

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.

NOTICE OF DECEDENT'S ESTATE

NOTICE IS HEREBY

GIVEN that Letters Testamentary have been granted in the Estate of Kathleen M. Carr, Deceased, late of Greentown, Pike County, Pennsylvania, who died on June 2, 2016. All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present the same, without delay, to the Executor, Eric Carr, or John P. Sanderson III, Attorney for the Estate - Sanderson Building, 1 Terrace Drive, Olyphant, Pennsylvania 18447.

THE SANDERSON LAW FIRM

09/09/16 • 09/16/16 • **09/23/16**

ESTATE NOTICE

Estate of Margaret Ciesielski, late of Milford, Pike County, Pennsylvania.

Letters Testamentary on the above estate having been granted to Casimir Ciesielski, 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, Esq. of Ridley, Chuff, Kosierowski & Scanlon, P.C., 400 Broad Street, Milford, PA 18337.

09/09/16 • 09/16/16 • **09/23/16**

NOTICE OF ADMINISTRATION

Notice is hereby given that Letters of Administration have been granted in the ESTATE of ROY R. HOWELL a/k/a ROY ROWLAND HOWELL, late of Dingman Township, Pike County, Pennsylvania. All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to the Administrator, Diana Howell of 164 Lake Forest Drive, Dingmans Ferry, Pennsylvania 18328 or John F. Spall, Esquire, Attorney for the Estate, 2573 Rt. 6, Hawley, Pennsylvania 18428. JOHN F. SPALL, ESQUIRE

09/09/16 • 09/16/16 • **09/23/16**

ESTATE NOTICE

Estate of Frank J. Bauer, late of Lehman Township, Pike County, Pennsylvania.

Letters Testamentary in the

above named estate having been granted to the undersigned on August 10, 2016, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of Pike County, Orphan's Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant. Robert Bauer, Executor, 3105 Loring Drive, Huntingtown, MD 20639
09/16/16 • 09/23/16 • 09/30/16

EXECUTOR'S NOTICE

Estate of Debra Anne MacEwen, deceased, late of 116 Carnforth Drive, Bushkill, PA 18324. 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: Donald J. MacEwen, Jr., 116 Carnforth Dr., Bushkill, PA 18324, Executor, or to his Attorney: Torres and Company, 521 Sarah St., Stroudsburg, PA 18360.
09/23/16 • 09/30/16 • 10/07/16

EXECUTOR'S NOTICE

ESTATE OF Eileen V. Hadley late of 108 Woodland Court,

Dingmans Ferry, PA 18328, 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 John Hadley, Executor 139 Jillian Blvd Parsippany, NJ 07054
09/23/16 • 09/30/16 • 10/07/16

EXECUTOR'S NOTICE

ESTATE OF MARIAN DI DONATO, late of Milford Borough, Pike County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Pauline Keller, 137 Timber Ridge Drive, Shohola, PA 18458 or Sandra LaPorte, 103 Basswood Terrace, Greentown, PA 18426, co-Executors. Sally N. Rutherford, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.
09/23/16 • 09/30/16 • 10/07/16

FICTITIOUS NAME REGISTRATION

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on July 14 2016 for 3 Love Records located at 657 Route 739 Suite D Hawley PA 18428. The name and address of each individual interested in the business is Natasha Lin Green

657 Route 739 Suite D Hawley PA 18428. This was filed in accordance with 54 PaC.S. 311.

FICTITIOUS NAME REGISTRATION

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on July 19 2016 for The Rustic Rooster Sign Co. located at 1055 Deer Run E Bushkill PA 18324. The name and address of each individual interested in the business is Theresa Lynn Hess 1055 Deer Run E Bushkill PA 18324. This was filed in accordance with 54 PaC.S. 311.

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation for iMobile of Palmyra, Inc were filed with the Department of State of the Commonwealth of Pennsylvania on 9/2/16 in accordance with the provisions of the Business Corporation Law of December 21, 1988, P.L. 1444, No. 177, as amended and supplemented.

NOTICE

Notice is hereby given that Articles of Incorporation for a Business Corporation were filed with the Commonwealth of Pennsylvania under the provisions of the Business Corporation law of 1988, as amended for Tuck & Jax Inc

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

October 19, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 48-2015r SUR JUDGEMENT NO. 48-2015 AT THE SUIT OF Bank of America, NA vs Marlon Lyon 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 October 19, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot located in the Township of Lehman, County of Pike and Commonwealth of Pennsylvania, being Lot No. 21, as shown on a Map of Falling Creek Estates, inc., recorded on 03/15/2006 in Pike County Map Book Volume 42, Page 21.

BEING the same premises which Falling Creek Investments, LLC, by Deed

dated June 15, 2009 and recorded June 29, 2009, in the Office for the Recorder of Deeds in and for Pike County, in Deed Book Volume 2312, Page 181, conveyed unto MARLON LYON.

BEING KNOWN AS: 6414 TIMOTHY LAKE ROAD A/K/A 21 TIMOTHY LAKE ROAD, EAST STROUDSBURG, PA 18302 TAX PARCEL #196.04-03-70.021 a/k/a 06-0-112791 IMPROVEMENTS: Residential property.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Marlon Lyon DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$248,697.59, 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 Marlon Lyon DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$248,697.59 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Powers Kirm & Associates LLC
8 Neshaminy Interplex, STe. 215
Trevose, PA 19053
09/23/16 · 09/30/16 · 10/07/16

SHERIFF SALE

October 19, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 122-2016r SUR JUDGEMENT NO. 122-2016 AT THE SUIT OF Nationstar Mortgage LLC vs Donna I. Crawford and Hamilton W. Banks 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

October 19, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
DOCKET NO: 122-2016
ALL THAT CERTAIN lot
or piece of ground situate in
Lehman Township, County of
Pike, and Commonwealth of
Pennsylvania
TAX PARCEL NO:
06-0-103800
PROPERTY ADDRESS: 375
Brentwood Drive Bushkill, PA
18324
IMPROVEMENTS: a
Residential Dwelling
SOLD AS THE PROPERTY
OF: Hamilton W. Banks and
Donna I. Crawford
ATTORNEY'S NAME: Robert
W Williams, Esquire
SHERIFF'S NAME: Pike
County Sheriff

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Donna I. Crawford
and Hamilton W. Banks
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$127,007.42,
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 I.
Crawford and Hamilton W.
Banks DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$127,007.42 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Assoc.
1 E. Stow Road
Marlton, NJ 08053
09/23/16 · 09/30/16 · 10/07/16

SHERIFF SALE
October 19, 2016
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
144-2016r SUR JUDGEMENT

NO. 144-2016 AT THE
SUIT OF Nationstar Mortgage
LLC d/b/a Champion
Mortgage Company vs Anna
Vanderdrift 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
October 19, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

All that certain piece or parcel or
Tract of land situate Township
of Lehman, Pike County,
Pennsylvania, and being known
as 111 Pipher Road, Bushkill,
Pennsylvania 18324.

Control Number: 06-0-041969

Map Number: 189.01-02-11

THE IMPROVEMENTS
THEREON ARE: Residential
Dwelling

REAL DEBT: \$163,579.97

SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF: Anna
Vanderdrift

McCabe, Weisberg and Conway,
P.C.

123 South Broad Street, Suite
1400

Philadelphia, PA 19109

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

OF PENNSYLVANIA
TO Anna Vanderdrift
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$163,579.97,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Anna
Vanderdrift DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$163,579.97 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg and Conway
123 South Broad Street, ste.

2080
Philadelphia, PA 19109
09/23/16 · 09/30/16 · 10/07/16

SHERIFF SALE

October 19, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
150-2016r SUR JUDGEMENT
NO. 150-2016 AT THE SUIT
OF Nationstar Mortgage, LLC
vs Diane A. Mozzone and Artie
P. Mozzone 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
October 19, 2016 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 1585, Section I,
located in Plot Book Volume
12, Page 94, Pocono Mountain
Woodland Lakes Corp., on
file in the Recorder's Office at
Milford, Pennsylvania, Dingman
Township.
BEING designated as TAX
ID #: 110.02-02-11 (Control #

03-0-018739)
BEING KNOWN AS: 102
Balsam Lane, Milford, PA
18337

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Diane A. Mozzone
and Artie P. Mozzone
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$157,469.61,
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 Diane A.
Mozzone and Artie P. Mozzone

DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$157,469.61 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
09/23/16 · 09/30/16 · 10/07/16

SHERIFF SALE

October 19, 2016

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 161-2016r
SUR JUDGEMENT NO.
161-2016 AT THE SUIT OF
JP Morgan Chase Bank, NA vs
Samuel Diaz 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
October 19, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 161-2016
JPMorgan Chase Bank, National
Association
v.

Samuel Diaz
owner(s) of property situate in
the LEHMAN TOWNSHIP,
PIKE County, Commonwealth
of Pennsylvania, being 504 Gold
Finch Road, Bushkill, PA 18324
Parcel No. 182.04-07-68-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$59,696.94
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Samuel Diaz
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$59,696.94,
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 Samuel Diaz DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$59,696.94 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1 Penn Center Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
09/23/16 · 09/30/16 · 10/07/16

SHERIFF SALE

October 19, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 177-2014r SUR JUDGEMENT NO. 177-2014 AT THE SUIT OF Bayview Loan Servicing, LLC vs Lorraine Johnstone and Robert S. Johnstone, 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

October 19, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

All that certain piece or parcel or Tract of land situate Township of Lehman, Pike County, Pennsylvania, and being known as 3233 Windermere Drive, a/k/a Lot 3211, Section 34, Saw Creek Estates, Bushkill, Pennsylvania 18324.

Map Number: 197.03-03-23
Control Number: 06-0-108583
THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$195,217.68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Lorraine Johnstone and Robert S.

Johnstone, Jr.
McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

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

TO Lorraine Johnstone and Robert S. Johnstone, Jr. DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$195,217.68,

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Lorraine
Johnstone and Robert S.
Johnstone, Jr. DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$195,217.68 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street, Ste.
1400
Philadelphia, PA 19109
09/23/16 · 09/30/16 · 10/07/16

SHERIFF SALE
October 19, 2016
BY VIRTUE OF WRIT
OF EXECUTION ISSUED

OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
191-2016r SUR JUDGEMENT
NO. 191-2016 AT THE SUIT
OF Wilmington Savings Fund
Society FSB doing Business
as Christiana Trust not in its
individual capacity but solely as
trustee for BCAT 2015-14ATT
vs Maurice Ramsey and Nona
Ramsey 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
October 19, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

PARCEL NO.: 148.03-02-15
Control # 02-0-063328
ALL THAT CERTAIN lot
or parcel of land situate in the
Township of Delaware, County
of Pike and Commonwealth
of Pennsylvania, BEING Lot
34, Block 34, Block M-607,
Section 6, as Shown on Map or
plan of Marcel Lake Estates on
file in the Recorder of Deeds
Office at Milford, Pike County,
Pennsylvania, in Plat Book
Volume 9, Page 145.
UNDER AND SUBJECT to
all conditions, covenants and
restrictions as of record.
Parcel #: 148.03-02-15 Control
#02-0-063
Together with all and singular

the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of her, the said grantor, as well at law as in equity, of, in and the same.

Fee Simple Title Vested in Maurice Ramsey and Nona Ramsey, Husband and Wife by deed from, Nona Ramsey, dated 3/26/2004, recorded 4/6/2004, in the Pike County Recorder of deeds in Deed Book 2039, Page 1101.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Maurice Ramsey and Nona Ramsey DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$362,299.35, 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 Maurice Ramsey and Nona Ramsey DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$362,299.35 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stern & Eisenberg
1581 Main Street, StE. 200
Warrington, PA 18976
09/23/16 · 09/30/16 · 10/07/16

SHERIFF SALE
October 19, 2016
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 255-2015r SUR JUDGEMENT NO. 255-2015 AT THE SUIT OF Bank of America, NA vs Joseph

N. Basto 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
October 19, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. 255-2015-CIVIL
Bank of America, NA
v.
Joseph N. Basto
owner(s) of property situate
in the DELAWARE
TOWNSHIP, PIKE County,
Pennsylvania, being LOTS
30ABC, BLOCK B-30 AS
SET FORTH ON A PLAN
OF LOTS-BIRCHWOOD
LAKES, SECTION 5
A/K/A 124 WALNUT ST,
DINGMANS FERRY, PA
18328-4263
Parcel No. 149.04-05-51-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$89,923.38
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

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

TO Joseph N. Basto
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$89,923.38,
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 Joseph
N. Basto DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$89,923.38 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1617 JFK Blvd, Ste. 1400

1 Penn Center Plaza
Philadelphia, PA 19103
09/23/16 · 09/30/16 · 10/07/16

SHERIFF SALE

October 19, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
288-2016r SUR JUDGEMENT
NO. 288-2016 AT THE SUIT
OF Bayview Loan Servicing,
LLC vs Lois B. Bautista aka
Lois Bautista 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
October 19, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

All that certain piece or parcel or
Tract of land situate Township
of Milford, Pike County,
Pennsylvania, and being known
as 114 Sunset Trail, Milford,
Pennsylvania 18337.
Map Number 097.03-01-49.001
Control Number: 09-0-103314
THE IMPROVEMENTS
THEREON ARE: Residential
Dwelling
REAL DEBT: \$170,121.30
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF: Lois B.

Bautista a/k/a Lois Bautista
McCabe, Weisberg and Conway,
P.C.

123 South Broad Street, Suite
1400

Philadelphia, PA 19109

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Lois B. Bautista aka Lois
Bautista DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$170,121.30,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

PROPERTY OF Lois B.
Bautista aka Lois Bautista
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$170,121.30 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg and Conway
123 South Broad Street, ste.
2080
Philadelphia, PA 19109
09/23/16 · 09/30/16 · 10/07/16

**SHERIFF SALE
October 19, 2016**

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
377-2016r SUR JUDGEMENT
NO. 377-2016 AT THE SUIT
OF Wells Fargo Bank, NA vs
Irene R. Skowron and Kathy
Skowron 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
October 19, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. 377-2016

Wells Fargo Bank, N.A.
v.
Irena R. Skowron
Kathy Skowron
owner(s) of property situate in
the DINGMAN TOWNSHIP,
PIKE County, Pennsylvania,
being 4210 Conashaugh Lakes,
A/K/A 139 Oneida Way,
Milford, PA 18337-9669
Parcel No. 121.02-02-01-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$190,640.20
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Irene R. Skowron and Kathy
Skowron DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$190,640.20,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Irene R. Skowron and Kathy Skowron DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$190,640.20 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1 Penn Center Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
09/23/16 · 09/30/16 · 10/07/16

SHERIFF SALE

October 19, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 383-2015r SUR JUDGEMENT NO. 383-2015 AT THE SUIT OF Wells Fargo Bank, NA vs Janeen Miles 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 October 19, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

DOCKET NO: 383-2015

ALL THAT CERTAIN lot

or piece of ground situate in Lehman Township, County of Pike, and Commonwealth of Pennsylvania

TAX PARCEL NO:

194.01-02-06

PROPERTY ADDRESS 66

Pine Ridge Drive Bushkill, PA 18324

IMPROVEMENTS: a

Residential Dwelling

SOLD AS THE PROPERTY

OF: Janeen Miles

ATTORNEY'S NAME: Robert

W. Williams, Esquire

SHERIFF'S NAME: Pike

County Sheriff

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Janeen Miles DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$161,980.06, 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 Janeen Miles
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$161,980.06 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Assoc.
1 E. Stow Road
Marlton, NJ 08053
09/23/16 · 09/30/16 · 10/07/16

SHERIFF SALE
October 19, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
414-2016r SUR JUDGEMENT

NO. 414-2016 AT THE
SUIT OF Finance of America
Mortgage, LLC vs Roy
F. Holden and Christina
Holden 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
October 19, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 414-2016
Finance of America Mortgage
LLC
v.
Roy F. Holden
Christina Holden
owner(s) of property situate in
the PIKE County, Pennsylvania
being 247 Locust Drive,
Milford, PA 18337-7340
Parcel No. 123.02-03-29
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$147,380.43
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO Roy
F. Holden and Christina Holden

DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$147,380.43,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Roy F.
Holden and Christina Holden
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$147,380.43 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

Philadelphia, PA 19103
09/23/16 · 09/30/16 · 10/07/16

SHERIFF SALE
October 19, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
448-2015r SUR JUDGEMENT
NO. 448-2015 AT THE
SUIT OF JPMorgan Chase
Bank, National Association vs
Beverly Nogaro and Vincent
Nogaro, JR. aka Vincent T.
Nogaro 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
October 19, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

EXHIBIT A
PARCEL 189.02-09-18 &
189.02-09-19
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
southerly line of Whippoorwill
Drive, A common corner of Lot
No. 36 and Lot No. 37 as shown
on a plan titled "Subdivision
of Lands of Benjamin Foster,

Lehman Township, Pike County, Section One” Prepared by Edward C. Hess Associates, October 17, 1969, and recorded in Plat Book Vol. 7, Page 155, October 17, 1929. On file in the office of the recorder of deeds, Milford, Pennsylvania; Thence by Lot 37 South 3 degrees 20 minutes 19 seconds west 257.50 feet to a point; thence by Lot No. 35 South 88 degrees 28 minutes 35 seconds West 64.90 feet to a point on the cul-de-sac at the southerly end of fox court; thence along said cul-de-sac along a curve to the left having a radius of 50.00 feet for an arc length of 58.33 feet (chord bearing and distance being north 32 degrees 39 minutes 42 seconds west 55.08 feet) to a point on the easterly line of fox court; thence along the easterly line of fox court along a curve to the right having a radius of 373.18 feet for an arc length of 211.39 feet (chord bearing and distance being north 13 degrees 25 minutes 04 seconds east 208.57 feet) to a point at the intersection of the easterly line of fox court with the southerly line of Whippoorwill drive; thence along the southerly line of Whippoorwill drive along a curve to the left having a radius of 409.51 feet for an arc length of 62.00 feet (chord bearing and distance being north 81 degrees 08 minutes 13 seconds east 61.94 feet) to the place of beginning. Containing 21,720 square feet, more or less. Being Lot No. 36 on the above mentioned plan.

Being the same premises which Vincent Nogaro, Jr. by his deed dated September 16, 2005 and recorded in the office of the recorder of deeds in and for Pike County, Pennsylvania as in Record Book Volume , page ; granted and conveyed unto Vincent Nogaro Jr. and Beverly Nogaro, husband and wife, Mortgagors hereof, in fee. All that certain piece, parcel or tract of land situate in the Township of Lehman, County of Pike and Commonwealth of Pennsylvania, being bounded and described as follows, to wit: BEGINNING at a found iron pipe on the southerly line of a certain fifty foot (50') wide road known as Whippoorwill Drive and the easterly line of a certain fifty foot (50') wide road known as Fox Court, as shown on a certain map entitled “Subdivision of Lands of Benjamin Foster, Lehman Township, Pike County, Pennsylvania, Section One”, as recorded in the Office of the Recorder of Deeds in and for the County of Pike at Milford, Pennsylvania in Plot Book Volume 7 Page 155, said pipe being the most northwesterly corner of Lot 36 of Section One on the aforementioned plan of lots; 1) thence along the southerly line of Whippoorwill Drive, on a curve to the left having a radius of four hundred nine and fifty one one-hundredths (409.51') feet, the arc length of one hundred thirty two and zero one-hundredths (132.00') feet with the chord bearing and

distance of North seventy six degrees fourteen minutes thirty two seconds East (N 76°14'32" E) one hundred thirty one and forty three one-hundredth (131.43') feet to a found iron pipe, a corner common to New Lot 36-A and Lot 38;

2) thence leaving said road and along Lot 38, South twelve degrees thirty six minutes twenty three seconds East (S 12°36'23" E) two hundred eighty one and seventy seven one-hundredths (281.77') feet to a found iron pipe, the most southeasterly corner of New Lot 36-A and Lot 38 and on line of Lot 35;

3) thence by Lot 35, South eighty eight degrees twenty eight minutes thirty six seconds West (S 88°28'36" W) passing over a found iron pipe, a corner common to former Lots 36 and 37, at one hundred forty three and zero one-hundredths (143.00') two hundred seven and ninety one-hundredths (207.90') feet to a found iron pipe, the most southwesterly corner of this parcel and common to New Lot 36-A and Lot 35, said pipe being on the easterly line of a cul-de-sac having a fifty foot (50') radius for aforementioned Fox Court;

4) thence along said Fox Court, on a curve to the left having a radius of fifty and zero one-hundredths (50.00') feet, the arc length of fifty eight and twenty nine one-hundredths (58.29') feet with the chord bearing and distance of North thirty two degrees thirty eight minutes eleven seconds West (N

32°38'11" W) fifty five and six one-hundredths (55.06') feet to a point of reverse curvature of said Fox Court;

5) thence by the same, on a curve to the right having a radius of three hundred seventy three and eighteen one-hundredths (373.18') feet, the arc length of two hundred eleven and thirty eight one-hundredths (211.38') feet with the chord bearing and distance of North thirteen degrees twenty four minutes thirty two seconds East (N 13°24'32" E) two hundred eight and fifty six one-hundredths (208.56') feet to the PLACE OF BEGINNING.

CONTAINING a total of 49796.09 square feet, 1.143 acres more or less. George Fetch, Jr., prepared this description and survey PLS.

This is a lot combination description. Lot 36 Section One of Pocono Ranchlands shall be joined to and become inseparable to Lot 37, Section One of Pocono Ranchlands as aforementioned and will be known as Lot 36-A.

TAX PARCEL 189.02-09-18 & 189.02-09-19
BEING KNOWN AS: 1105
Fox 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 Beverly Nogaro and
Vincent Nogaro, JR.
aka Vincent T. Nogaro

DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$179,874.65,
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 Beverly
Nogaro and Vincent Nogaro,
JR. aka Vincent T. Nogaro
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$179,874.65 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

09/23/16 · 09/30/16 · 10/07/16

SHERIFF SALE

October 19, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
449-2016r SUR JUDGEMENT
NO. 449-2016 AT THE
SUIT OF Specialized Loan
Servicing, LLC vs Rosemary
Colasurdo Schuster and Michael
Schuster 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
October 19, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN pieces
parcel and tract of land situate,
lying and being in the Township
of Lackawaxen, County of
Pike and Commonwealth of
Pennsylvania, more particularly
described as follows to wit:
BEING Lot No. 238, Section
No. 2 as shown on map entitled
subdivision of Section 2, Tink
Wig Mountain Lake Forest
Corp. on file in the Recorder's
Office at Milford, Pennsylvania
in Plot Book no. 10, page 137.
BEING THE SAME
PREMISES which Wallace
homes, Inc., a PA Corporation

by deed dated July 11, 2008 and recorded July 17, 2008 in the Office of the Recorder of Deeds in and for the County of Pike, in Deed Book 2283 Page 2206, granted and conveyed unto Rosemary Colasurdo Schuster and Michael Schuster, her husband.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Rosemary Colasurdo Schuster and Michael Schuster DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$239,064.86, 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 Rosemary Colasurdo Schuster and Michael Schuster DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$239,064.86 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
09/23/16 · 09/30/16 · 10/07/16

**SHERIFF SALE
October 19, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 552-2016r SUR JUDGEMENT NO. 552-2016 AT THE SUIT OF Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2006 OPT4, Mortgage Pass-Through Certificates, Series OPT4 vs Kim M. Sohl and Stephen M. Sohl 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

October 19, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN lot,
piece or parcel of land, situate,
lying and being in the Township
of Blooming Grove, County
of Pike, State of Pennsylvania,
more particularly described as
Lot 11, Block LI, Hemlock
Farms Community, Stage XLIX,
Sheet II, as shown on Plat of
Hemlock Farms Community,
Hemlock Hills, Stage XLIX,
Sheet II recorded in the office of
the Recorder of Deeds of Pike
County in Plat Book 6, page 33,
on the 7th day of July, 1967.
BEING the same premises
which Peter Costa and Angela
Costa, his wife, by a certain deed
dated July 16, 1997 and recorded
in the Office of the Recorder of
Deeds in and for Pike County,
in Record Book Volume 1382,
at page 33 granted and conveyed
unto Stephen M. Sohl and Kim
M. Sohl, his wife.
TOGETHER WITH the right
to use the private roadways
as shown on said recorded
plat, together with such other
rights of way over other lands
of the Grantor, its successors
and assigns, as the Grantor,
its successors and assigns, may
designate from time to time,
for purposes of ingress, egress
and regress in common with
the Grantor, its successors and
assigns and other persons to
and from Pennsylvania Route
739 (Dingman Turnpike)
or Pennsylvania Route 402,

excepting and reserving,
however, to the Grantor an
easement for the Grantor to
construct, repair, replace, operate
and maintain gas, sewer, water
and other utility lines. The
granting of this right by the
Grantor to the Grantee does not
constitute a dedication of such
private roadways to the public.
The Grantor hereby reserves the
right for itself, and its successors
and assigns, to change the
location of said rights of way
over lands of the Grantor, its
successors and assigns, at any
time, and from time to time, to
such other location or locations
as the Grantor or its successors
or assigns may determine in its
sole discretion.

TOGETHER WITH all
rights-of-way and UNDER
AND SUBJECT to all
conditions, restrictions,
reservations and the like as set
forth in the above-referenced
deed or the record thereof.
BEING KNOWN AS: 103
Widgeon Ln, Hawley, PA 18428
PROPERTY ID NO.:

01-0-035448
TITLE TO SAID PREMISES
IS VEST IN Stephen M. Sohl
and Kim M. Sohl, his wife, as
tenants by the entireties BY
DEED FROM Peter Costa and
Angela Costa, his wife DATED
07/16/1997 RECORDED
07/16/1997 IN DEED BOOK
1382 PAGE 033.

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

THE COMMONWEALTH OF PENNSYLVANIA TO Kim M. Sohl and Stephen M. Sohl DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$186,831.51, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Kim M. Sohl and Stephen M. Sohl DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$186,831.51 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
09/23/16 · 09/30/16 · 10/07/16

SHERIFF SALE
October 19, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 565-2009r SUR JUDGEMENT NO. 565-2009 AT THE SUIT OF Not in Its Individual Capacity, But Solely as Legal Title Trustee vs Michael E. Brennan 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 October 19, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution No. 565-2009 Residential Mortgage Loan Trust 2013-Tt2, by U.S. Bank National Association, Not in Its Individual Capacity, But solely as Legal Title Trustee v. Michael E. Brennan owner(s) of property situate in the LEHMAN TOWNSHIP, PIKE County, Pennsylvania, being 266 Saw Creek Estate,

a/k/a L.3029, S.32, Kirkham
Road, Bushkill, PA 18324-9413
Parcel No. 197.03-02-46-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$209,018.37
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Michael E. Brennan
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$209,018.37,
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 E.
Brennan DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$209,018.37 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1 Penn Center Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
09/23/16 · 09/30/16 · 10/07/16

SHERIFF SALE
October 19, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
668-2011r SUR JUDGEMENT
NO. 668-2011 AT THE
SUIT OF Federal National
Mortgage Association ("Fannie
Mae") vs Pedro Paz and Diane
B. Paz 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
October 19, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID

DATE:

SHORT PROPERTY
DESCRIPTION
BY VIRTUE OF A WRIT OF
EXECUTION TO CASE NO.
668-2011
ISSUED TO PLAINTIFF:
FEDERAL NATIONAL
MORTGAGE
ASSOCIATION (“FANNIE
MAE”)

PROPERTY BEING
KNOWN AS: All that certain
piece, parcel and tract of land
situate, lying and being in the
Township of Dingman, County
of Pike, and Commonwealth of
Pennsylvania
BEING KNOWN AS: 181
Nelson Road Milford, PA 18337
IMPROVEMENTS
THEREON CONSIST OF:
Residential Dwelling
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Pedro Paz and
Diane B. Paz
PIN NUMBER, WHICH IS
THE ASSESSMENT OR
PARCEL NO., MAP, BLOCK
AND LOT): 110.00-01-08.012
ATTORNEY ON WRIT:
MARTHA E. VON
ROSENSTIEL, P.C.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Pedro Paz and Diane B. Paz
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID

REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$418,594.54,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Pedro Paz and
Diane B. Paz DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$418,594.54 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Martha E. Von Rosenstiel
649 South Avenue, Ste. 7
Secane, PA 19018
09/23/16 · 09/30/16 · 10/07/16

SHERIFF SALE

October 19, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
727-2015r SUR JUDGEMENT
NO. 727-2015 AT THE SUIT
OF U.S. Bank NA, successor
trustee to Bank of America, NA
successor in interest to LaSalle
Bank national Association, as
trustee, on behalf of the holders
of the Bear Stearns Asset
Backed Securities Trust 2005-4,
asset-Backed Certificates, Series
2005-4 vs Gail Bourdeau aka
Gail Bourdeau 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
October 19, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
DOCKET NO: 727-2015
ALL THAT CERTAIN lot
or piece of ground situate in
Palmyra Township, County of
Pike, and Commonwealth of
Pennsylvania
TAX PARCEL NO:
10-0-011662
PROPERTY ADDRESS
201 Mountain Spring Avenue,
Hawley, PA 18428
IMPROVEMENTS: a

Residential Dwelling
SOLD AS THE PROPERTY
OF: Gail Bourdeau aka Gail
Bordeau
ATTORNEY'S NAME: Robert
W Williams, Esquire
SHERIFF'S NAME: Pike
County Sheriff

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Gail Bourdeau aka Gail Bourdeau
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$62,871.75,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

IN EXECUTION AS
THE PROPERTY OF Gail
Bordeau aka Gail Bordeau
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$62,871.75 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Assoc.
1 E. Stow Road
Marlton, NJ 08053
09/23/16 · 09/30/16 · 10/07/16

SHERIFF SALE
October 19, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
959-2015r SUR JUDGEMENT
NO. 959-2015 AT THE
SUIT OF The Bank of New
York Mellon fka The Bank
of New York, as Trustee
(CWALT 2005-21CB) vs
John Reboli DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
October 19, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

DOCKET NO: 2015-00959
ALL THAT CERTAIN lot
or piece of ground situate in
Lehman Township, County of
Pike, and Commonwealth of
Pennsylvania
TAX PARCEL NO:
196.04-03-78
PROPERTY ADDRESS 607
Mountain View Drive, Bushkill,
PA 18324
IMPROVEMENTS: a
Residential Dwelling
SOLD AS THE PROPERTY
OF: John Reboli
ATTORNEY'S NAME: Robert
W Williams, Esquire
SHERIFF'S NAME: Pike
County Sheriff

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
John Reboli DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$90,932.18,
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 John Reboli DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$90,932.18 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Assoc.
1 E. Stow Road
Marlton, NJ 08053
09/23/16 · 09/30/16 · 10/07/16

SHERIFF SALE

October 19, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1036-2015r SUR JUDGEMENT NO. 1036-2015 AT THE SUIT OF Ocwen Loan Servicing, LLC vs Ellen Mulcahy, in Her Capacity as Heir of John Mulcahy, deceased, John S. Mulcahy, in His Capacity as heir of John Mulcahy, deceased, Dennis Mulcahy, in His Capacity as Heir of John Mulcahy,

deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under John Mulcahy, Deceased DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY October 19, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 1036-2015 OCWEN Loan Servicing, LLC v. Ellen Mulcahy, in Her Capacity as Heir of John Mulcahy, Deceased John S. Mulcahy, in His Capacity as Heir of John Mulcahy, Deceased Dennis Mulcahy, in His Capacity as Heir of John Mulcahy, Deceased Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under John Mulcahy, Deceased owner(s) of property situate in the DELAWARE TOWNSHIP, PIKE County, Pennsylvania, being 154 Woodland Drive, a/k/a Pocono Mountain Water Forest, Dingmans Ferry, PA 18328-3413

Parcel No. 150.01-02-74-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$136,666.58
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Ellen Mulcahy, in Her Capacity
as Heir of John Mulcahy,
deceased, John S. Mulcahy, in
His Capacity as heir of John
Mulcahy, deceased, Dennis
Mulcahy, in His Capacity as
Heir of John Mulcahy, deceased,
Unknown Heirs, Successors,
Assigns, and All Persons,
Firms, or Associations Claiming
Right, Title or Interest From or
Under John Mulcahy, Deceased
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$136,666.58,
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 Ellen
Mulcahy, in Her Capacity
as Heir of John Mulcahy,
deceased, John S. Mulcahy, in
His Capacity as heir of John
Mulcahy, deceased, Dennis
Mulcahy, in His Capacity as
Heir of John Mulcahy, deceased,
Unknown Heirs, Successors,
Assigns, and All Persons,
Firms, or Associations Claiming
Right, Title or Interest From or
Under John Mulcahy, Deceased
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$136,666.58 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1617 JFK Blvd, Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
09/23/16 · 09/30/16 · 10/07/16

SHERIFF SALE
October 19, 2016
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT

OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1056-2015r SUR
JUDGEMENT NO. 1056-2015
AT THE SUIT OF Quicken
Home Loans, Inc. vs James
V. Cartano 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
October 19, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

Lots 28 ABCD, Block
W-1303, as set forth on a Plan
of Lots - Wild Acres, Section
13, Delaware Township, Pike
County, Pennsylvania, dated
September 1971 by Joseph D.
Sincavage, Monroe Engineering,
Inc., Stroudsburg, Pennsylvania,
and filed in the Office of for the
Recording of Deeds in and for
Pike County, Pennsylvania, in
Map Book Volume 9, Page 87,
on December 14, 1971.

Fee Simple title Vested in
James V. Cartano by deed
from CitiFinancial Services,
Inc., by its Attorney-in-Fact,
Olympus Asset Management,

dated November 20, 2006,
recorded December 7, 2006,
in the Pike County Recorder
of Deeds Office in Book 2208,
Page 1580, as Instrument No.
200600021625.
Control No. 027199
Map No. 168.04-02-50
Residential Real Estate

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO James V. Cartano
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$132,228.12,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF James V.
Cartano DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$132,228.12 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stern & Eisenberg
1581 Main Street, Ste. 200
Warrington, PA 18976
09/23/16 · 09/30/16 · 10/07/16

SHERIFF SALE

October 19, 2016

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1084-2015r
SUR JUDGEMENT NO.
1084-2015 AT THE SUIT
OF Wells Fargo Bank, NA
vs Jesse A. Martinez and Tito
Espinosa 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
October 19, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1084-2015-CIVIL
Wells Fargo Bank, NA
v.
Jesse A. Martinez
Tito Espinosa
owner(s) of property situate in
the LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being
3607 Dorset Drive, Bushkill, PA
18324
Parcel No. 197.01-02-68-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$222,036.76
Attorneys for Plaintiff
Phelan Hallinan diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Jesse A. Martinez and Tito
Espinosa DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$222,036.76,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS

HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Jesse A. Martinez and Tito Espinosa DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$222,036.76 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond & Jones
1617 JFK Blvd, Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
09/23/16 · 09/30/16 · 10/07/16

SHERIFF SALE

October 19, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1101-2015 SUR JUDGEMENT NO. 1101-2015 AT THE SUIT OF Wilmington Trust, Na, Not in Its Individual Capacity, But Solely as Trustee for

Mfra Trust 2015-2 vs. Silvio Bernabel, Jr. & Quisqueya A. Bernabel 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 October 19, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 1101-2015-CIVIL Wilmington Trust, National Association, Not in Its Individual Capacity, But Solely as Trustee for Mfra Trust 2015-2

v.

Silvio Bernabel, Jr
Quisqueya A. Bernabel
owner(s) of property situate in the LEHMAN TOWNSHIP, PIKE County, Pennsylvania, being 3008 Braintree Drive, Bushkill, PA 18324
Parcel No. 197.03-02-21
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$260,447.99
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

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

OF PENNSYLVANIA
TO Silvio Bernable, Jr. &
Quisqueya A. Bernabel
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$260,447.99,
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 Silvio
Bernable, Jr. & Quisqueya A.
Bernabel DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$260,447.99 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Phelan Hallinan Diamond &
Jones
1617 JFK Blvd, Ste 1400
Philadelphia, PA 19103
09/23/16 · 09/30/16 · 10/07/16

SHERIFF SALE
October 19, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1108-2015r SUR
JUDGEMENT NO. 1108-2015
AT THE SUIT OF One West
Bank, NA vs of Kim Bouchery,
Known Surviving Heir of
Marie Bouchery, William
Bouchery, Known surviving
Heir of Marie Bouchery,
Christopher Bouchery, Known
Surviving Heir of Marie
Bouchery and Unknown
Surviving Heirs of Marie
Bouchery 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
October 19, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

All that certain piece or parcel or
Tract of land situate Lackawaxen
Township, Pike County,
Pennsylvania, and being known
as Hc 1 Box 1A24 n/k/a 168

Rainbow Drive, Lackawaxen,
Pennsylvania 18435.
Control Number: 05-0-104007
Map Number: 013.03-05-83
THE IMPROVEMENTS
THEREON ARE: Residential
Dwelling
REAL DEBT: \$175,887.10
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF: Kim
Bouchery, Known Surviving
Heir of Marie Bouchery,
William Bouchery, Known
Surviving Heir of Marie
Bouchery, Christoph Bouchery,
Known Surviving Heir of
Marie Bouchery and Unknown
Surviving Heirs of Marie
Bouchery
McCabe, Weisberg and Conway,
P.C.
123 South Broad Street, Suite
1400
Philadelphia, PA 19109

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
of Kim Bouchery, Known
Surviving Heir of Marie
Bouchery, William Bouchery,
Known surviving Heir of
Marie Bouchery, Christopher
Bouchery, Known Surviving
Heir of Marie Bouchery
and Unknown Surviving
Heirs of Marie Bouchery
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A

JUDGMENT ON THE
AMOUNT OF \$175,887.10,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF of Kim
Bouchery, Known Surviving
Heir of Marie Bouchery,
William Bouchery, Known
surviving Heir of Marie
Bouchery, Christopher
Bouchery, Known Surviving
Heir of Marie Bouchery
and Unknown Surviving
Heirs of Marie Bouchery
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$175,887.10 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg and Conway

123 South Broad Street, ste.
2080
Philadelphia, PA 19109
09/23/16 · 09/30/16 · 10/07/16

**SHERIFF SALE
October 19, 2016**

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1156-2015r SUR
JUDGEMENT NO. 1156-2015
AT THE SUIT OF Pennstar
Bank, a division of NBT Bank,
Na, now by assignment, CNB
Realty Trust vs Kathleen P.
Arnhold 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
October 19, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

All that certain piece, parcel
and tract of land located and
situate in the Township of
Dingman, County of Pike and
Commonwealth of Pennsylvania,
more particularly described as
follows:

Lot 12 on a Subdivision Plan
entitled "Blue Stone Ridge
Sub-division" dated October
17, 1990 surveyed and drawn by
Pasquale R. Audio, Registered
Surveyor, Milford, Pennsylvania,

Drawing No. F-300-88-90 and
recorded in the Office of the
Recorder of Deeds, Pike County,
Pennsylvania, on January 3, 1991
in Plat Book 28 at Page 164,
reference being had thereto for a
more complete description of the
premises conveyed herein.

Being the same premises
conveyed to Paul R. Arnhold
and Kathleen F. Arnhold, his
wife, and Ann Burke, by deed
of John Graef and Barbara
Graef, his wife, by deed dated
April 19, 2001 and recorded in
Pike County Recorder of Deeds
Office in Book 1880 Page 2143.
The said Paul R. Arnhold and
Ann Burke departed this life.

Together with all rights, rights
of way, and privileges and Under
and Subject to all the covenants,
conditions, reservations,
restrictions, easements, and
exceptions as set forth in Record
Book Volume 347 Page 201.

MAP/PARCEL/PLATE:
03-0-0110015

PIN NO. 137.00-01-13.012

PROPERTY ADDRESS: 123
Bluestone Circle, Milford, PA
18337

IMPROVED WITH A
DWELLING

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

EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$160,319.56, 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 Kathleen P. Arnhold DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$160,319.56 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Hourigan, Kluger & Quinn
600 3rd Avenue
Kingston, PA 18704
09/23/16 · 09/30/16 · 10/07/16

SHERIFF SALE
October 19, 2016
BY VIRTUE OF WRIT

OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1193-2015r SUR JUDGEMENT NO. 1193-2015 AT THE SUIT OF Green Tree Servicing, LLC vs Michael J. Husson 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 October 19, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN piece, parcel and tract of land situate, lying and being in the Township of Delaware, County of Pike and Commonwealth of Pennsylvania, more particularly described as follows to wit:
BEING Lot No. 166, Section B, as shown on a survey entitled 'Map Showing Section B of Marcel Lake, Inc., Delaware Township, Pike County, Pennsylvania, Scale 1 inch = 100 feet surveyed May 1962 by Harry E. Schoenagel, R.S., recorded in Pike County Plat Book 3, Page 213, on September 19, 1962. BEING the same premises which Federal National Mortgage Association, by Deed dated March 1, 1999 recorded March 17, 1999, in the Office for the Recorder of Deeds in

and for Pike County, in Deed Book Volume 1719, Page 328, conveyed unto Michael J. Husson and Jennifer K. Husson. Jennifer K. Husson departed this life on October 28, 2014. BEING known as 12008 Old Marcel Lake n/k/a 143 Hickory Road, Dingmans Ferry, PA 18328
TAX PARCEL: # 148.04-08-38
IMPROVEMENTS:
Residential property.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Michael J. Husson DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$42,480.89, 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 Michael J. Husson DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$42,480.89 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Gregory Javardian, *Esq.*
1310 Industrial Blvd., 1st Floor,
Ste. 101
Southampton, PA 18966
09/23/16 · 09/30/16 · 10/07/16

SHERIFF SALE
October 19, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1212-2015 SUR JUDGEMENT NO. 1212-2015 AT THE SUIT OF Trifera, LLC, successor in interest to Ventures Trust 2013-I-H-R, by MCM Capital Partners, LLC, its Trustee vs Carol L. Napodano 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
October 19, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION OF
PROPERTY

Trifera, LLC

v.

Carol L. Napodano

Docket No. 1212-2015

ALL THAT CERTAIN piece,
parcel and tract of land situate,
lying and being in the Township
of Delaware County of Pike and
State of Pennsylvania.

Property Commonly Known As:

125 Snowshoe Drive, Dingmans
Ferry, Pennsylvania 18328

Parcel No. #176.01-02-05

Improvements: Residential
Property

Attorney: Michael J. Shavel,
Esquire

Hill Wallack LLP

777 Township Line Road, Suite
250

Yardley, PA 19067

(215) 579-7700

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Carol L. Napodano
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$159,460.98,
PLUS COSTS & INTEREST.

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Carol L.
Napodano DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$159,460.98 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Hill Wallack, LLP
777 Township Line Road, Ste.
20
Yardley, PA 19067
09/23/16 · 09/30/16 · 10/07/16

SHERIFF SALE
October 19, 2016
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,

PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1433-2015r SUR
JUDGEMENT NO. 1433-2015
AT THE SUIT OF Encore
Fund Trust 2013-1 vs Monique
Kennedy 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
October 19, 2016 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. 630,
Section No. 10, as is more
particularly set forth on the
Plot Map of Lehman-Pike
Development Corporation, Saw
Creek Estates, as same is duly
recorded in the Office for the
Recording of Deeds, Milford,
Pike County, Pennsylvania, in
Plot Book Volume 15, Page 13.
BEING Control No. 061162.
Map No. 192.04-07-55-
BEING the same premises
which David C. Anderson,
Sr., and Karen M. Anderson,
by Deed dated October 16,
2007, and recorded October
22, 2007, in the Office of the
Recorder of Deeds in and for
Pike County in Deed Book
2254, Page 356, as Instrument
Number 200700016137, granted

and conveyed unto Monique
Kennedy, an Individual.
Residential Real Estate

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Monique Kennedy
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$158,551.44,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

\$158,551.44 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stern & Eisenberg
1581 Main Street, Ste. 200
Warrington, PA 18976
09/23/16 · 09/30/16 · 10/07/16

SHERIFF SALE

October 19, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1520-2014r SUR
JUDGEMENT NO. 1520-2014
AT THE SUIT OF Green
Tree Servicing, LLC vs Toni
M. Sabol 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
October 19, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

All That Certain Piece, Parcel
And Tract Of Land, Situate,
Lying And Being In The
Township Of Delaware, County
Of Pike And Commonwealth Of
Pennsylvania, More Particularly
Described As Follows:
Beginning At A Spike Nail

Situate In The Centre Line Of
T.R. 325, Johnny Bee Road,
Said Point Being A Most
Common Corner With Lot
#1. Of The Starr Subdivision
The Following To Wit. Thence
Along Said Center Line Or
T.R. 325, And Lands Now Or
Formerly Of Gravert North 84
Degrees 09 Minutes 00 Seconds
East, 322.20 Feet To A Spike
Nail Corner Thence, Leaving
Said Road And Continuing
Along Lines Of Land Now
Or Formerly Of Reigl South 6
Degrees 15 Minutes 00 Seconds
West 181.80 Feet Thence
Along Same, South 14 Degrees
39 Minutes 00 Seconds West
209.64 Feet To An Iron Pin
Corner, Said Point Being Situate
On The Most Northerly Side
Of An Existing 22' Right Of
Way Easement, To Axis Lands
Of Other, Thence Along Said
Right Of Way North 76 Degrees
42 Minutes 39 Seconds West
99.53 Feet To A Corner, Thence
Along Lines Of Land Of Lot
1, The Next Three Course And
Distances: 1, North 14 Degrees
39 Minutes 00 Seconds East
116.99 Feet To A Corner, 2,
North 69 Degrees 37 Minutes 00
Seconds West 148.44 Feet To A
Corner; 3. North 14 Degrees 16
Minutes 35 Seconds East 168.20
Feet To The Point And Place Of
Beginning.
Containing 1.572 Acres Of Land
More Or Less.
Excepting And Reserving For
Right Of Way Purposed Along
TR 325 The Following Metes
And Bounds;
Starting At A Point In The

Centre Line Of T.R. 325 Thence Along Said Centerline North 84 Degrees 09 Minutes 00 Seconds East, 322.20 Feet To A Spike Corner Thence Leaving Said Right Of Way, South 6 Degrees 15 Minutes 00 Seconds West 25.56 Feet To A Corner Situate On The Rights Of Way Of T.R 325, Thence Along Said Right Of Way South 84 Degrees 09 Minutes 00 Seconds West 313.14 feet to a point, being a most common point with said Lot #1, thence North 14 degrees 16 Minutes 35 Seconds East 25.26 To A Point Of Beginning. Containing 0.185 Acres Or Less Of Right Of Way.

The Foregoing Description Is Per Map Showing Starr Subdivision, Delaware Township, Pike County, Pa Dated December 9, 1989, January 27, 1990 And February 27, 1990 Prepared By Pasquale R. Addio, R.S. DWG. No.F-1500-89-And Recorded In Recorder Of Deeds Office In Plat Book 27 Page 196. TAX PARCEL #; 02-0-032555 BEING KNOWN AS: 103 Johnny Bee Road F/K/A RR 2 Box 1155, 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 Toni M. Sabol DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID

REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$168,013.94, 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 Toni M. Sabol DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$168,013.94 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
09/23/16 · 09/30/16 · 10/07/16

SHERIFF SALE
October 19, 2016
BY VIRTUE OF WRIT

OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1544-2015r
SUR JUDGEMENT NO.
1544-2015 AT THE SUIT OF
Wilmington Trust, National
Association, as Successor
Trustee to Citibank, NA as
Trustee to Lehman XS Trust
Mortgage Pass-Through
Certificates, Series 2006-7 vs
Kristen M. McManus and John
W. Hansen 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
October 19, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN lot,
piece or parcel of land situate,
lying in the Township of
Dingman, County of Pike and
Commonwealth of Pennsylvania,
more particularly described as
BEING Lot No. 19, Block No.
21, Section No. 2, Gold Key
Estates, as shown on plat or map
of Gold Key Estates, subdivision
on file in the Recorder of Deeds
Office at Milford, Pike County,
Pennsylvania, in Plat Book 6,
page 7.
BEING THE SAME
PREMISES which John
W. Hansen and Kristen M.

McManus, his wife, by Deed
dated 4/10/2007 and recorded
5/2/2007 in the Office of the
Recorder of Deeds in and for the
County of Pike, in Deed Book
2229, Page 2007, Instrument
200700006693, granted and
conveyed unto Kristen M.
McManus.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Kristen M. McManus
and John W. Hansen
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$211,112.89,
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 Kristen M.
McManus and John W. Hansen
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$211,112.89 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, ste. 150
King of Prussia, PA 19406
09/23/16 · 09/30/16 · 10/07/16

**SHERIFF SALE
October 19, 2016**

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1579-2015r SUR
JUDGEMENT NO. 1579-2015
AT THE SUIT OF HSBC
Bank USA, NA as Trustee
on behalf of ACE Securities
Corp. Home Equity Loan
Trust and for the Registered
Holders of ACE Securities
Corp. Home Equity Loan
Trust, Series 2007-ASAP2,
Asset Backed Pass-Through
Certificates vs Daniel G.
Holschauer 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
October 19, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

Legal Description

All that certain parcel of land
situated in the Township of
Lehman, County of Pike,
Commonwealth of Pennsylvania,
being known and designated as
follows:

Lot Number 131, Stage Ten,
Pine Ridge, as shown on Plat
of Pine Ridge, Inc., Stage Ten,
recorded in the Office of the
Recorder of Deeds of Pike
County in Plat Book Volume 12
at Page 100 on January 10, 1975.
Commonly Known As: 1348
Pine Ridge, Bushkill, PA
18324-9757.

Tax ID: 193.04-02-54
BEING KNOWN AS: 1348
Pine Ridge N/K/A 144 Pocono
Bld., Bushkill, PA 18324
PROPERTY ID NO.:
193.04-02-54

TITLE TO SAID PREMISES
IS VESTED IN Daniel G.
Holschauer, unmarried BY
DEED FROM James A. Film
and Takako Film, husband
and wife DATED 05/14/2003
RECORDED 05/19/2003 IN
DEED BOOK 1982 PAGE
1858.

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

TO Daniel G. Holschauer
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$164,156.45,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Daniel G.
Holschauer DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$164,156.45 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

09/23/16 · 09/30/16 · 10/07/16

SHERIFF SALE

October 19, 2016

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1613-2015r
SUR JUDGEMENT NO.
1613-2015 AT THE SUIT
OF Federal National Mortgage
Association (“Fannie Mae”) vs
Mary B. McCalla and Milton
McCalla 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
October 19, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT PROPERTY
DESCRIPTION
BY VIRTUE OF A WRIT OF
EXECUTION TO CASE NO.
2015-01613
ISSUED TO PLAINTIFF:
FEDERAL NATIONAL
MORTGAGE
ASSOCIATION (“FANNIE
MAE”)
PROPERTY BEING
KNOWN AS:
ALL THAT CERTAIN
lot, parcel or piece of land
situate in the Township of
Lehman, County of Pike and

Commonwealth of Pennsylvania, being Lot No. 119, Section 1, Pocono Ranch Lands, 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 155. UNDER AND SUBJECT to all conditions, covenants and restrictions as of record.

BEING KNOWN AS: 119 Whipporwill Drive, aka 492 Ranchlands, Unit 12 Bushkill, PA 18324

IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Mary B. McCalla and Milton McCalla PIN NUMBER, WHICH IS THE ASSESSMENT OR PARCEL NO., MAP, BLOCK AND LOT): PARCEL IDENTIFICATION NO: 182.04-0659, CONTROL #: 06-0-037821 ATTORNEY ON WRIT: MARTHA E. VON ROSENSTIEL, P.C.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Mary B. McCalla and Milton McCalla DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE

AMOUNT OF \$236,608.31, 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 Mary B. McCalla and Milton McCalla DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$236,608.31 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Martha E. Von Rosenstiel
649 South Avenue, Ste. 7
Secane, PA 19018
09/23/16 · 09/30/16 · 10/07/16

SHERIFF SALE
October 19, 2016
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT

OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1707-2014r SUR
JUDGEMENT NO. 1707-2014
AT THE SUIT OF Bank
of America, NA successor by
merger to BAC Home Loans
Servicing, LP vs Joseph R.
Paladino, 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
October 19, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
DOCKET NO: 1707-2014
ALL THAT CERTAIN lot
or piece of ground situate in
Lehman Township, County of
Pike, and Commonwealth of
Pennsylvania
TAX PARCEL NO:
06-0-040077
PROPERTY ADDRESS 705
Saw Creek Estate, Bushkill, PA
18324
IMPROVEMENTS: a
Residential Dwelling
SOLD AS THE PROPERTY
OF: Joseph R Paladino, Jr.
ATTORNEY'S NAME: Robert
W. Williams, Esquire
SHERIFF'S NAME: Pike
County Sheriff

THE SALE IS MADE BY
VIRTUE OF A WRIT OF

EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Joseph R. Paladino, JR
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$158,014.97,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Joseph R.
Paladino, JR DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$158,014.97 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,

PENNSYLVANIA
Milstead & Assoc.
1 E. Stow Road
Marlton, NJ 08053
09/23/16 · 09/30/16 · 10/07/16

**SHERIFF SALE
October 19, 2016**

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1708-2015r SUR
JUDGEMENT NO. 1708-2015
AT THE SUIT OF U.S.
Bank National Association, as
indenture Trustee, Successor
in Interest to Bank of America,
National Association, as
Indenture Trustee, Successor
in Interest to Bank of America,
National Association, as
Indenture Trustee, Successor
by merger to Lasalle Bank
National Association, as
Indenture Trustee for Afc Trust
Series 1999-4 vs Mary Ann
Wayland 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
October 19, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. 1708-2015

U.S. Bank National Association,
as Indenture Trustee, Successor
in Interest to Bank of America,
National Association, as
Indenture Trustee, Successor by
Merger to Lasalle Bank National
Association, as Indenture
Trustee for Afc Trust Series
1999-4

v.

Mary Ann Wayland
owner(s) of property situate in
the LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being 64 Cramer Road, a/k/a
1525 Pine Ridge, Bushkill, PA
18324
Parcel No. 193.04-01-64-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$38,973.81
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Mary Ann Wayland
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$38,973.81,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE

ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Mary Ann Wayland DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$38,973.81 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond & Jones
1617 JFK Blvd, Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
09/23/16 · 09/30/16 · 10/07/16

SHERIFF SALE
October 19, 2016
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1713-2015r SUR JUDGEMENT NO. 1713-2015 AT THE SUIT OF The Bank

of New York Mellon fka The Bank of New York, as Trustee (Cwalt 2006-24Cb) vs Diane E. Buneo 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 October 19, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution No. 1713-2015
The Bank of New York Mellon fka The Bank of New York, as Trustee (Cwalt 2006-24Cb) v.
Diane E. Buneo
owner(s) of property situate in the Lurgan Township, PIKE County, Pennsylvania, being 253 Saw Creek Estate, Bushkill, PA 18324
Parcel No. 192.04-02-07- (Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$166,511.13
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Diane E. Buneo

DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$166,511.13,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Diane E.
Buneo DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$166,511.13 PLUS COSTS
AND INTEREST AS
AFORESAID.

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

Philadelphia, PA 19103
09/23/16 · 09/30/16 · 10/07/16

SHERIFF SALE
October 19, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1735-2015r SUR
JUDGEMENT NO. 1735-2015
AT THE SUIT OF Wells
Fargo Bank, NA vs Andrea
D. Foster and William S.
Lopes 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
October 19, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
DOCKET NO: 1735-2015
ALL THAT CERTAIN lot
or piece of ground situate in
Lehman Township, County of
Pike, and Commonwealth of
Pennsylvania
TAX PARCEL NO:
192.02-04-06
PROPERTY ADDRESS
125 Salisbury Road a/k/a Lot
1165/17 Saw Creek Estates
Bushkill, PA 18324
IMPROVEMENTS: a
Residential Dwelling
SOLD AS THE PROPERTY

OF: Andrea D. Foster and
William S. Lopes
ATTORNEY'S NAME: Robert
W Williams, Esquire
SHERIFF'S NAME: Pike
County Sheriff

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Andrea D. Foster and William
S. Lopes DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$142,448.75,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

PROPERTY OF Andrea D.
Foster and William S. Lopes
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$142,448.75 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Assoc.
1 E. Stow Road
Marlton, NJ 08053
09/23/16 · 09/30/16 · 10/07/16

SHERIFF SALE
October 19, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1746-2015r SUR
JUDGEMENT NO. 1746-2015
AT THE SUIT OF NE PA
Community Federal Credit
Union vs Andre Gomes
and Diana Gomes, husband
and wife 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
October 19, 2016 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 southeasterly line of Spring Court, a common corner of Lot No. 53 and Lot No. 54 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, Lmt'd. by deed dated November 27, 1971 and recorded in the aforementioned office in Deed Book Vol. 258, Page 824, bears North 68 degrees 36 minutes 14 seconds East distant 6213.67 feet, also from which a stone corner marking the westerly corner of parcel no. 6 of the above mentioned lands conveyed by Benjamin Foster to Pocono Ranch Lands, Lmt'd., bears South 86 degrees 25 minutes 08 seconds West distant 4138.69 feet; thence by Lot No. 53 South 79 degrees 24 minutes 21 seconds East 270.00 feet to a point; thence by lands of Pocono Ranch Lands, Lmt'd., South 17 degrees 16 minutes 11 seconds West 98.19 feet to a point; thence by Lot No. 55 North 77 degrees 44 minutes

38 seconds West 260.00 feet to a point on the southeasterly line of Spring Court; thence along the southeasterly line of Spring Court on a curve to the left having a radius of 3102.03 feet for an arc length of 90.00 feet (chord bearing and distance being North 11 degrees 25 minutes 31 seconds East 90.00 feet) to the place of BEGINNING.

CONTAINING 24,845 square feet, more or less.

BEING Lot No. 54 on the above mentioned plan.

Prepared by Edward C. Hess Associates, Inc.

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

Improved with a single family dwelling.

EXHIBIT "A"

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Andre Gomes and Diana Gomes, husband and wife DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$108,958.13, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Andre Gomes
and Diana Gomes, husband
and wife DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$108,958.13 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Cramer, Swetz, McManus &
Jordan
711 Sarah Street
Stroudsburg, PA 18360-2196
09/23/16 · 09/30/16 · 10/07/16

SHERIFF SALE
October 19, 2016

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

DIVISION, TO EXECUTION
NO 1773-2015r SUR
JUDGEMENT NO. 1773-2015
AT THE SUIT OF Ditech
Financial LLC f/k/a Green
Tree Servicing, LLC vs Debra
Wilcox 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
October 19, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

LOT 52A, BLOCK B-67
SECTION 10, BIRCHWOOD
LAKES as set forth on a map
or plan recorded in Pike County
Plat Book Volume 37 Page 100.
The premises described above
cannot be further sub-divided
without Township approval.
Said premises being previously
described as Lots 52ABC &
53ABC Block B-67 Section 10,
Birchwood Lakes, as set forth
on the recorded map or plan in
Pike County Plat Book Volume
4 Page 187.

TAX ID #: 162.02-10-70
(Control #02.0-06720)
BEING KNOWN AS: 53
Spruce Drive, Dingmans Ferry,

PA 18328

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

TO Debra Wilcox DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$40,179.55, 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 Debra Wilcox DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$40,179.55 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphphia, PA 19106-1532
09/23/16 · 09/30/16 · 10/07/16

SHERIFF SALE
October 19, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1793-2015 SUR JUDGEMENT NO. 1793-2015 AT THE SUIT OF U.S. Bank National Association as Trustee for The Pennsylvania Housing Finance Agency vs Raymond A. Rieder, Jr. aka Raymond Rieder and Rebecca M. Grillo 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 October 19, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 1793-2015-CV U.S Bank National Association as Trustee for The Pennsylvania Housing Finance Agency v. Raymond A. Rider, Jr a/k/a

Raymond A. Rider
Rebecca M. Grillo
owner(s) of property situate in
the BLOOMING GROVE
TOWNSHIP, PIKE County,
Pennsylvania, being
106 Horseshoe Lane, Lords
Valley, PA 18428
Parcel No. 133.01-02-37-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$103,904.19
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Rebecca M. Grillo
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$103,904.19,
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 Rebecca
M. Grillo DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$103,904.19 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1617 JFK Blvd, Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
09/23/16 · 09/30/16 · 10/07/16

SHERIFF SALE
October 19, 2016

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1844-2015r
SUR JUDGEMENT NO.
1844-2015 AT THE SUIT
OF Wayne Bank vs George
M. Ganska 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
October 19, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
no. 1844-2015

Wayne Bank

v.

George M. Ganska

owner(s) of property situate in
SHOHOLA TOWNSHIP,
PIKE County, Pennsylvania,
being 135 Cahoonzie Road,
Shohola, PA 18458-2522
Parcel No. 049.02-07-79-
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$73,182.08

Attorneys for Plaintiff

Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO George M. Ganska
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$73,182.08,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES

UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF George M.
Ganska DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$73,182.08 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1 Penn Center Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
09/23/16 · 09/30/16 · 10/07/16

SHERIFF SALE
October 19, 2016
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 45066-2012r SUR

JUDGEMENT NO.
45006-2012 AT THE SUIT
OF Deutsche Bank National
Trust Company, as Trustee
for Ameriquest Mortgage
Securities, Inc. Asset-Backed
Pass0Through Certificates,
series 2002-B vs Gregory
Snyder 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
October 19, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. 45066-2012
Deutsche Bank National
Trust Company, as Trustee
for Ameriquest Mortgage
Securities Inc., Asset-Backed
Pass-Through Certificates, Series
2002-B
v.
Gregory Snyder
owner(s) of property situate
in the Township of Dingman,
PIKE County, Pennsylvania,
being 4285 Conashaugh Lakes,
Milford, PA 18337
Parcel No. 121.02-01-39
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$154,829.85
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Gregory Snyder
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$154,829.85,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Gregory
Snyder DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$154,829.85 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1617 JFK Blvd, Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
09/23/16 · 09/30/16 · 10/07/16

SHERIFF SALE

October 19, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 45190-2016r SUR
JUDGEMENT NO.
45190-2016 AT THE SUIT
OF Honesdale National
Bank vs Vannatta Realty &
Builders, Inc. 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
October 19, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL that certain parcel, piece
or tract of land situate, lying
and being in the Township of
Dingman, County of Pike, and
State of Pennsylvania, being
more particularly described as
follows:
BEING Lot 962, Section D-1,
as shown on plat or map of

Pocono Mountain Woodland
Lakes, said plat having been
recorded in the Office of the
Recorder of Deeds in and for
Pike County in Plat Book 11,
Page 16.
Tax ID # 03-0-111.03-02-41
Pin Control # 03-0-060156
Land: \$2,750
Improvements: \$0
Total: \$2,750
EXHIBIT A

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH OF
PENNSYLVANIA TO
Vannatta Realty & Builders, Inc.
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$19,717.36,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Vannatta Realty & Builders, Inc. DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$19,717.36 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Needle Law PC
240 Penn Ave., Ste. 202
Scranton, Pa 18503-1957
09/23/16 · 09/30/16 · 10/07/16

**SHERIFF SALE
October 19, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 45192-2016r SUR JUDGEMENT NO. 45192-2016 AT THE SUIT OF Honesdale National Bank vs Vannatta Realty & Builders, Inc. 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 October 19, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID

DATE:

ALL that certain parcel, piece or tract of land situate, lying and being in the Township of Delaware, County of Pike, and State of Pennsylvania, being more particularly described as follows:
BEING Lot 4 ABCD, Block B-9, Section 2, as shown on plat or map of Birchwood Lakes, in the Recorder of Deeds Office at Milford, Pike County, Pennsylvania.
Tax ID # 02-0=162.02-07-35
Pin Control # 02-0-026684
Land: \$6,000
Improvements: \$18,760
Total: \$24,760
EXHIBIT A

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Vannatta Realty & Builders, Inc. DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$159,115.64, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS

HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Vannatta Realty & Builders, Inc. DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$159,115.64 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Needle Law PC
240 Penn Ave., Ste. 2002
Scranton, PA 18503-1957
09/23/16 · 09/30/16 · 10/07/16

SHERIFF SALE

October 19, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 45194-2016r SUR JUDGEMENT NO. 45194-2016 AT THE SUIT OF Honesdale National Bank vs Vannatta Realty & Builders, Inc. 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 October 19, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL that certain parcel, piece or tract of land situate, lying and being in the Township of Dingman, County of Pike, and State of Pennsylvania, being more particularly described as follows:
BEING Lot 12, Block 1, Section 7, as shown on plat or map of Sunrise Lake, said plat having been recorded in the Office of the Recorder of Deeds of Pike County in Plat Book 7, Page 76.
Tax ID # 03-0-109.03-01-05
Pin Control # 03-0-018818
Land: \$14,000
Improvements: 0
Total: 14,000
EXHIBIT A

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Vannatta Realty & Builders, Inc. DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$224,353.88, PLUS COSTS & INTEREST.

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

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

MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Vannatta
Realty & Builders, Inc.
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$224,353.88 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
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