel of land situate, lying
and being in the Township of
Lehman, County of Pike and
Commonwealth of Pennsylvania,
being Lot No. 461-A, Section
No. 3, as shown on a map or
plan of Pocono Ranchlands, on
file in the Recorder of Deeds
Office at Milford, Pike County,
Pennsylvania in Plat Book 7,
page 157.

Improvements: Residential
Dwelling

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Shannon Hogarty
and Antoinette Hogarty
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$103,123.27,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Shannon Hogarty and Antoinette Hogarty DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$103,123.27 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe, Weisberg & Conway
123 South Broad St., Ste. 2080
Philadelphia, PA 19109
01/18/13 • 01/25/13 • 02/01/13

SHERIFF SALE

February 13, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO1207-2012r SUR JUDGEMENT NO. 1207-2012 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 Jaime S. Pinzone and Joseph A. Pinzone 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 February 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 1207-2012 BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP

vs.

JAIME S. PINZONE
JOSEPH A. PINZONE

owner(s) of property situate in the TOWNSHIP OF DINGMAN, Pike County, Pennsylvania, being 120 COBBLESTONE DRIVE, MILFORD, PA 18337-4432 Parcel No.: 122.01-02-40- (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment amount: \$166,091.21 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 Jaime S. Pinzone and Joseph A. Pinzone DEFENDANTS, OWNER, OR REPUTED OWNERS

OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$166,091.21,
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 Jaime S.
Pinzone and Joseph A. Pinzone
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$166,091.21 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan, Hallinan & Schmiegl
1 Penn Ctr Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
01/18/13 • 01/25/13 • 02/01/13

SHERIFF SALE

February 13, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO1226-2012r SUR
JUDGEMENT NO. 1226-2012
AT THE SUIT OF The Bank
of New York Mellon fka The
Bank of New York, as Trustee
for the Certificateholders of
CWABS Inc., Asset-Backed
Certificates, Series 2006-3 c/o
Bank of America, NA vs Dennis
S. DeGroat and Jody Degroat
DEFENDANTS, I WILL
EXPOSE TO SALE
OF PUBLIC VENDUE
OR OUTCRY IN
THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
February 13, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

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

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

ALL that certain lot of land, together with the appurtenances thereto appertaining, situate, lying and being in the Township of Westfall, County of PIKE, State of Pennsylvania, more particularly bounded and described in accordance with subdivision plan entitled "Glass House Hill Estates" drawn by Victor E. Orben, Registered Surveyor, which said subdivision plan has been approved by the appropriate municipal authorities and is recorded in Pike County, Pennsylvania in the Office of the Recorder of deeds in and for said County in Map book 21 at Page 83, more particularly described as follows:

BEGINNING at a point in the centerline at State Route 1017 being the public highway that runs from Matamoras to Mill Rift the said corner being a common corner between Lots 40 and Lot 41 of Glass House Hill Estates and located Southerly 118.7 feet from the South line of Pine Terrace Road, thence running along the centerline of SR 1017 South 58 degrees 39 minutes 00 seconds East 152.008 feet to a point, thence Leaving the centerline of same and running along lot 42 South 40 degrees 40 minutes 24 seconds West 356.637 feet to a found iron bar corner located in the line of Lot 39, thence along Lot 39 North 49 degrees 19 minutes 36 seconds West 150.0 feet to an

iron bar set in some fill, thence along Lot 40 North 40 degrees 40 minutes 24 seconds East 332.011 feet to the point and place of beginning. Containing 1.19 acres more or less. Subject to the one-half width of the highway right of way and electric line Right of Way.

Being known and numbered as Lot No. 41 on the above referred to Subdivision Plan

The above description being according to a survey by Victor Orben, Registered Surveyor dated October 29, 1991. SUBJECT to the covenants, easements and restrictions of record including those referred to in Liber 926 page 218, Liber 446 page 277, Liber 897 page 335, Liber 952 page 117, Liber 323 Page 320, as the same may effect the premises herein.

The conveyance is further subject to a common driveway and conditions referred to in Liber 1156 page 4 and if and as the same may affect the premises, those covenants and restrictions filed and referred to on Map in Book 21 of Maps at page 83.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Dennis S. DeGroat and Jody Degroat DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE

AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$336,011.93, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad St., Ste. 2080
Philadelphia, PA 19109
01/18/13 • 01/25/13 • 02/01/13

SHERIFF SALE

February 13, 2013
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO1242-2012r SUR JUDGEMENT NO. 1242-2012 AT THE SUIT OF JPMorgan Chase Bank, NA vs William Reno a/k/a William G. Reno 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 February 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 2012-01242 JPMORGAN CHASE BANK, N.A.

vs.

WILLIAM RENO A/K/A WILLIAM G. RENO

owner(s) of property situate in the TOWNSHIP OF DINGMAN, Pike County, Pennsylvania, being 127 KUNIGUNDE DRIVE, MILFORD, PA 18337-7237 Parcel No.: 110.02.02-72 (Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$255,309.63

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 Reno a/k/a William G. Reno DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$255,309.63, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

COLLECT \$255,309.63 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan, Hallinan & Schmieg
1 Penn Ctr Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
01/18/13 • 01/25/13 • 02/01/13

SHERIFF SALE

February 13, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO1295-2012r SUR JUDGEMENT NO. 1295-2012 AT THE SUIT OF The Bank of New York Mellon fka The Bank of New York, as trustee for the Certificateholders of CWMBS, Inc. Reperforming Loan Remic Trust Certificates, Series 2003-R4 vs Benjamin F. Van Orden and Tammy S. Van Orden 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 February 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR

ADVERTISING

By virtue of a Writ of Execution
No. 1295-2012-CIVIL
THE BANK OF NEW
YORK MELLON FKA THE
BANK OF NEW YORK,
AS TRUSTEE FOR THE
CERTIFICATEHOLDERS
OF CWMBS, INC.,
REPERFORMING
LOAN REMIC TRUST
CERTIFICATES, SERIES
2003-R4

vs.

BENJAMIN F. VAN ORDEN
TAMMY S. VAN ORDEN
owner(s) of property situate
in the TOWNSHIP OF
LEHMAN, Pike County,
Pennsylvania, being
LOT 359 MINK POND
ROAD (LR 51003), A/K/A
5122 MINKS POND ROAD,
BUSHKILL, PA 18324
Parcel No.: 189.02-07-53-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$73,685.33
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
Benjamin F. Van Orden
and Tammy S. Van Orden
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE

AMOUNT OF \$73,685.33,
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 Benjamin
F. Van Orden and Tammy S.
Van Orden DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$73,685.33 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
01/18/13 • 01/25/13 • 02/01/13

SHERIFF SALE
February 13, 2013
BY VIRTUE OF WRIT

OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1304-2011r
SUR JUDGEMENT NO.
1304-2011 AT THE SUIT
OF Bank United vs Paul
Costable 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
February 13, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ATTORNEY FOR
PLAINTIFF
UDREN LAW OFFICES,
P.C. WOODCREST
CORPORATE CENTER
111 WOODCREST ROAD,
SUITE 200
CHERRY HILL, NJ
08003-3620
856-669-5400
pleadings@udren.com
BankUnited
Plaintiff

v.
PAUL COSTABLE
Defendant(s)

COURT OF COMMON
PLEAS CIVIL DIVISION
Pike County

MORTGAGE
FORECLOSURE

NO. 1304-2011-CIVIL

SHORT DESCRIPTION FOR
ADVERTISING
ALL THAT CERTAIN
LOT OF LAND SITUATE
IN TOWNSHIP OF
WESTFALL, PIKE
COUNTY, PENNSYLVANIA:
BEING KNOWN AS 10 Cedar
Lane, Matamoras, PA 18336
PARCEL NUMBER:
13-0-002958
IMPROVEMENTS:
Residential Property
UDREN LAW OFFICES, P.C.
S/ Attorney for Plaintiff
Elana B. Flehinger, Esq
PA ID 209197

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Paul Costable
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$155,513.71,
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 Paul Costable DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$155,513.71 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Offices
111 Woodcrest Road, Ste. 200
Cherry Hill, J 0800-360
01/18/13 • 01/25/13 • 02/01/13

SHERIFF SALE
February 13, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO1316-2012r SUR JUDGEMENT NO. 1316-2012 AT THE SUIT OF The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of CWALT, Inc. Alternative Loan Trust 2007-5CB, Mortgage Pass-Through Certificates, Series 200-CB vs Robert

A. Truscott and Dawn M. Truscott 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 February 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, piece or parcel of land situate In the Township of Lehman, County of Pike, and Commonwealth of Pennsylvania, Being Lot 271, Section 2, as shown on a map or plan of Pocono Ranch Lands on file the Recorder of Deeds Office at Milford, Pike County, Pennsylvania In Plat Book Volume 25, Page 71.

TAX PARCEL # 182.02-02-26

BEING KNOWN AS: Lot 271 Sec 2 Snow Shoe Court, Bushkill, PA 18324

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Robert A. Truscott and Dawn M. Truscott DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR

EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$231,242.06, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Robert A. Truscott and Dawn M. Truscott DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$231,242.06 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
01/18/13 • 01/25/13 • 02/01/13

SHERIFF SALE
February 13, 2013
BY VIRTUE OF WRIT

OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO1378-2009r SUR JUDGEMENT NO. 1378-2009 AT THE SUIT OF Bank of America, NA vs Joy Peppaceno 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 February 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

Being known as: 987
YACHT CLUB ROAD,
GREENTOWN,
PENNSYLVANIA 18426.

ALL THAT CERTAIN lot, piece, parcel and tract of land situate, lying and being in the Township of Palmyra, County of Pike and Commonwealth of Pennsylvania, known and designated as Lot Number 987, on Map 5 of Plan of Lots prepared for Tanglwood Lakes, Inc., by Harry F. Schoenagel, Registered Surveyor, dated June 16th, 1970 and recorded in the Office of the Recorder of Deeds for Pike County in Plat Book Number 8, page 159, under and subject to all restrictions set forth in document entitled Restrictions Pertaining to Lots

in Tanglwood Lakes recorded in the Office of the Recorder of Deeds for Pike County in Deed Book Number 245, at Page 955, which restrictions are hereby expressly incorporated herein by reference and shall be as binding as if recited herein full, and EXCEPTING AND RESERVING to Grantor an easement for Grantor to construct, repair, replace, operate and maintain gas, sewer, water and other utility lines. Grantee shall have the right together with all other lot owners in Tanglwood Lakes to use the private roadways shown on the recorded plan or plans for Tanglwood Lakes and also to use together with all other lot owners in Tanglwood Lakes the rights of way owned by Tanglwood Lakes, Inc., to Wallenpaupack, provided the Grantor reserves the right at any time and from time to time, to change the location of said rights of way over lands of Grantor to such other location or locations as Grantor may determine in its sole discretion, except that it shall not affect the title to Grantee's lot and provided that any such change in location shall not deprive the Grantee of frontage on road or to free ingress and egress.

Title to said premises is vested in Joy Peppaceno by deed from Joy Peppaceno dated January 24, 2006 and recorded February 6, 2006 in Deed Book 2158, Page 1058.

TAX I.D. #: 070.04-02-25.001

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Joy Peppaceno DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$158,714.06, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Joy Peppaceno DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$158,714.06 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe, Weisberg & Conway
123 South Broad St., Ste. 2080
Philadelphia, PA 19109
01/18/13 • 01/25/13 • 02/01/13

SHERIFF SALE

February 13, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO1387-2012r SUR
JUDGEMENT NO.
1387-2012 AT THE SUIT
OF Wells Fargo Bank, NA
as Trustee for the Holders of
the Merrill Lynch Mortgage
Investors Trust, Mortgage Loan
Asset-Backed Certificates, Series
2006-WMC1 vs Michael C.
Troetti, 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
February 13, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

BEING Lot No. 26, Block
No. 35, Section No. 3, Gold
Key Estates, as shown on plat
or map of Gold Key Estates,
subdivisions recorded in the
Office of the Recorder of Deeds
of Pike County, in Plat Book 6,
Page 12.

TAX PARCEL #03-02-019125

BEING KNOWN AS: 2701
Gold Key Estates, Milford, PA
18337

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Michael C. Troetti, JR
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$180,507.18,
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 C. Troetti, JR DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$180,507.18 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
01/18/13 • 01/25/13 • 02/01/13

SHERIFF SALE

February 13, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO1402-2012r SUR JUDGEMENT NO. 1402-2012_ AT THE SUIT OF JPMorgan Chase Bank, National SAassociation, s/b/m to Chase Home Finance, LLC vs Michael McLean a/k/a Michael M. McLean and Monique McLean a/k/a Monique N. McLean 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 February 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 1402-2012 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, S/B/M TO CHASE HOME FINANCE, LLC

vs.
MICHAEL MCLEAN A/K/A
MICHAEL M. MCLEAN
MONIQUE MCLEAN A/K/A
MONIQUE N. MCLEAN
owner(s) of property situate in the TOWNSHIP OF SHOHOLA, Pike County, Pennsylvania, being 144 ONEIDA ROAD, SHOHOLA, PA 18458-2322 Parcel No.: 049.02-09-47 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment amount: \$312,346.56 Attorneys for Plaintiff: Phelan Hallinan & Schmiege, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Michael McLean a/k/a Michael M. McLean and Monique McLean a/k/a Monique N. McLean

DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$312,346.56 ,
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
McLean a/k/a Michael M.
McLean and Monique McLean
a/k/a Monique N. McLean
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$312,346.56 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

Philadelphia, PA 19103
01/18/13 • 01/25/13 • 02/01/13

SHERIFF SALE
February 13, 2013

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO1404-2012r
SUR JUDGEMENT NO.
1404-2012 AT THE SUIT
OF Deutsche Bank National
Trust Company, as Trustee for
the Certificateholders of The
First Franklin Mortgage Loan
Trust 2006-FF4, Mortgage
Pass-Through Certificates,
Series 2006-RR4 vs Christine
R. Ohocinski and Willaim J.
Ohocinski, 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
February 13, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

**SHORT DESCRIPTION FOR
ADVERTISING**

By virtue of a Writ of Execution
No. 1404-2012
DEUTSCHE BANK
NATIONAL TRUST
COMPANY, AS
TRUSTEE FOR THE
CERTIFICATEHOLDERS
OF THE FIRST FRANKLIN

MORTGAGE LOAN TRUST
2006-FF4, MORTGAGE
PASS-THROUGH
CERTIFICATES, SERIES
2006-FF4

vs.

CHRISTINE R. OHOCINSKI
WILLIAM J. OHOCINSKI, JR

owner(s) of property situate
in the TOWNSHIP OF
BLOOMING GROVE, Pike
County, Pennsylvania, being
242 SURREY ROAD A/K/A
2051 HEMLOCK FARMS,
HAWLEY, PA 18428-9073
Parcel No.: 107.03-01-19

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment amount: \$115,138.65

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
Christine R. Ohocinski and
Willaim J. Ohocinski, JR.
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$115,138.65,
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
Christine R. Ohocinski and
Willaim J. Ohocinski, JR.
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$115,138.65 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmeig
1617 JFK Blvd, Ste 1400
Philadelphia, PA 19103
01/18/13 • 01/25/13 • 02/01/13

SHERIFF SALE

February 13, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO1445-2012r SUR
JUDGEMENT NO. 1445-2012
AT THE SUIT OF JPMorgan
Chase Bank, National
Association, successor in interest

by purchase from the FDIC as Receiver of Washington Mutual Bank f/k/a Washington Mutual Bank, FA a Federal Association vs Dawn A. Felice and Phil W. Felice 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 February 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Lehman, County of Pike, and Commonwealth of Pennsylvania, being Lot 3265, Section 34, Saw Creek Estates Townhouses, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Pike, in Plot Book Volume 26, Page 167.

TAX PARCEL # 197.03-04-47 BEING KNOWN AS: 3265 Windermere Drive, Bushkill, PA 18324

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Dawn A. Felice and Phil W. Felice DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE

AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$83,695.34, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Dawn A. Felice and Phil W. Felice DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$83,695.34 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
01/18/13 • 01/25/13 • 02/01/13

SHERIFF SALE

February 13, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO1447-2012r SUR
JUDGEMENT NO. 1447-2012
AT THE SUIT OF The
Bank of New York Mellon
f/k/a The Bank of New York,
as Trustee for the Benefit of
the Certificateholders of the
CWABS, Inc. Asset-Backed
Certificates, Series 2004-6
vs James S. Dixon and
Jolyn Dixon a/k/a Jolyn L.
Colavito 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
February 13, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

Being known as: 3061
HEMLOCK FARMS,
HAWLEY, PENNSYLVANIA
18428.

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 35, Block IX , Hemlock
Farms Community, Stage
XXVIII, as shown on plat of

Hemlock Farms Community,
Elm Ridge, stage XXVIII,
recorded in the Office of the
Recorder of Deeds, Pike County,
in Plat Book 8, Page 232, on the
6th day of July, 1971.

Tax Identification No.
01-035981.

Title to said premises is vested in
James S. Dixon and Jolyn Dixon
a/k/a Jolyn Colavito by deed
from Norma I. Kirschen and
Robert Kirschen dated March
5, 1999 and recorded March 8,
1999 in Deed Book 1714, Page
136.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
James S. Dixon and Jolyn
Dixon a/k/a Jolyn L. Colavito
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$168,893.89,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF James S.
Dixon and Jolyn Dixon
a/k/a Jolyn L. Colavito
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$168,893.89 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad St, Ste. 2080
Philadelphia, PA 19109
01/18/13 • 01/25/13 • 02/01/13

SHERIFF SALE
February 13, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO1496-2012r SUR
JUDGEMENT NO.
1496-2012 AT THE SUIT
OF M&T Bank v s Norman
E. Orebek and Bonnie
Orebek 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
February 13, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

Being known as: 120
PEDERSEN RIDGE
ROAD, MILFORD,
PENNSYLVANIA 18337.

ALL THAT CERTAIN
piece, parcel and tract of land
situate in the Township of
Dingman, County of Pike
and State of Pennsylvania,
described as follows: Lot 63
as set forth on map entitled
"Warren Pederson Subdivision,
Dingman Township, Pike
County, Pennsylvania, owned
and developed by Warren
Pederson, Date October 4, 1971,
Scale I" =100', Victor E. Orben,
R.S. Milford, Penn., Dwg. No.
I-1090" recorded in the Office
of the Recorder of Deeds of Pike
County, Pennsylvania in Plat
Book 9, page 102.

UNDER AND SUBJECT to
the rights, reservations, and
restrictions and covenants as set
forth in the deed from Warren
Pederson and Darlene Pederson
to Richard A. Conklin and
Frances Elizabeth Conklin, as
set forth in the Office of the
Recorder of Deeds in and for
Pike County, Pennsylvania in
Deed Book Volume 623, page
122.
Title to said premises is vested in

Norman D. Orebek and Bonnie Orebek by deed from Security Bank and Trust Company dated March 2, 1985 and recorded March 8, 1985 in Deed Book 965, Page 246.

TAX I.D. #: 03-0-060723

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Norman E. Orebek and Bonnie Orebek DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$221,414.61, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Norman E. Orebek and Bonnie Orebek DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$221,414.61 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad St, Ste. 2080
Philadelphia, PA 19109
01/18/13 • 01/25/13 • 02/01/13

SHERIFF SALE
February 13, 2013
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO1589-2009r SUR JUDGEMENT NO. 1589-2009 AT THE SUIT OF Chase Home Finance LLC s/b/m/t Chase Manhattan Mortgage Corporation vs Victor Castanheira and Jacqueline Pimentel, a/k/a Jacqueline Pimendel 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 February 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID

DATE:

IN THE COURT OF
COMMON PLEAS OF PIKE
COUNTY, PENNSYLVANIA

CIVIL DIVISION

NO.: 1589-2009-Civil

CHASE HOME FINANCE
LLC, s/b/m/t Chase Manhattan
Mortgage Corporation, Plaintiff
vs.

VICTOR CASTANHEIRA
and JACQUELINE
PIMENTEL, a/k/a
JACQUELINE PIMENDEL,
Defendants.

LONG FORM
DESCRIPTION

PREMISES "A"

ALL THAT CERTAIN
LOT OR PIECE OF
LAND SITUATE IN
THE TOWNSHIP OF
LEHMAN, COUNTY
OF PIKE AND STATE
OF PENNSYLVANIA,
BOUNDED AND
DESCRIBED AS FOLLOWS,
TO WIT:

BEGINNING AT
A POINT ON THE
SOUTHWESTERLY
LINE OF DEER RUN, A
COMMON CORNER OF
LOT NO. 195 AND LOT
NO. 196, AS SHOWN
ON A PLAN TITLED,
"SUBDIVISION OF LANDS
OF BENJAMIN FOSTER,

LEHMAN TOWNSHIP,
PIKE COUNTY, SECTION
THREE", PREPARED
BY EDWARD C.
HESS ASSOCIATES,
OCTOBER 17, 1969 AND
RECORDED IN PLAT
BOOK VOL. 7, PAGE 157,
OCTOBER 17, 1969, ON
FILE IN THE OFFICE
OF THE RECORDER
OF DEEDS, MILFORD,
PENNSYLVANIA, FROM
WHICH A STONE
CORNER MARKING
THE SOUTHEASTERLY
CORNER OF PARCEL NO.
2 OF LANDS CONVEYED
BY BENJAMIN FOSTER
TO POCONO RANCH
LANDS, LMTD., BY DEED
DATED NOVEMBER 27,
1971 AND RECORDED IN
THE AFOREMENTIONED
OFFICE IN DEED BOOK
VOL. 258, PAGE 824, BEARS
NORTH 73 DEGREES 42
MINUTES 48 SECONDS
EAST DISTANT 8670.26
FEET; ALSO FROM
WHICH A STONE
CORNER MARKING THE
WESTERLY CORNER OF
PARCEL NO. 6 OF THE
ABOVE MENTIONED
LANDS CONVEYED BY
BENJAMIN FOSTER TO
POCONO RANCH LANDS,
LMTD., BEARS SOUTH 86
DEGREES 37 MINUTES
53 SECONDS WEST
DISTANT 1596.48 FEET;
THENCE BY LOT NO. 195
SOUTH 7 DEGREES 48
MINUTES 45 SECONDS
WEST 200.00 FEET TO

A POINT; THENCE BY LANDS OF POCONO RANCH LANDS, LMTD., NORTH 82 DEGREES 11 MINUTES 15 SECONDS WEST 80.00 FEET TO A POINT; THENCE BY LOT NO. 197 NORTH 7 DEGREES 48 MINUTES 45 SECONDS EAST 200.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF DEER RUN; THENCE ALONG THE SOUTHWESTERLY LINE OF DEER RUN SOUTH 82 DEGREES 11 MINUTES 15 SECONDS EAST 80.00 FEET TO THE PLACE OF BEGINNING.

BEING LOT NO. 196 ON THE ABOVE MENTIONED PLAN.

PREPARED BY EDWARD C. HESS ASSOCIATES, INC.

PARCEL NO. 182.01-01-07

PREMISES "B"

ALL THAT CERTAIN LOT OR PIECE OF LAND SITUATE IN THE TOWNSHIP OF LEHMAN, COUNTY OF PIKE AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF DEER RUN A COMMON CORNER OF

LOT NO. 196 AND LOT NO. 197 AS SHOWN ON A PLAN TITLED "SUBDIVISION OF LANDS OF BENJAMIN FOSTER, LEHMAN TOWNSHIP, PIKE COUNTY, SECTION THREE" PREPARED BY EDWARD C. HESS ASSOCIATES, OCTOBER 17, 1969, AND RECORDED IN PLAT BOOK VOL. 7, PAGE 157, OCTOBER 17, 1969, ON FILE IN THE OFFICE OF THE RECORDER OF DEEDS, MILFORD, PENNSYLVANIA, FROM WHICH A STONE CORNER MARKING THE SOUTHEASTERLY CORNER OF PARCEL NO. 2 OF LANDS CONVEYED BY BENJAMIN FOSTER TO POCONO RANCH LANDS, LMTD., BY DEED DATED NOVEMBER 27, 1971 AND RECORDED IN THE AFOREMENTIONED OFFICE IN DEED BOOK 258, PAGE 824, BEARS NORTH 73 DEGREES 55 MINUTES 38 SECONDS EAST DISTANT 8743.35 FEET, ALSO FROM WHICH A STONE CORNER MARKING THE WESTERLY CORNER OF PARCEL NO. 6, OF THE ABOVE MENTIONED LANDS CONVEYED BY BENJAMIN FOSTER TO POCONO RANCH LANDS, LMTD., BEARS SOUTH 86 DEGREES 02 MINUTES 45 SECONDS WEST

DISTANT 1518.08 FEET;
THENCE BY LOT NO. 196
SOUTH 7 DEGREES 48
MINUTES 45 SECONDS
WEST 200.00 FEET TO
A POINT; THENCE BY
LANDS OF POCONO
RANCH LANDS, LMTD.,
NORTH 82 DEGREES 11
MINUTES 15 SECONDS
WEST 95.00 FEET TO
A POINT; THENCE BY
LOT NO. 195 NORTH 7
DEGREES 48 MINUTES
45 SECONDS EAST 200.00
FEET TO A POINT ON
THE SOUTHWESTERLY
LINE OF DEER RUN;
THENCE ALONG THE
SOUTHWESTERLY LINE
OF DEER RUN SOUTH 82
DEGREES 11 MINUTES
15 SECONDS EAST 95.00
FEET TO THE PLACE OF
BEGINNING.

BEING LOT NO. 197 ON
THE ABOVE MENTIONED
PLAN.

PARCEL NO. 182.01-01-08

LOTS 196 AND 197
SECTION 3 IS COMBINED
AS ONE PARCEL NO.
182.01-01-08.

BEING the same premises
which Victor M. Castanheira
and Jacqueline Pimentel, by
Deed dated January 5, 2009
and recorded in the Office of
the Recorder of Deeds of Pike
County on January 6, 2009, in
Deed Book Volume 2297, Page
899, granted and conveyed unto

Victor M. Castanheira and
Jacqueline Pimentel.
GREENEN & 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 Victor Castanheira
and Jacqueline Pimentel,
a/k/a Jacqueline Pimendel
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$181,153.21,
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 Victor Castanheira and Jacqueline Pimentel, a/k/a Jacqueline Pimendel DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$181,153.21 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Grenen & Birsic
1 Gateway Center, Nine West
Pittsburgh, PA 15222
01/18/13 • 01/25/13 • 02/01/13

SHERIFF SALE
February 13, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1610-2012r SUR JUDGEMENT NO. 1610-2012 AT THE SUIT OF JPMorgan Chase Bank, National Association vs Beatrice Krash and United States of America 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

February 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

All that certain lot or lots, parcel or piece of ground situate in Lehman Township, Pike County, Pennsylvania being lot or lots No. 662, Section 10, as is more particularly set fourth on the Plot Mar of Lehman-Pike Development Corporation, Saw Creek Estates, as same is duly recorded in the Office of the Recording of Deeds, Milford, Pike County, Pennsylvania in Plot Book Volume 15, page 13.

Being the Same premises which Harmon Homes, Inc., a Pennsylvania Corporation by its deed dated February 8, 2008 and recorded in the Office of the Recorder of Deeds in and for Pike County, Milford, Pennsylvania in Record Book Volume 2266, page 1158; granted and conveyed unto Beatrice Krash, a single woman, mortgagor hereof, in fee.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Beatrice Krash and United States of America DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE

AMOUNT OF \$283,847.26,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Beatrice Krash
and United States of America
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$283,847.26 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo, LLC
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
01/18/13 • 01/25/13 • 02/01/13

SHERIFF SALE
February 13, 2013
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT

OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO1638-2012r SUR
JUDGEMENT NO.
1638-2012 AT THE SUIT
OF JPMorgan Chase Bank,
NA successor in interest by
perurchase from the FDIC
as Receiver of Washington
Mutual Bank, f/k/a Washington
Mutual Bank, NA vs Rosa
Sotomayor 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
February 13, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

All that certain lot, parcel or
piece of ground situated in the
Township of Lehman, County
of Pike, Commonwealth
of Pennsylvania, being Lot
Numbers 1 and 2 Stage 6, as
shown on map on file in the
Recorder of Deeds Office
for Pike county at Milford,
Pennsylvania in Plot Book
Volume 10, Page 73, for Pine
Ridge.

TAX PARCEL #S:
194.01-02-46; 194.01-02-45

BEING KNOWN AS: 1461
Pocono Boulevard, Bushkill, PA
18324

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Rosa Sotomayor DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$176,856.16, 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 Rosa Sotomayor DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$176,856.16 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
01/18/13 • 01/25/13 • 02/01/13

SHERIFF SALE

February 13, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO1648-2011r SUR JUDGEMENT NO. 1648-2011 AT THE SUIT OF Fannie Mae ("Federal National Mortgage Association") vs Lottie Love aka Lottie M. Love and Tara Lyttle and Dennis Lyttle 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 February 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 1648-2011 FANNIE MAE ("FEDERAL NATIONAL MORTGAGE ASSOCIATION") vs. LOTTIE LOVE A/K/A

LOTTIE M. LOVE
TARA LYTTLE
DENNIS LYTTLE
owner(s) of property situate in
LEHMAN TOWNSHIP, Pike
County, Pennsylvania, being
34 THORNWAY,
TAMIMENT, PA 18371
Parcel No.: 187.02-01-05
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$241,241.29
Attorneys for Plaintiff:
Phelan Hallinan & Schmiege, LLP
THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Lottie Love aka
Lottie M. Love and Tara
Lyttle and Dennis Lyttle
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$241,241.29,
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 Lottie Love
aka Lottie M. Love and Tara
Lyttle and Dennis Lyttle
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$241, 241.29 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmeig
1617 JFK Blvd, Ste 1400
Philadelphia, PA 19103
01/18/13 • 01/25/13 • 02/01/13

SHERIFF SALE
February 13, 2013
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO1783-2011r SUR
JUDGEMENT NO. 1783-2011
AT THE SUIT OF Wells
Fargo Bank, NA vs Robert
M. Delgado and Vivianna I.
Delgado 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
February 13, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

**SHORT DESCRIPTION FOR
ADVERTISING**

By virtue of a Writ of Execution
No. 1783-2011-CV
WELLS FARGO BANK, N.A.
vs.

ROBERT M. DELGADO
VIVIANNA I. DELGADO

owner(s) of property situate
in the TOWNSHIP OF
LEHMAN, Pike County,
Pennsylvania, being
LOT 536 MINK TRAIL,
BUSHKILL, PA 18324
Parcel No.: 189.04-07-34
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$199,775.48
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. Delgado
and Vivianna I. Delgado
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$199,775.48,
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.
Delgado and Vivianna I.
Delgado DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$199,775.48 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
01/18/13 • 01/25/13 • 02/01/13

SHERIFF SALE
February 13, 2013
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,

PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO1811-2009r SUR
JUDGEMENT NO.
1811-2009 AT THE SUIT
OF Bank of America, NA
successor by Merger to BAC
Home Loans Servicing, LP
fka Countrywide Home Loans
Servicing, LP vs Lorraine J.
Stankiewicz and Michael R.
Stankiewicz 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
February 13, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

Tract No. 5301, Section No.
XVIII, Conashaugh Lakes, as
shown on plat or map recorded
in the office of the Recorder of
Deeds of Pike County in Plat
Book 18, Page 140.

TAX PARCEL # 121-04-01-52

BEING KNOWN AS: 5301
Conashaugh Lakes, 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 Lorraine J. Stankiewicz
and Michael R. Stankiewicz
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$262,446.22,
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 Lorraine J.
Stankiewicz and Michael R.
Stankiewicz DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$262,446.22 PLUS COSTS
AND INTEREST AS

AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
01/18/13 • 01/25/13 • 02/01/13

SHERIFF SALE

February 13, 2013

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO1829-2010r
SUR JUDGEMENT NO.
1829-2010 AT THE SUIT
OF JPMorgan Chase Bank,
National Association, s/b/m
to Chase Home Finance
LLC vs Constance Cecora
Conry 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
February 13, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

**SHORT DESCRIPTION FOR
ADVERTISING**

By virtue of a Writ of Execution
No. 1829-2010
JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION,
S/B/M TO CHASE HOME

FINANCE, LLC

vs.

CONSTANCE CECORA
CONRY

owner(s) of property situate in
DINGMAN TOWNSHIP,
Pike County, Pennsylvania,
being 185 FRENCHTOWN
ROAD, MILFORD, PA
18337-9001

Parcel No.: 094.00-01-05.028
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$237,962.23

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
Constance Cecora Conry
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$237,962.23,
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 Constance Cecora Conry DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$237,962.23 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan, Hallinan & Schmieg
1 Penn Ctr Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
01/18/13 • 01/25/13 • 02/01/13

SHERIFF SALE

February 13, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO2011-2011r SUR JUDGEMENT NO. 2011-2011 AT THE SUIT OF Wells Fargo Bank, NA vs Claudia J. Gittens 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 February 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 2011-2011 CIVIL WELLS FARGO BANK, N.A. vs.

CLAUDIA J. GITTENS owner(s) of property situate in the TOWNSHIP OF LEHMAN, Pike County, Pennsylvania, being 3603 KENSINGTON DRIVE, BUSHKILL, PA 18324 Parcel No.: 197.01-02-64 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING Judgment amount: \$181,678.15 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 Claudia J. Gittens DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$181,678.15, 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 Claudia J.
Gittens DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$181,678.15 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan, Hallinan & Schmiegl
1 Penn Ctr Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
01/18/13 • 01/25/13 • 02/01/13

SHERIFF SALE
February 13, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO2138-2009r SUR

JUDGEMENT NO. 2138-2009
AT THE SUIT OF Wells Fargo
Bank, NA as Trustee for the
Holders of Sasco 2007-MLN1
vs Ian Bolden and Nichole
Bolden DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
February 13, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

**SHORT DESCRIPTION FOR
ADVERTISING**

By virtue of a Writ of Execution
No. 2138-2009-CIVIL
WELLS FARGO BANK,
N.A. AS TRUSTEE FOR
THE HOLDERS OF SASCO
2007-MLN1

vs.

IAN BOLDEN
NICHOLE BOLDEN
owner(s) of property situate
in the TOWNSHIP OF
DINGMAN, Pike County,
Pennsylvania, being
129 SOUTH SHORE DRIVE,
MILFORD, PA 18337
Parcel No.: 122.02-07-01.002
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$361,308.49
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 Ian Bolden and Nichole Bolden DEFENDANTS, OWNER OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$361,308.49, 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 Ian Bolden and Nichole Bolden DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$361,308.49 PLUS COSTS AND INTEREST AS AFORESAID.

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

1 Penn Ctr Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
01/18/13 • 01/25/13 • 02/01/13

SHERIFF SALE
February 13, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO2257-2010r SUR JUDGEMENT NO. 2257-2010 AT THE SUIT OF PNC Bank National Association vs Thomas R. Mather 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 February 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ATTORNEY FOR
PLAINTIFF
UDREN LAW OFFICES,
P.C. WOODCREST
CORPORATE CENTER
111 WOODCREST ROAD,
SUITE 200
CHERRY HILL, NJ
08003-3620
856-669-5400
pleadings@udren.com
PNC Bank, National
Association
Plaintiff
v.

THOMAS R MATHER
Defendant(s)

COURT OF COMMON
PLEAS CIVIL DIVISION
Pike County MORTGAGE
FORECLOSURE
NO. 2257-2010

SHORT DESCRIPTION FOR
ADVERTISING ALL THAT
CERTAIN LOT OF LAND
SITUATE IN TOWNSHIP
OF MILFORD, PIKE
COUNTY, PENNSYLVANIA:
BEING KNOWN AS 129
Deep Brook Road, Milford, PA
18337

PARCEL NUMBER:
097.03-01-43

IMPROVEMENTS:
Residential Property
UDREN LAW OFFICES, P. C.
S/

Attorney for Plaintiff
ELIZABETH L WASSALL,
ESQ
PA ID 77788

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Thomas R. Mather
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$124,380.93,
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 Thomas R.
Mather DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$124,380.93 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
01/18/13 • 01/25/13 • 02/01/13

SHERIFF SALE
February 13, 2013
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO2523-2010r SUR

JUDGEMENT NO. 2523-2010
AT THE SUIT OF Bank of
America, NA as successor by
merger to BAC Home Loans
Servicing, LP vs Donna Carr and
Curtis Carr DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
February 13, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:
SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution
No. 2523-2010
BANK OF AMERICA,
N.A. AS SUCCESSOR BY
MERGER TO BAC HOME
LOANS SERVICING, LP
vs.
DONNA CARR
CURTIS CARR
owner(s) of property situate in
LEHMAN TOWNSHIP, Pike
County, Pennsylvania, being
17 WINCHESTER WAY
A/K/A 1061 SAW, CREEK
ESTATES, LOT 1219,
SECTION 17, BUSHKILL,
PA 18324
Parcel No.: 192.02-04-26 -
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$184,293.48
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
Donna Carr and Curtis Carr
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$184,293.48,
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
Donna Carr and Curtis Carr
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$184,293.48 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,
PENNSYLVANIA
Phelan, Hallinan & Schmieg
1 Penn Ctr Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
01/18/13 • **01/25/13** • 02/01/13
