

## LEGAL NOTICES

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

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### ESTATE NOTICES

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

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### EXECUTOR'S NOTICE

#### ESTATE OF IRENE

SMOLENSKI, late of Blooming Grove Township, Pike County, Pennsylvania, deceased.

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 same, without delay to MICHAEL J. SMOLENSKI, of 3389 Hemlock Farms, Hawley, PA 18428, or to his attorneys, KLEMEYER, FARLEY & BERNATHY, LLC, 402 Broad Street, Milford, PA 18337.  
02/15/13 • 02/22/13 • **03/01/13**

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### EXECUTRIX NOTICE

#### ESTATE OF

MARIANNE SCOTIDAS, late of Blooming Grove Township, Pike County, Pennsylvania,

deceased.

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 same, without delay to THOMAS STEVEN SCOTIDAS, 524 Sweet Juliet Road, Greer, SC 29650, or to his attorneys, KLEMEYER, FARLEY & BERNATHY, LLC, 402 Broad Street, Milford, PA 18337.  
02/15/13 • 02/22/13 • **03/01/13**

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### EXECUTOR'S NOTICE

ESTATE OF Tobi Gordon, a/k/a Taube Gordon, late of Blooming Grove Township, Pike County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Shirley Z. Sirota, 1705 French Village Drive, Houston, Texas 77055-3521. Sally N. Rutherford, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.  
02/15/13 • 02/22/13 • **03/01/13**

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### ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted in the ESTATE OF JOHN F. KUHN, late of Lackawaxen Township, Pike County, Pennsylvania. All persons indebted to the Estate are requested to make payment, and those having claims or

demands are to present same, without delay, to the Executrix, Catharine N. Kuhn, 105 Partridge Lane, PO Box 204, Rowland, Pennsylvania 18457 or John F. Spall, Esquire, Attorney for the Estate, 2573 Rt. 6, Hawley, Pennsylvania 18428.

JOHN F. SPALL,  
ESQUIRE

02/22/13 • 03/01/13 • 03/08/13

### EXECUTOR NOTICE

Estate of Evelyn M. Salber, deceased, late 404 E. Harford St. Milford, PA 18337.

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:

James M. Salber  
RR1 Box 741 Wild Acres Dr.  
Dingman's Ferry, PA 18328,  
Executor

02/22/13 • 03/01/13 • 03/08/13

### EXECUTRIX'S NOTICE

ESTATE OF Martin

David Zoon, late of Delaware Township, Pike County, Pennsylvania, deceased.

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 same, without delay to

Lisa Zoon  
131 French Coach Road  
Milford PA 18337  
Executrix

02/22/13 • 03/01/13 • 03/08/13

### NOTICE

Public notice is hereby given, that by virtue of a Writ of Execution, (Mortgage Foreclosure), issued out of the United States District Court for the Middle District of Pennsylvania, to me directed, I will expose and offer for sale at public vendue to the highest bidder, the real estate situated at

**5330 MINK POND ROAD,**  
**TOWNSHIP OF LEHMAN,**  
**BUSHKILL, PA 18324**

**(COUNTY OF PIKE)**

**SALE WILL BE HELD ON**  
**THE "STEPS" OF THE PIKE**  
**COUNTY COURTHOUSE,**  
**412 BROAD STREET,**  
**MILFORD, PA on MARCH**  
**7, 2013 at 11:00 a.m.** all

the right, title and interest of **LORNA J. GATTI,** defendant(s) and mortgagor (s) in and to the following described real estate and property including improvements thereof.

TERMS OF SALE: Ten percent of the bid due the day of the sale. Balance is due within 30 days. All stamps and transfer taxes shall be the responsibility of the purchaser.

### LEGAL DESCRIPTION

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

BEGINNING at an iron

pipe and stone comer near the public road which leads from Bushkill to the Mink Road Club, said pipe being approximately 30 feet from the edge of said roadway in the open field near an apple tree; thence South fifty-six degrees thirty-eight minutes East three hundred thirty feet to a stone corner, said corner being a common comer between the lands of Harrison Whittaker and the tract herein described; thence along the lands of said Whittaker South seventy-eight degrees twenty-two minutes West eight hundred ninety-seven feet to a stone corner set in the intersection of two stone walls; thence along an old stone wall and the lands of the Valley Forge Club, North eleven degrees eight minutes West three thousand three hundred sixty-six feet to a stone corner; thence along the lands now or formerly of Ben Foster, South fifty-six degrees thirty-eight minutes East two thousand nine hundred seventy feet to a stone corner, said corner being a common corner between the tract herein described and the lands of Lawrence DePue; thence South forty-two degrees fifty-seven minutes West one thousand seven hundred sixty-six and eighty-seven acres, more or less, and being a part of the Robert Lyons Warrantee.

BEING the same premises which Barbara J. Mayrhauser, widow, by their Deed dated October 8, 2010, and recorded October 12, 2010, in the Office for the Recording of Deeds, etc., in and for the County of

Pike, and Commonwealth of Pennsylvania, in Record Book Volume No. 2347, Page 1742, etc., granted and conveyed unto Lorna J. Gatti.

Tax Identification No.:  
06-0-182.00-01-14

### NOTICE

TO ALL PARTIES  
IN INTEREST AND  
CLAIMANTS:

A Schedule of Distribution of Sale will be filed by the United States Marshal with the Clerk of Court, Scranton, PA on **MARCH 17th, 2013.**

Any claims or exception to said distribution must be filed with the Clerk of Court within 10 days thereafter.

United States Marshal  
Middle District of PA  
02/15/13 • 02/22/13 • **03/01/13**

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### 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.*

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### SHERIFF SALE

**March 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
177-2008r SUR JUDGEMENT  
NO. 177-2008 AT THE  
SUIT OF U.S. Bank, NA vs  
Francisca Sarita a/k/a Sarita

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

SHORT DESCRIPTION FOR  
ADVERTISING

By virtue of a Writ of Execution  
No. 177-2008-CV  
U.S. BANK, N.A.

vs.

FRANCISCA SARITA A/K/A  
SARITA FRANCISCA

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

521 WALES COURT,  
BUSHKILL, PA 18324

Parcel No.: 196.02-09-21  
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING  
Judgment amount: \$180,666.78

Attorneys for Plaintiff:

Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Francisca Sarita  
a/k/a Sarita Francisca  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS

OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$180,666.78,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Francisca  
Sarita a/k/a Sarita Francisca  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$180,666.78 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

Phelan, Hallinan & Schmieg  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103

02/15/13 • 02/22/13 • 03/01/13

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**SHERIFF SALE**

**March 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
241-2011r SUR JUDGEMENT  
NO. 241-2011 AT THE SUIT  
OF Deutsche Bank National  
Trust Company, as trustee  
for The Certificateholders of  
the Morgan Stanley ADS  
Capital I Inc. Trust 2005-HE2,  
Mortgage Pass-Through  
Certificates, Series 2005-HE2  
vs Sharon L. Myers and Robert  
A. Myers 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  
March 13, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

Being known as: 104  
CORNFLOWER  
LANE, MILFORD,  
PENNSYLVANIA 18337.

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:

LOT 1250, SECTION F, AS  
SHOWN ON MAP OR PLAT  
OF POCONO MOUNTAIN  
WOODLAND LAKES ON  
FILE IN THE RECORDER  
OF DEEDS OFFICE AT  
MILFORD, PIKE COUNTY,  
PENNSYLVANIA, IN PLAT  
BOOK VOLUME 12 PAGE 2.

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

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

Title to said premises is vested  
in Sharon L. Myers and Robert  
A. Myers by deed from Robert  
A. Myers and Sharon L. Myers  
dated October 22, 2004 and  
recorded November 22, 2004 in

Deed Book 2081, Page 955.

TAX I.D. #: 03-0-060179

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Sharon L. Myers and Robert A. Myers DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$202,614.86, 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 Sharon L. Myers and Robert A. Myers DEFENDANTS, OWNERS

REPUTED OWNERS TO COLLECT \$202,614.86 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street,  
Ste. 2080  
Philadelphia, PA 19109  
02/15/13 • 02/22/13 • **03/01/13**

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**SHERIFF SALE**

**March 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 243-2012r SUR JUDGEMENT NO. 243-2012 AT THE SUIT OF Federal National Mortgage Association vs David A. Schwartz 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 March 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

Being known as: 112  
WILD MEADOW  
DRIVE, MILFORD,  
PENNSYLVANIA 18337.

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 or particularly described as follows, to wit:

BEING Lot No. 1, Section No. 10, Sunrise Lake, as shown on the map of said Section, Recorded in the Office of the Recorder of Deeds of Pike County, Pennsylvania in Plat Book 21, page 11.

TOGETHER with all rights and privileges, and under and subject to the covenants, exceptions, condition, reservations and Restrictions as of Record.

Title to said premises is vested in David A. Schwartz by deed from Stan Tashlik and Jesse Tashlik dated April 27, 2007 and recorded April 27, 2007 in Deed Book 2229, Page 336.

TAX I.D. #: 108.00-01-43

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO David A. Schwartz DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$192,604.44, 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 David A. Schwartz DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$192,604.44 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street,  
Ste. 2080  
Philadelphia, PA 19109  
02/15/13 • 02/22/13 • 03/01/13

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**SHERIFF SALE**  
**March 13, 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON

PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO355-2012r  
SUR JUDGEMENT NO.  
355-2012 AT THE SUIT OF  
Federal National Mortgage  
Association ("FNMA") vs Betty  
K. Copeland 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  
March 13, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
DOCKET# 355-2012  
ALL THAT CERTAIN piece,  
parcel or parcel of land situate,  
lying and being in the Township  
of Lehman, County of Pike and  
Commonwealth of Pennsylvania,  
being more particularly described  
as follows, to wit:  
Lot Number 51, Stage 4, Pine  
Ridge, as shown on Plat of Pine  
Ridge, Inc., Stage 4, recorded in  
the office of the Recorder of  
Deeds of Pike County in Plat  
Book Volume 7, at page 107 on  
July 19, 1969.  
BEING KNOWN AS  
TAX MAP # 193.02-01-02  
CONTROL # 06-0-040416  
BEING the same premises  
which Isolde Hunter, widow,  
by deed dated December 12,  
2002 and recorded January 10,  
2003 in Deed Book Volume  
1961, page 2352 in the Office

of the Recorder of Deeds in  
and for the County of Pike at  
Milford, Pennsylvania, granted  
and conveyed to Valerie Patikas,  
erroneously spelled as Valorie  
Patikas, Grantor herein.  
TAX PARCEL# 193.02-01-02,  
CONTROL #: 06-0-040416  
PROPERTY: 51 Pine Ridge  
Drive, Bushkill, PA 18324  
IMPROVEMENTS: A  
Residential Dwelling  
TO BE SOLD AS THE  
PROPERTY OF: Betty K.  
Copeland  
Martha E. Von Rosenstiel,  
Esquire  
Heather Riloff, Esquire  
Attorney for Plaintiff  
649 South Avenue, Unit 7  
Secane, PA 19018  
610 328-2887  
Attorney I.D.# 52634  
Attorney I.D.#309906  
#29338-PB

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Betty K. Copeland  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$42,090.07,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE



ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Betty K. Copeland DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$42,090.07 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Martha E. Von Rosenstiel  
649 South Avenue, Ste. 7  
Secane, PA 19018  
02/15/13 • 02/22/13 • **03/01/13**

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**SHERIFF SALE**  
**March 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 406-2012r SUR JUDGEMENT NO. 406-2012 AT THE SUIT OF PNC Mortgage, a division of PNC Bank NA,

s/b/m National City Mortgage, a division of National City Bank of India vs Tashanna Smith 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 March 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 406-2012  
PNC MORTGAGE, A DIVISION OF PNC BANK N.A., S/B/M NATIONAL CITY MORTGAGE, A DIVISION OF NATIONAL CITY BANK OF INDIANA vs.  
TASHANNA SMITH owner(s) of property situate in the TOWNSHIP OF LEHMAN, Pike County, Pennsylvania, being  
STAGE 2 LOT 53 SUTER DRIVE AKA 53 STAGE 2 PINE RIDGE AKA LOT NO. 53 SECTION 2 PINE RIDGE AKA 1097 MAPLE LAKE DRIVE BUSHKILL, PA 18324  
Parcel No.: 194.01-03-53  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$210,925.06  
Attorneys for Plaintiff:  
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Tashanna Smith DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$210,925.06, 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 Tashanna Smith DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$210,925.06 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan, Hallinan & Schmieg  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
02/15/13 • 02/22/13 • **03/01/13**

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**SHERIFF SALE**

**March 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 567-2012r SUR JUDGEMENT NO. 567-2012 AT THE SUIT OF Bank of America, NA successor by merger to BAC Home Loans Servicing LP fka Countrywide Home Loans Servicing, LP vs Jeffrey M Gress 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 March 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION FOR ADVERTISING**

By virtue of a Writ of Execution No. 2012-00567  
BANK OF AMERICA, N.A.,  
SUCCESSOR BY MERGER  
TO BAC HOME LOANS  
SERVICING LP, FKA  
COUNTRYWIDE HOME

LOANS SERVICING LP  
vs.  
JEFFREY M. GRESS  
owner(s) of property situate  
in the TOWNSHIP OF  
DELAWARE, Pike County,  
Pennsylvania, being HILL TOP  
DRIVE, A/K/A 110 HILLTOP  
DRIVE, DINGMANS  
FERRY, PA 18328  
Parcel No.: 168.03-06-51-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$72,603.82  
Attorneys for Plaintiff:  
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Jeffrey M Gress  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$72,603.82,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Jeffrey M  
Gress DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$72,603.85 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan, Hallinan & Schmieg  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
02/15/13 • 02/22/13 • 03/01/13

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**SHERIFF SALE**

**March 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
635-2012r SUR JUDGEMENT  
NO. 635-2012 AT THE SUIT  
OF M&T Bank vs Jeanne  
Manton 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

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

Being known as: 45 WHIPPER  
WILL DRIVE, BUSHKILL,  
PENNSYLVANIA 18324.

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 WHIPPOORWILL  
DRIVE, A COMMON  
CORNER OF LOT NO.  
45 AND LOT NO. 46 AS  
SHOWN ON A PLAN  
TITLED "SUBDIVISION  
OF LANDS OF BENJAMIN  
FOSTER, LEHMAN  
TOWNSHIP, PIKE  
COUNTY, SECTION ONE"  
PREPARED BY EDWARD  
C. HESS ASSOCIATES,  
OCTOBER 17, 1969, AND  
RECORDED IN PLAT  
BOOK VOL. 7, PAGE 155,  
OCTOBER 17, 1969, ON  
FILE IN THE OFFICE  
OF THE RECORDER  
OF DEEDS, MILFORD,  
PENNSYLVANIA.

BEING LOT NO. 45 ON  
THE ABOVE MENTIONED  
PLAN.

Title to said premises is vested  
in Jeanne Manton by deed from  
Terry J. Hatala dated February  
23, 2005 and recorded  
March 31, 2005 in Deed Book  
2101, Page 397.

TAX I.D. #: 06-0-043003

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Jeanne Manton  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$115,245.02,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

IN EXECUTION AS THE  
PROPERTY OF Jeanne  
Manton DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$115,245.02 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street,  
Ste. 2080  
Philadelphia, PA 19109  
02/15/13 • 02/22/13 • 03/01/13

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**SHERIFF SALE**

**March 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO684-2010r SUR  
JUDGEMENT NO. 684-2010  
AT THE SUIT OF Wells  
Fargo Bank, NA as trustee for  
the Certificateholders, MASTR  
Asset-Backed Securities Trust  
2007-NCW Mortgage Pass  
Through Cerificates Series  
2007-NCW vs Maria C.  
Forsberg-Villon aka Maria  
Forsberg Villon and Cesar  
Villon 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

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

Being known as:  
806 MALLARD  
LANE, BUSHKILL,  
PENNSYLVANIA 18324.

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 MALLARD  
LANE, A COMMON  
CORNER OF LOT NO.  
806 AND LOT NO. 807,  
AS SHOWN ON A PLAN  
TITLED "SUBDIVISION  
OF LANDS OF BENJAMIN  
FOSTER LEHMAN  
TOWNSHIP, PIKE  
COUNTY, SECTION ONE"  
PREPARED BY EDWARD  
C. HESS ASSOCIATES,  
OCTOBER 17, 1969 AND  
RECORDED IN PLAT  
BOOK VOL. 7, PAGE 155  
OCTOBER 17, 1969, ON  
FILE IN THE OFFICE  
OF THE RECORDER  
OF DEEDS, MILFORD  
PENNSYLVANIA, FROM  
WHICH AN IRON  
PIN MARKING THE  
SOUTHWESTERLY  
CORNER OF PARCEL NO.1

OF LANDS CONVEYED BY BENJAMIN FOSTER TO POCONO RANCH LANDS, LMTD. BY DEED DATED NOVEMBER 27, 1971 AND RECORDED IN THE AFOREMENTIONED OFFICE IN DEED BOOK VOL. 58, PAGE 824, BEARS SOUTH 36° 23 MINUTES 17 SECONDS EAST DISTANT 3861.84 FEET, ALSO FROM WHICH A STONE CORNER MARKING THE NORTHEASTERLY CORNER OF PARCEL NO. 7 ON THE ABOVE MENTIONED LANDS CONVEYED BY BENJAMIN FOSTER TO POCONO RANCH LANDS LMTD. BEARS SOUTH 7° 39 MINUTES 05 SECONDS WEST DISTANT 2291.72 FEET THENCE BY LOT NO. 807 SOUTH 12° 27 MINUTES 42 SECONDS WEST 225.00 FEET TO A POINT; THENCE BY LANDS OF POCONO RANCH LANDS LMTD. NORTH 805 NORTH 12° 37 MINUTES 42 SECONDS EAST 225.00 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF MALLARD LANE, THENCE ALONG THE SOUTHWESTERLY LINE OF MALLARD LANE, SOUTH 77° 22 MINUTES 18 SECONDS EAST 75.00 FEET TO THE PLACE OF BEGINNING.

Title to said premises is vested

in Maria C. Forsberg-Villon a/k/a Maria Forsberg Villon and Cesar Villon by deed from G.E. Mortgage Services LLC dated November 15, 2002 and recorded December 2, 2002 in Deed Book 1956, Page 315.

TAX I.D. #: 182.04-08-67

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Maria C. Forsberg-Villon aka Maria Forsberg Villon and Cesar Villon DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$183,488.82, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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



MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Maria C. Forsberg-Villon aka Maria Forsberg Villon and Cesar Villon DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$183,488.82 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street,  
Ste. 2080  
Philadelphia, PA 19109  
02/15/13 • 02/22/13 • **03/01/13**

---

**SHERIFF SALE**  
**March 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 733-2012r SUR JUDGEMENT NO. 733-2012 AT THE SUIT OF Morequity, Inc. vs Michael Keyes and Gemini A. Keyes 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 March 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID

DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 733-2012-CIVIL MOREQUITY, INC.

vs.

MICHAEL KEYES  
GEMINI A. KEYES

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

Pennsylvania, being  
64 PORTER DRIVE, A/K/A/  
1091 PORTER DRIVE,  
BUSHKILL, PA 18324  
Parcel No.: 192.03-02-28  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING

Judgment amount: \$194,898.59

Attorneys for Plaintiff:

Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Michael Keyes and Gemini A. Keyes DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$194,898.59, 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 Michael Keyes and Gemini A. Keyes DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$194,898.59 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan, Hallinan & Schmieg  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
02/15/13 • 02/22/13 • **03/01/13**

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**SHERIFF SALE**

**March 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 743-2011r SUR JUDGEMENT NO. 743-2011 AT THE SUIT OF Green Tree Consumer Discount Company, f/k/a

Conseco Finance Consumer Discount Company vs Unknown Heirs, Successors, and All Persons, Firms, or Associations Claiming Right of Title From or Under Derek R. Mason, Deceased and Lisa Gorman, tenant 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 March 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LONG DESCRIPTION ALL THAT CERTAIN lot or parcel of land, with the improvements thereon erected, situate in Greene Township, Pike County and Commonwealth of Pennsylvania, bounded and described as follows:

BEING known and designated was Lots Nos. 123 and 125 on the Map of Lots of Lands of Edgar Wilson.

BEGINNING at the northeast corner of lands now or formerly of William T. Scott and Marion S. Scott, said corner being located on the west side of a Private Road leading from the Public Road and running along the front of said Lots No. 123 and 125 etc.; thence along the line of lands now or formerly of

William T. and Marion S. Scott  
North 82 degrees 30 minutes  
West 120 feet to a corner; thence  
North 7 degrees 30 minutes  
East 100 feet to a corner of the  
lands now or formerly of Rodrick  
H. Dietrich; thence along the  
said lands now or formerly of  
Dietrich South 82 degrees 30  
minutes East 180 feet to the  
edge of the above mentioned  
Private Road; thence along the  
edge of the said Private Road  
South 7 degrees 30 minutes  
West 100 feet to the place of  
beginning.

CONTAINING 0.276 acres of  
land, more or less, together with  
a dwelling and any permanent  
improvements thereon.

BEING commonly known as  
113 Rocky Road, Greentown,  
PA 18426.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Unknown Heirs, Successors,  
and All Persons, Firms, or  
Associations Claiming Right  
of Title From or Under  
Derek R. Mason, Deceased  
and Lisa Gorman, tenant  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$83,949.94,  
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 Unknown  
Heirs, Successors, and All  
Persons, Firms, or Associations  
Claiming Right of Title From  
or Under Derek R. Mason,  
Deceased and Lisa Gorman,  
tenant DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$83,949.94 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Voelker & Assoc.  
3960 Route 8 Ste. 200  
Allison Park, PA 15101-3603  
02/15/13 • 02/22/13 • 03/01/13

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**SHERIFF SALE**

**March 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
772-2012r SUR JUDGEMENT  
NO. 772-2012 AT THE  
SUIT OF GMAC Mortgage,  
LLC vs Seung Ju Choi a/k/a  
Seung Choi, Jr. and Miae  
Choi-Kim 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  
March 13, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION FOR  
ADVERTISING**

By virtue of a Writ of Execution  
No. 772-2012  
GMAC MORTGAGE, LLC  
vs.  
SEUNG JU CHOI A/K/A  
SEUNG CHOI, JR.  
MIAE CHOI-KIM  
owner(s) of property situate  
in the TOWNSHIP OF  
DINGMAN, Pike County,  
Pennsylvania, being  
108 RABBIT RUN CIRCLE,  
MILFORD, PA 18337-4390  
Parcel No.: 109.03-01-34-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING

Judgment amount: \$165,225.23  
Attorneys for Plaintiff:  
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Seung Ju Choi a/k/a Seung  
Choi, Jr. and Miae Choi-Kim  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$165,225.23,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Seung Ju Choi  
a/k/a Seung Choi, Jr. and Miae  
Choi-Kim DEFENDANTS,

OWNERS REPUTED  
OWNERS TO COLLECT  
\$165,225.23 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan, Hallinan & Schmieg  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
02/15/13 • 02/22/13 • 03/01/13

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**SHERIFF SALE**

**March 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 820-2012r  
SUR JUDGEMENT NO.  
820-2012 AT THE SUIT OF  
Citibank, NA as trustee for the  
Certificateholders of Structured  
Asset Mortgage Investment  
II, Inc. Bear Stearns Alt-A  
Trust, Mortgage Pass-Through  
Certificates Series 2006-5 vs  
Anna McAndrew and JoAnn  
Hidalgo 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  
March 13, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN lot or  
lots, parcel or piece of ground  
situate in Lehman Township,  
Pike County, Pennsylvania being  
lot or lots No. 888, Section  
No. 14 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, Pennsylvania in  
Plot Book Volume No. 17, Page  
86.

TAX PARCEL # 192.04-05-20

BEING KNOWN AS: 888  
Regent Drive, Bushkill, PA  
18324

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Anna McAndrew  
and JoAnn Hidalgo  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$166,497.36,  
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 Anna McAndrew and JoAnn Hidalgo DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$166,497.36 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
02/15/13 • 02/22/13 • 03/01/13

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**SHERIFF SALE**

**March 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 832-2011r SUR JUDGEMENT NO. 832-2011 AT THE SUIT OF Wells Fargo Bank, NA s/b/m to Wachovia Bank, National Association vs William D. Stevens and Kimberly G. Stevens 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 March 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

Judgment Amount: \$236,302.64  
KURT ALTHOUSE, ESQUIRE  
BINGAMAN, HESS,  
COBLENTZ & BELL, P.C.

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

BEGINNING at the Northeast corner, said corner being located in the center of the Public Road leading from Greentown to Paupack, and being South sixty-one (61) degrees thirty (30) minutes West one hundred ninety (190) feet the southeast corner of the lands of Naldo Guccini;

THENCE, through the lands of the Grantor herein South twenty-four (24) degrees East one hundred (100) feet to a corner;

THENCE South seventy (70) degrees West two hundred ninety-three and seven tenths (293.7) feet to a corner;



THENCE South eighty-five (85) degrees West two hundred nine and six tenths (209.6) feet to a corner;

THENCE along the center of the said Public Road North eighty-five (85) degrees East two hundred (200) feet to a corner and North seventy (70) degrees East two hundred seventy-one (271) feet to the place of beginning.

BEARING the magnetic meridian of the year of 1952.

To be sold as the property of WILLIAM D. STEVENS and KIMBERLY G. STEVENS.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO William D. Stevens and Kimberly G. Stevens DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$236,302.64, 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 William D. Stevens and Kimberly G. Stevens DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$236,302.64 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Bingaman, Hell, Coblentz & Bell  
2 Merdian Blvd.  
Wyomissing, PA 19610  
02/15/13 • 02/22/13 • 03/01/13

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**SHERIFF SALE**

**March 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO863-2011r SUR JUDGEMENT NO. 863-2011 AT THE SUIT OF Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, series 2006-W2 vs Gregory

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

### LEGAL DESCRIPTION

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

Lots 13ABC, Block B-104,  
as set forth on a Plan of Lots  
- Birchwood Lakes Section  
15, Delaware Township, Pike  
County, Pennsylvania dated  
August 1966 by John B. Aicher,  
Monroe Engineering, Inc.,  
Stroudsburg, Pennsylvania,  
and filed in the Office for the  
Recording of Deeds in and for  
Pike County, Pennsylvania  
in Plat Book 5, Page 136 on  
September 15th, 1966.

Together with unto the grantee,  
his heirs and assigns, all rights,  
rights-of-way and privileges  
and under and subject to all  
Restrictions and Reservations  
set forth in deeds in the chain of  
title.

Together with all and singular  
the land improvements,  
ways, streets, alleys,  
driveways, passages, waters,  
water-courses, rights, liberties,  
privileges, hereditaments and  
appurtenances, whatsoever unto  
the hereby granted premises  
belonging, or in any wise  
appertaining, and the reversions  
and remainders, rents, issues, and  
profits thereof; and all the estate,  
right, title, interest, property,  
claim and demand whatsoever of  
the said grantor, as well at law as  
in equity, of, in, and to the same.  
Tax Id: 149.04-01-30

For information purposes only -  
property a/k/a  
146 Whisperwood Drive  
Dingmans Ferry, PA 18328

Title to said premises is vested in  
Gregory Southard by deed from  
Olga Pace, dated 11/6/2002 and  
recorded 11/7/2002 in Book  
1952 and Page 895.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Gregory Southard  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$157,090.21,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST

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

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Gregory  
Southard DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$157,090.21 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Parker McCagy  
9000 Midlantic Drive, Ste. 300  
Mount Laurel, NJ 08054-1539  
02/15/13 • 02/22/13 • 03/01/13

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**SHERIFF SALE**  
**March 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO866-2010r SUR

JUDGEMENT NO. 866-2010  
AT THE SUIT OF Household  
Finance Consumer Discount  
Company vs Stephen A. Gravel  
and The United States of  
America c/o the U.S. Attorney  
for the Middle District of  
Pennsylvania 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  
March 13, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

Being known as: RR 1,  
NEWFOUNDLAND,  
PENNSYLVANIA 18445.

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

BEGINNING at the most  
northerly corner of the lands of  
Grantor, said corner being in the  
center of the public road leading  
from Newfoundland to Panther;  
thence along the line of lands of  
Bruce G. Banks South 6 degrees  
45 minutes West 426.5 feet to a  
corner; thence through the lands  
of Grantor North 89 degrees  
10 minutes East 264.7 feet to  
the line of lands of Theodore  
W. Sieg, said point being in the

center of aforementioned public road; thence along the center of the public road North 27 degrees 04 minutes West 47 1.4 feet to the place of BEGINNING.

BEARINGS of the magnetic meridian and containing one and three tenths (1.3) acres of land be the same, more or less.

THIS DESCRIPTION has been prepared in accordance with a survey map entitled "Map Showing Lands of Marvin Woltjen, Green Township, Pike Co., Penna. June 1963 Scale 1" = 100' Harry F. Schoenagel, R.S."

UNDER AND SUBJECT to the use by the public of a strip of land 16 5/10 (16.5) feet wide along the northeasterly side of the above described premises for the one half width of the said public road; and also UNDER AND SUBJECT to the right of way of the public utility companies whose lines run over and along said premises.

Title to said premises is vested in Stephen A. Gravel by deed from Stephen A. Gracel and Elizabeth Gravel dated June 20, 2001 and recorded October 29, 2003 in Deed Book 2014, Page 2586.

TAX I.D. #: 04-0-014678

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

Stephen A. Gravel and The United States of America c/o the U.S. Attorney for the Middle District of Pennsylvania DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$227,715.94, 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 Stephen A. Gravel and The United States of America c/o the U.S. Attorney for the Middle District of Pennsylvania DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$227,715.94 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street,  
Ste. 2080  
Philadelphia, PA 19109  
02/15/13 • 02/22/13 • 03/01/13

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**SHERIFF SALE**

**March 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
870-2012r SUR JUDGEMENT  
NO. 870-2012 AT THE  
SUIT OF M&T Bank vs  
Edwin Lugo, Jr. and Edwin  
L. Lugo 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  
March 13, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN piece,  
parcel and tract of land lying  
and being situate in the Borough  
of Matamoras, County of Pike  
and State of Pennsylvania,  
known and designated on  
Wehinger's Map of an addition  
to the village, now Borough of  
Matamoras, as Lot Number  
Nine Hundred, Twenty-Four  
(924), lying between and what

was formerly known as Madison  
and Monroe Streets and now  
known as Avenue N and O,  
between Second and Third  
Streets, the said lot being fifty  
feet wide in front and rear and  
one hundred feet in depth.

THE FOREGOING  
PREMISES are more  
particularly bounded and  
described by a recent survey  
of Victor Omen, R.S., dated  
February 9, 1988, as follows:  
BEGINNING on the North  
line of Avenue O at an iron bar  
corner being a common corner  
between Lot 922 and Lot 924  
of the Borough of Matamoras;  
thence running along the  
Northerly line of Avenue O  
South 50 degrees 35 minutes  
West 50.00 feet to an iron bar  
corner; thence leaving said  
Avenue O and running along  
Borough Lot 926 North 39  
degrees 25 minutes West 100.00  
feet to an Iron bar corner; thence  
running along Lot 825 North 50  
degrees 35 minutes East 50.00  
feet to an iron bar corner; thence  
running along Borough Lot 922  
South 39 degrees 25 minutes  
East 100.00 feet to the point and  
place of BEGINNING. BEING  
Lot 924 as surveyed by Victor  
E. Orben, Professional Land  
Surveyor, February 9, 1988,  
Drawing Number DD-482,  
Sheet 2.

Being known as: 205 AVENUE  
O, MATAMORAS,  
PENNSYLVANIA 18336.

Title to said premises is vested

in Edwin Lugo, Jr. and Edwin L. Lugo by deed from Nancy L. Duffus n/b/m Nancy L. Mills and Robert J. Mills dated July 31, 2009 and recorded August 3, 2009 in Deed Book 2315, Page 1703.

TAX I.D. #: 07-0-104842

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Edwin Lugo, Jr. and Edwin L. Lugo DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$209,195.22, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Edwin Lugo, Jr. and Edwin L. Lugo DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$209,195.22 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street,  
Ste. 2080  
Philadelphia, PA 19109  
02/15/13 • 02/22/13 • 03/01/13

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**SHERIFF SALE**  
**March 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 905-2012r SUR JUDGEMENT NO. 905-2012 AT THE SUIT OF Wells Fargo Bank NA successor by merger to Wachovia Bank, NA vs Monika Vasquez-Pelz, Executor of the estate of Trudy Boehm, Deceased Mortgagor and Real Owner 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 March 13, 2013 at 11:00 AM



PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

Being known as: RR 2 BOX  
367, DINGMANS FERRY,  
PENNSYLVANIA 18328.

ALL THAT CERTAIN lot,  
piece or parcel 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:

BEGINNING at a point in the  
center line of a certain 33.00  
foot wide road known as Child's  
Park Road (T-344), said point  
being the most Northwesterly  
corner of Lot 2, as shown on a  
certain map entitled "Subdivision  
of Lands for Parkview Estates,  
Section 1, and 2" as recorded  
in the Office of the Recorder of  
Deeds in and for the County of  
Pike at Milford, Pennsylvania  
in Plat Book Volume 26 page  
168; thence in and along the  
centerline of said road on a curve  
to the left having a radius of  
2,822.91 feet for an arc length  
of 133.33 feet, chord bearing  
and distance of North 43  
degrees 02 minutes 17 Seconds  
West 133.32 feet to a point of  
compound curvature; thence  
along the same on a curve to the  
left having a radius of 176.54  
feet for an arc length of 44.19  
feet, chord bearing and distance  
of North 51 degrees 33 minutes  
42 seconds West 44.08 feet to a  
point; said point being a corner  
of lands of Benasa Realty Co.,

as recorded in the Deed Book  
Volume 948 page 14; thence  
leaving said road and along  
the lands of Benasa Realty  
Company, North 31 degrees  
15 minutes 59 seconds East  
(passing an iron pin at 16.50  
feet) 416.59 feet to an iron pipe,  
thence along the same, South 58  
degrees 46 minutes 15 seconds  
East 189.69 feet to an iron pin,  
said pin being on line of lands  
of Benasa Realty Co., and being  
a corner of the aforementioned  
Lot 2; thence leaving the lands  
of Benasa Realty Company  
and along Lot 2, South 31  
degrees 13 minutes 45 seconds  
West 400.00 feet to an iron  
pin, thence along the same,  
South 48 degrees 18 minutes 54  
seconds West (passing an iron  
pin at 44.46 feet) 60.96 feet to  
the place of BEGINNING.  
CONTAINING a total of  
82,345.824 square feet or 1.8904  
acres, more or less. Bearings are  
based on a Magnetic Meridian  
as per a survey done by George  
Fetch, Jr. P.L.S. in September,  
1988.

BEING Lot 1, Section 1, as  
shown on the aforementioned  
map.

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

TOGETHER with all and  
singular, the rights, members,  
hereditaments and appurtenances  
to the said premises belonging

or in anywise incident or appertaining.

Title to said premises is vested in Trudy E. Boehm by deed from John M. Solch and Shirley A. Solch dated July 13, 2001 and recorded July 17, 2001 in Deed Book 1890, Page 1583.

On July 30, 2011, Trudy E. Boehm departed this life. Letters Testamentary were granted July 5, 2011 unto Monika Vasquez-Pelz as Executor of the Estate of Trudy E. Boehm, Deceased Mortgagor and Real Owner.

TAX I.D. #: 02-0-106453

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Monika Vasquez-Pelz, Executor of the estate of Trudy Boehm, Deceased Mortgagor and Real Owner DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$133,986.96, 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 Monika Vasquez-Pelz, Executor of the estate of Trudy Boehm, Deceased Mortgagor and Real Owner DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$133,986.96 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street,  
Ste. 2080  
Philadelphia, PA 19109  
02/15/13 • 02/22/13 • 03/01/13

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**SHERIFF SALE**  
**March 13, 2013**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 972-2012r SUR JUDGEMENT NO.

972-2012 AT THE SUIT OF CitiMortgage, Inc vs Shawnelle Prestidge 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 March 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

EXHIBIT "A"  
LEGAL DESCRIPTION

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

BEING Lot 11, Block XXVIII, Hemlock Farms Community, Stage III, as shown on Plat of Hemlock Farms Community, Laurel Ridge, Stage III, recorded in the Office of the Recorder of Deeds of Pike County, in Plat Book 4 page 169, June 22, 1965.

BEING KNOWN AS  
TAX PARCEL NUMBER:  
107.04-05-74; CONTROL  
NUMBER 037217.

BEING the same premises which Luis A. Cardenas, by Indenture dated 10-18-04 and recorded 10-29-04 in the Office of the Recorder of Deeds in and

for the County of Pike in Record Book 2076 Page 2064, granted and conveyed unto Shawnelle Prestidge.

BEING known as 111 Lone Pine Bay, Lords Valley, PA 18428.

BEING the same premises which Luis A. Cardenas granted and conveyed unto Shawnelle Prestidge by Deed dated October 18, 2004 and recorded on October 29, 2004 in the Office of the Recorder of Deeds of Pike County, Commonwealth of Pennsylvania in Record Book 2076, Page 2064, as Instrument No. 200400021227.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Shawnelle Prestidge DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$234,239.43, 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 Shawnelle Prestidge DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$234,239.43 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Richard M. Squire & Assoc.  
1 Jenkintown Station, Ste. 104  
115 West Avenue  
Jenkintown, PA 19046  
02/15/13 • 02/22/13 • 03/01/13

**SHERIFF SALE**

**March 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO994-2012r SUR JUDGEMENT NO. 994-2012 AT THE SUIT OF M & T Bank s/b/m/t Manufacturers and Traders Trust Company vs Robert Hahn and Denise M. Hahn DEFENDANTS, I WILL EXPOSE TO

DELAWARE, COUNTY OF PIKE, AND STATE OF PENNSYLVANIA, BEING LOT/LOTS NO. 578, SECTION NO. 5, AS SHOWN ON MAP ENTITLED SUBDIVISION OF SECTION 5, POCONO MOUNTAIN LAKE FOREST CORPORATION, ON FILE IN THE RECORDER'S OFFICE AT MILFORD, PENNSYLVANIA IN PLOT BOOK NO. 9, PAGE 228.

Title to said premises is vested in Robert D. Hahn and Denise M. Hahn by deed from Denise M. Hahn, Executrix of the Will of Dolores R. Pagliano, late dated February 10, 2009 and recorded February 11, 2009 in Deed Book 2299, Page 2087.

TAX I.D. #: 161-03-02-44

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Robert Hahn and Denise M. Hahn DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$103,068.71, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES

UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Robert  
Hahn and Denise M. Hahn  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$103,068.71 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street,  
Ste. 2080  
Philadelphia, PA 19109  
02/15/13 • 02/22/13 • 03/01/13

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**SHERIFF SALE**

**March 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO995-2012r  
SUR JUDGEMENT NO.

995-2012 AT THE SUIT  
OF VIII-P Loan Portfolio  
Holdings, LLC vs Teicher  
Organization @ Lehmans  
Point LLC 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  
March 13, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**EXHIBIT A**

ALL THAT CERTAIN  
tract of land known as Phase  
IV, Sections 1 & 2 of The  
Glen at Tamiment situated  
in Lehman Township, Pike  
County, Commonwealth of  
Pennsylvania, as shown on plans  
by Bursich Associates, Inc.,  
entitled "Subdivision Plan -  
THE GLEN AT TAMIMENT  
PHASE IV, SECTIONS 1 &  
2", Drawing No. FP144544A  
thru FP1044544A, dated March  
31, 2005, last revised July 6,  
2006, being more fully described  
as follows:

BEGINNING at a point on  
the northerly right-of-way of  
Tamiment Drive, said point  
being a point in line of lands  
now or late Tamiment 902, LP;

THENCE 1) Along the same  
North 12 degrees 39 minutes  
50 seconds West, a distance of

390.15 feet to a point;

THENCE 2) Along the same North 33 degrees 06 minutes 14 seconds West, a distance of 135.89 feet to a point;

THENCE 3) Along the same North 33 degrees 03 minutes 41 seconds West, a distance of 65.71 feet to a point;

THENCE 4) Along the same North 33 degrees 03 minutes 49 seconds West, a distance of 165.18 feet to a point;

THENCE 5) Along the same North 33 degrees 06 minutes 13 seconds West, a distance of 878.88 feet to a point;

THENCE 6) Along the same North 22 degrees 37 minutes 22 seconds West, a distance of 122.31 feet to a point;

THENCE 7) Along the same North 19 degrees 19 minutes 39 seconds West, a distance of 121.14 feet to a point;

THENCE 8) Along the same North 11 degrees 12 minutes 02 seconds West, a distance of 122.58 feet to a point;

THENCE 9) Along the same North 03 degrees 04 minutes 24 seconds West, a distance of 118.55 feet to a point;

THENCE 10) Along the same North 04 degrees 45 minutes 21 seconds East, a distance of 123.29 feet to a point;

THENCE 11) Along the same North 13 degrees 10 minutes 50 seconds East, a distance of 112.45 feet to a point;

THENCE 12) Along the same North 19 degrees 04 minutes 26 seconds East, a distance of 129.44 feet to a point;

THENCE 13) Along the same North 37 degrees 40 minutes 35 seconds East, a distance of 366.37 feet to a point;

EXHIBIT A  
(Continued)

THENCE 14) Along the same North 59 degrees 24 minutes 34 seconds East, a distance of 87.79 feet to a point;

THENCE 15) Along lands of now or late Tamiment 902, LP, North 58 degrees 53 minutes 14 seconds East, a distance of 321.57 feet to a point;

THENCE 16) Along lands now or late The Glen at Tamiment Phase III, North 59 degrees 26 minutes 06 seconds East, a distance of 496.93 feet to a point;

THENCE 17) Along the same North 63 degrees 41 minutes 17 seconds East, a distance of 50.14 feet to a point;

THENCE 18) Along the same North 73 degrees 21 minutes 44 seconds East, a distance of 148.63 feet to a point;



THENCE 19) Along the same North 77 degrees 24 minutes 54 seconds East, a distance of 121.18 feet to a point;

THENCE 20) Along the same South 83 degrees 03 minutes 11 seconds East, a distance of 209.24 feet to a point;

THENCE 21) Along lands now or late Tamiment Lakefront, LP South 63 degrees 36 minutes 06 seconds East, a distance of 65.82 feet to a point;

THENCE 22) Along lands now or late The Glen at Tamiment Phase II Section 3 South 71 degrees 49 minutes 44 seconds East, a distance of 316.05 feet to a point;

THENCE 23) Along the same South 84 degrees 46 minutes 45 seconds East, a distance of 162.19 feet to a point;

THENCE 24) Along the same South 80 degrees 31 minutes 51 seconds East, a distance of 122.93 feet to a point;

THENCE 25) Along the same South 79 degrees 11 minutes 01 seconds East, a distance of 50.02 feet to a point;

THENCE 26) Along the same South 75 degrees 21 minutes 39 seconds East, a distance of 157.24 feet to a point;

THENCE 27) Along the same South 64 degrees 11 minutes 57 seconds East, a distance of

110.00 feet to a point;

THENCE 28) Along the same South 54 degrees 25 minutes 17 seconds East, a distance of 156.24 feet to a point;

THENCE 29) Along lands now or late Tamiment Lakefront, LP, South 42 degrees 57 minutes 14 seconds East, a distance of 334.69 feet to a point;

**EXHIBIT A**  
(Continued)

Containing: 151.19 acres, more or less.

**EXCEPTING THEREOUT  
AND THEREFROM:**

Lots: 719, 720, 721, 722 and 723

Being part of the same premises which Tamiment 503, LP, a Pennsylvania limited partnership by Deed dated 8-4-2006 and recorded 8-4-2006 in Pike County in Book 2188 Page 1610 conveyed unto Teicher Organization at Lehman's Pointe, LLC, a Pennsylvania limited liability company, in fee.

**THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Teicher Organization  
@ Lehmans Point LLC  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID**

REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$22,394,361.47, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Teicher Organization @ Lehman's Point LLC DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$22,394,361.47 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Derek J. Baker, Esq.  
2500 One Liberty Place  
1650 Market Street  
Philadelphia, PA 19103  
02/15/13 • 02/22/13 • 03/01/13

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**SHERIFF SALE**

**March 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1078-2010r SUR JUDGEMENT NO. 1078-2010 AT THE SUIT OF JPMorgan Chase Bank, NA vs Lisa A. Bathgate and John D. Bathgate 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 March 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN pieces, parcels, and tracts of land, situate in the Township of Dingman, County of Pike, State of Pennsylvania, bounded and described as follows, to wit:

Lot 54, Lot 55, and Lot 56, it being the intention that these 3 lots comprise one residential parcel and that only one single family residences may be built on that parcel.

ALL of which lots are situate in Section 1 of the Camp Indian Trails Subdivision in Accordance with a Survey by Lawrence Bailey, R.S. recorded on

4/11/1970 in Map Book Volume 7 page 235 and revised in survey by Victor E. Orben, R.S. and recorded on 1/11/1972 in Map Book Volume 9 page 92.

Being known as: 110  
APACHE DR, MILFORD,  
PENNSYLVANIA 18337.

Title to said premises is vested in Lisa A. Bathgate and John D. Bathgate by deed from American Financial Corporation of Tampa dated September 30, 1994 and recorded September 30, 1994 in Deed Book 956, Page 12.

CONTROL #: 03-0-068332

MAP #: 123.01-04-25

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Lisa A. Bathgate and John D. Bathgate DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$237,460.54, 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 Lisa A. Bathgate and John D. Bathgate DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$237,460.54 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street,  
Ste. 2080  
Philadelphia, PA 19109  
02/15/13 • 02/22/13 • 03/01/13

---

**SHERIFF SALE**  
**March 13, 2013**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1081-2012r SUR JUDGEMENT NO. 1081-2012 AT THE SUIT OF CNB Realty Trust, Assignee of PENNSTAR Bank, a division of NBT Bank, NA vs William

E. Greenlaw as the Executor of the Estate of David E. Greenlaw 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 March 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

EXHIBIT "A"

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 more particularly described as follows, to wit:

Parcel "C-1" as set forth on a map of the lands of Robert DuBois, as recorded in the Office of the Recorder of Deeds in and for Pike County in Plat Book 23 at Page 161, and as surveyed by Harry F. Schoenagel, P.L.S., on October 17, 1980.

BEING the same premises which Amy E. DuBois and Robert E. DuBois, Trustees for Laura C. DuBois and Robert E. DuBois, minors, granted and conveyed to David E. Greenlaw and Elizabeth M. Greenlaw, his wife, by virtue of their Deed dated July 18, 1986 and recorded on August 18, 1986 in the Office

of the Recorder of Deeds in and for Pike County to Record Book 1064, Page 178.

TOGETHER WITH unto the Grantees, their heirs and assigns, all of the rights, rights-of-way and privileges and UNDER AND SUBJECT to all conditions, covenants, restrictions and reservations as set forth in the chain of title and in Pike County Deed Book Volume 894 at Page 265, and map recorded in Pike County Plat Book 23 at Page 161, the same being binding upon the Grantees herein, their heirs and assigns.

This property is improved with a residential dwelling, and is identified by Tax Identification No. 094.00-01-11.002 and Control No. 03-0-067958.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO William E. Greenlaw as the Executor of the Estate of David E. Greenlaw DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$6,414.29, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT

REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF William E.  
Greenlaw as the Executor of the  
Estate of David E. Greenlaw  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$6,414.29 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
David M. Gregory, Esq.  
307 Erie Street  
Honesdale, PA 19431  
02/15/13 • 02/22/13 • 03/01/13

---

**SHERIFF SALE**  
**March 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO1082-2012r SUR

JUDGEMENT NO. 1082-2012  
AT THE SUIT OF PNC  
Bank, National Association  
vs Susan Mege and Larry  
E. Mege 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  
March 13, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

IN THE COURT OF  
COMMON PLEAS OF PIKE  
COUNTY, PENNSYLVANIA  
CIVIL DIVISION  
NO: 1082-2012  
PNC BANK, NATIONAL  
ASSOCIATION,  
Plaintiff,  
vs  
SUSAN MEGE and LARRY  
E. MEGE,  
Defendants.

LEGAL DESCRIPTION

ALL that certain parcel, piece  
or tract of land situate in  
the Township of Delaware,  
County of Pike and State of  
Pennsylvania, more particularly  
described as Lot 32, Block  
M-502, as shown on a map  
entitled "Section Five, Marcel  
Lake Estates," Delaware  
Township, Pike County,  
Pennsylvania which map is  
recorded in the Office of the  
Recorder of Deeds at Milford,

Pike County, PA, in Plat Book  
Volume 9, Page 144.

HAVING erected thereon  
a dwelling known as 130  
Bernadette Drive, Dingmans  
Ferry, PA 18328.

PARCEL NO. 02-0-100770.  
MAP NO. 148.04-01-36.

BEING the same premises  
which The Bank of New  
York, as successor Trustee  
Under Novastar Mortgage  
Funding Trust 2005-1, by  
Deed dated 4/7/2009 and  
recorded 4/30/2009 in the  
Recorder's Office of Pike  
County, Pennsylvania, Deed  
Book Volume 2306, Page 1611,  
Instrument No. 200900004154,  
granted and conveyed unto  
Susan Mege and Larry E. Mege.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Susan Mege and Larry E. Mege  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$155,903.89,  
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 Susan  
Mege and Larry E. Mege  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$155,903.89 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Vitti \* Vitti \* Assoc.  
215 Fourth Avenue  
Pittsburg, P A 15222  
02/15/13 • 02/22/13 • 03/01/13

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**SHERIFF SALE**  
**March 13, 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1089-2012r  
SUR JUDGEMENT NO.  
1089-2012 AT THE SUIT  
OF JPMorgan Chase Bank,  
National Association vs Elena  
Kozelkova 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  
March 13, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN  
lot, parcel or piece of land  
situate in the Township of  
Lehman, County of Pike, and  
Commonwealth of Pennsylvania,  
being Lot 2453, Section 31, Saw  
Creek Estates, as shown on plan  
of lots recorded in the Office of  
the Recorder of Deeds in and for  
the County of Pike, in Plot Book  
Volume 21, Page 35.

TAX PARCEL # 196.02-01-12

BEING KNOWN AS: 2453  
Shannon 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 Elena Kozelkova  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$168,812.68,  
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 Elena  
Kozelkova DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$168,812.68 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
02/15/13 • 02/22/13 • 03/01/13

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**SHERIFF SALE**  
**March 13, 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,

CIVIL DIVISION, TO EXECUTION NO 1180-2012r SUR JUDGEMENT NO. 1180-2012 AT THE SUIT OF JPMorgan Chase Bank, National Association vs Timothy J. Daniels and Kim S. Daniels 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 March 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 1180-2012

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

vs.

TIMOTHY J. DANIELS  
KIM S. DANIELS

owner(s) of property situate in the TOWNSHIP OF DINGMAN, Pike County, Pennsylvania, being 4019 CONASHAUGH LAKES, A/K/A 212 IROQUOIS TRAIL, MILFORD, PA 18337-9636

Parcel No.: 121.04-01-05 -  
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment amount: \$85,281.23

Attorneys for Plaintiff:

Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Timothy J. Daniels and Kim S. Daniels DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$85,281.23, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Timothy J. Daniels and Kim S. Daniels DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$85,281.23 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan, Hallinan & Schmiegl  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
02/15/13 • 02/22/13 • 03/01/13

**SHERIFF SALE**

**March 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO1253-2011 SUR  
JUDGEMENT NO. 1253-2011  
AT THE SUIT OF J.P.

Morgan Mortgage Acquisition  
Corp c/o Acqura Loan Services  
vs Albena E. Patti and Catherine  
Herdman 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  
March 13, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**LEGAL DESCRIPTION**

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

BEING shown and designated  
as Lot 6ABC, Block B-65, on  
a certain map entitled 'Plan of  
Lots Birchwood Lakes Section  
8, Delaware Township, Pike  
County, PA., Scale 1 inch = 100  
feet; January 1965' as prepared  
by Monroe Engineering, Inc.,  
Stroudsburg, PA. Said map  
being recorded in the Office  
of the Recorder of Deeds in  
Milford, PA. in and for the  
County of Pike in Plat Book  
Volume 4, on page 113.

ALL THAT CERTAIN lot  
or parcel of land situate in the  
Township of Delaware, County  
of Pike and Commonwealth of  
PA. more particularly described  
as follows, to wit:

LOT 39ABC, Block B-65,  
Section 8, as set forth on a  
Plan of Lots of Birchwood  
Lakes, and filed in the Office  
of the Recorder of Deeds,  
Pennsylvania, in Plat Book  
Volume 4, page 113.

LOTS 6 & 39ABC, Block 65,  
Section 8 of Birchwood Lakes,  
Delaware Township, are NOW  
KNOWN AS LOT 6A, Block  
65, Section 8 of Birchwood  
Lakes, recorded in Plat Book 30,  
page 9.

BEING the same premises that  
William C. Bauer and Robyn B.  
Bauer, his wife, by deed dated  
April 30, 1992, and recorded  
April 30, 1993, in the Office of  
the Recorder of Deeds of Pike  
County, Pennsylvania, in Book  
701, Page 337, granted and

conveyed unto William C. Bauer and Robyn B. Bauer, husband and wife, in fee.

PARCEL IDENTIFICATION NO: 149.04-02-36, CONTROL #: 02-0-032243

TITLE TO SAID PREMISES IS VESTED IN Albena E. Patti and Catherine Herdman, joint tenants with rights of survivorship, by Deed from Robyn B. Bauer and Pike County Prothonotary for William C. Bauer, as per Civil Case No. 566-2005 by order dated January 8th 2007, dated 02/12/2007, recorded 02/12/2007 in Book 2218, Page 2190 as Instrument No. 200700002497.

FOR INFORMATION PURPOSES ONLY, PREMISES IS COMMONLY KNOWN AS:  
136 Doolan Road, Dingmans Ferry, PA 18328.

EXHIBIT "A"

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Albena E. Patti and Catherine Herdman DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE

AMOUNT OF \$139,335.99, 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 Albena E. Patti and Catherine Herdman DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$139,335.99 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Parker McCay  
9000 Midlantic Drive, Ste. 300  
PO Box 5054  
Mount Laurel, NJ 08054-1539  
02/15/13 • 02/22/13 • 03/01/13

---

**SHERIFF SALE**  
**March 13, 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED

OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1286-2012r SUR  
JUDGEMENT NO. 1286-2012  
AT THE SUIT OF Wells  
Fargo Bank, NA vs Raquel  
Colon 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  
March 13, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION FOR  
ADVERTISING

By virtue of a Writ of Execution  
No. 1286-2012

WELLS FARGO BANK, N.A.

vs.

RAQUEL COLON

owner(s) of property situate

in the TOWNSHIP OF

DELAWARE, Pike County,

Pennsylvania, being

257 HIGH BRIDGE ROAD,

DINGMANS FERRY, PA

18328-4317

Parcel No.: 168.04-09-26-

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment amount: \$139,524.98

Attorneys for Plaintiff:

Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF

EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Raquel Colon  
DEFENDANTS, OWNER.,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$139,524.98,  
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 Raquel Colon  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$139,524.98 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

Phelan, Hallinan & Schmiege  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
02/15/13 • 02/22/13 • 03/01/13

**SHERIFF SALE  
March 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1296-2012r SUR  
JUDGEMENT NO. 1296-2012  
AT THE SUIT OF US Bank  
National Association, as Trustee  
on behalf of the holders of the  
Adjustable Rate Mortgage  
Trust 2007-1, Adjustable Rate  
Mortgage-Backed Pass-Through  
Certificates, Series 2007-1  
vs Carol Petito a/k/a Carol  
Biederwolf 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  
March 13, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

Property Described as Lot 146,  
Stage 4 Pine Ridge, Lehman  
Township, Pike County, PA.

ALL that certain lot, piece or  
parcel of land, situate, lying  
and being in the Township of  
Lehman, County of Pike and  
State of Pennsylvania, more

particularly described as follows:

LOT Number 146, Stage IV,  
Pine Ridge, as shown on Plat  
of Pine Ridge Inc. Stage 4,  
recorded in the Office of the  
Recorder of Deeds of Pike  
County in Plat Book Volume 7,  
Page 107 on July 19, 1969.

Control No. 043538

Map No. 193.02-02-19

Being known as 1944 Pine Ridge  
Road, Bushkill, PA

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Carol Petito a/k/a Carol  
Biederwolf DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$122,848.16,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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



ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Carol Petito a/k/a Carol Biederwolf DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$122,848.16 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Barbara A. Fein  
721 Dresher Road, Ste.. 1050  
Horsham, PA 19044  
02/15/13 • 02/22/13 • 03/01/13

**SHERIFF SALE**

**March 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1369-2012r SUR JUDGEMENT NO. 1369-2012 AT THE SUIT OF PNMAC Mortgage Opportunity Fund Investors, LLC vs June McKay and William McKay aka William L. McKay, Jr. aka William Lionel McKay, 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 March 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of land situate in the Township of Lehman, County of Pike and Commonwealth of Pennsylvania, shown as Lot 1873 and Lot 1874-A on a plan titled "A Minor Subdivision of Lot 1874, Section 4, Saw Creek Estates" dated January 4, 1994 (revised January 11, 1994) as prepared by Frank J. Smith, Jr., Inc. Registered Surveyors of Marshalls Creek, Pennsylvania, and recorded in Plat Book 31, Page 199, bounded and described as follows to wit:

BEGINNING at an iron pipe on the southerly right of way line of Stafford Drive, said pipe being a common corner of Lot 1872 and 1873 Section 4, Saw Creek Estates (Map Book 22, Page 12);

THENCE 1. ) by said Lot 1872, South 10 degrees 13 minutes 28 seconds West 171.26 feet to a pin;

THENCE 2.) by a park, Lot 2041 and Lot 2040, Section 3, Saw Creek Estates (Map Book 24 Page 49), North 74 degrees 47 minutes 18 seconds West

163.93 feet to a pin;

THENCE 3.) by Lot 2039 of said Section 3, Saw Creek Estates, North 27 degrees 47 minutes 00 seconds West 7.89 feet to a pin;

THENCE 4. ) by the remaining portion of Lot 1874 Section 4, Saw Creek Estates, of which a portion of this lot was formerly a part, North 38 degrees 08 minutes 06 seconds East 191.66 feet to a pin on the southerly side of said Stafford Drive;

THENCE 5. ) along the southerly right of way line of said Stafford Drive, on a curve to the left having a radius of 175.00 feet (at an arc length of 1.36 feet passing a pin) for an arc length of 81.36 feet to the place of BEGINNING. CONTAINING 22,097 square feet.

BEING all of Lots 1873 Section 4, Saw Creek Estates and being all of Lot 1874-A as shown on the above plan titled "A Minor Subdivision of Lot 1874, Section 4, Saw Creek Estates".

No. 2

ALL THAT CERTAIN lot or piece of land situate in the Township of Lehman, County of Pike and Commonwealth of Pennsylvania, shown as the Remaining portion of Lot 1874 on a plan titled "A Minor Subdivision of Lot 1874, Section 4, Saw Creek Estates" dated

January 4, 1994 (revised January 11, 1994) as prepared by Frank J. Smith, Jr., Inc. Registered Surveyors of Marshalls Creek, Pennsylvania, and recorded in Plat Book 31, Page 199, bounded and described as follows to wit:

BEGINNING at a pin on the southerly right of way line of Stafford Drive, said pin being a common corner of Lot 1874 and Lot 1875 Section 4, Saw Creek Estates (Map Book 22 Page 12);

THENCE 1.) Along the southerly right of way line of Stafford Drive, on a curve to the left having a radius of 175.00 feet for an arc length of 77.78 feet to a pin;

THENCE 2.) by Lot 1874-A, as shown on the above mentioned plan, South 38 degrees 08 minutes 06 seconds West 191.66 feet to a pin;

THENCE 3.) by Lot 2039, 2038, and 2037 Section 3, Saw Creek Estates (Map Book 24 Page 49), North 27 degrees 47 minutes 00 seconds West 155.43 feet to a pin;

THENCE 4.) by said Lot 1875, North 62 degrees 36 minutes 33 seconds East 158.13 feet to the place of BEGINNING. CONTAINING 19,379 square feet.

UNDER AND SUBJECT to the covenants, charges, reservations, conditions,

restrictions and requirements which shall be deemed to run with the land as they appear of record, as set forth in Deed Book 1015, Pages 120 through 124.

The above Lots shall hereby become merged into one lot for taxing purposes, and shall not be separately conveyed without the approval of Lehman Township, as provided by law.

Known as 720 Saw Creek Estates a/k/a 1873 Stafford Drive, Bushkill, PA 18324-9446

Parcel No.:196.04-05-29 and 196.04-05028

Being the same premises which Bennisford W. McKay and Mark A. Schichtel granted and conveyed unto William McKay and June McKay by Deed dated December 16, 2006 and recorded January 10, 2007 in the Office of the Recorder of Deeds of Pike County, Pennsylvania in Deed Book 2213, Page 1754.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO June McKay and William McKay aka William L. McKay, Jr. aka William Lionel McKay, Jr. DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE

AMOUNT OF \$226,699.74, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF June McKay and William McKay aka William L. McKay, Jr. aka William Lionel McKay, Jr. DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$226,699.74 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Richard M. Squire  
1 Jenkintown Station, Ste. 104  
115 West Avenue  
Jenkintown, PA 19046  
02/15/13 • 02/22/13 • 03/01/13

---

**SHERIFF SALE**

**March 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1381-2012r SUR

JUDGEMENT NO. 1381-2012  
AT THE SUIT OF U.S.

Bank National Association, as  
Trustee under the Pooling and  
Servicing Agreement dated as  
of December 1, 2006, GSAMP  
Trust 2006-HE8, Mortgage  
pass-Through Certificates,  
Series 2006-HR8 vs John  
Dudek 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  
March 13, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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

pleadings@udren.com  
U.S. Bank, National Association,  
as Trustee under the Pooling and  
Servicing Agreement dated as

of December 1, 2006, GSAMP  
Trust 2006-HE8, Mortgage  
Pass-Through Certificates, Series  
2006-HE8

Plaintiff

v.

JOHN DUDEK

Defendant(s)

COURT OF COMMON  
PLEAS

CIVIL DIVISION

Pike County

MORTGAGE

FORECLOSURE

NO. 1381.2012

SHORT DESCRIPTION FOR  
ADVERTISING

ALL THAT CERTAIN  
LOT OF LAND SITUATE  
IN TOWNSHIP OF

LEHMAN, PIKE COUNTY,  
PENNSYLVANIA:

BEING KNOWN AS 3 Steele  
Road a/k/a Parcel 3, Steele  
Road, Bushkill, PA 18324

PARCEL NUMBER:

197.03-01-68

IMPROVEMENTS:

Residential Property

UDREN LAW OFFICES, P.C.  
S/

Attorney for Plaintiff, Esquire  
PA ID 45362

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
John Dudek DEFENDANTS,

OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$171,893.78, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF John Dudek DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$171,893.78 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  
02/15/13 • 02/22/13 • 03/01/13

---

**SHERIFF SALE**

**March 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1394-2012r SUR JUDGEMENT NO. 1394-2012 AT THE SUIT OF Federal National Mortgage Association vs Joan B. Miller 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 March 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

DOCKET# 1394-2012  
ALL THAT CERTAIN piece, parcel and tract of land situate, lying and being in the Township of Dingman, County of Pike and Commonwealth of Pennsylvania, more particularly described as follows to wit:  
BEING Lot No. 3, Block No. 2, Section No. 3, Sunrise Lake, as shown on plat or map of Sunrise Lake or Sunnylands, Inc., subdivisions recorded in the Office of the Recorder of Deeds of Pike County in Plat Book 5, page 105.  
BEING THE SAME  
PREMISES which REGINA

VALLEAU, Administratrix of the Estate of Marjorie L. Valleau, deceased, by indenture bearing date the 20th day of November, 1992 and being recorded at Milford, Pennsylvania in the Office for the Recording of Deeds, in and for the County of Pike, on the 20th day of November, 1992 in Record Book Volume 634, page 198, granted and conveyed unto CHESTER J. PUCO, in fee. TAX PARCEL# 122.03-02-64 PROPERTY: 3148 Sunrise Lake, Milford, PA 18377 IMPROVEMENTS: A Residential Dwelling TO BE SOLD AS THE PROPERTY OF: Joan B. Miller Martha E. Von Rosenstiel, Esquire Heather Riloff, Esquire Attorney for Plaintiff 649 South Avenue, Unit 7 Secane, PA 19018 610 328-2887 Attorney I.D.# 52634 Attorney I.D.#309906 #30290-PB

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Joan B. Miller DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$125,053.16, PLUS COSTS & INTEREST.

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

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Joan B. Miller DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$125,053.16 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Martha E. Von Rosenstiel  
649 South Avenue Ste. 7  
Secane, PA 19018  
02/15/13 • 02/22/13 • 03/01/13

---

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



NO 1406-2012r SUR  
JUDGEMENT NO. 1406-2012  
AT THE SUIT OF The  
Honesdale National Bank vs  
Anne Tucker and Patrick Russell  
Tucker 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  
March 13, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SCHEDULE A

Parcel 10-0-011420 Map  
070.04-03-27

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

BEGINNING at a point for a  
corner; said point of beginning  
being in the center of the public  
road leading from Greentown  
to Hawley and being the  
Northwest corner of said lot  
now or formerly sold to Leroy  
Butz; thence along the center of  
the said public road, South 85  
degrees 40 minutes West 100  
feet to a corner; thence along  
the lands now or formerly of  
Garnick, South 16 degrees 35  
minutes East 200 feet to the

center of a private roadway;  
thence along the center of the  
said private roadway South 85  
degrees 45 minutes West 50 feet  
to a corner in the center of the  
said private road; thence along  
the line of lands now or formerly  
of Jensen, South 7 degrees 30  
minutes East 286.7 feet to the  
line of lands now or formerly of  
George Coutts; thence along the  
line of lands now or formerly  
of Coutts, North 78 degrees 00  
minutes East 150 feet to the  
Southwest corner of the lands  
now or formerly of Cassel;  
thence along the line of lands  
now or formerly of Cassel, North  
7 degrees 28 minutes West  
273.6 feet to the center of the  
aforementioned private roadway;  
thence along the line of lands  
now or formerly of Butt, North  
16 degrees 35 minutes West  
200 feet to the point or place of  
BEGINNING.

The aforementioned described  
premises are conveyed in  
accordance with a plan or survey  
made by Fred C. Schoenagel,  
R.S., July 21, 1943; M.M. 1946.

BEING KNOWN AS: 962  
Route 507, Greentown, PA  
18426

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Anne Tucker and  
Patrick Russell Tucker  
DEFENDANTS, OWNER,

OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$171,698.04, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Anne Tucker and Patrick Russell Tucker DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$171,698.04 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
02/15/13 • 02/22/13 • 03/01/13

---

**SHERIFF SALE**

**March 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1446-2009r SUR JUDGEMENT NO. 1446-2009 AT THE SUIT OF US Bank National Association, as trustee, successor in interest to Bank of America, National Association as Trustee as Successor by Merger to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset Backed Securities I LLC, Asset -Backed Certificates, Series 2007-HE5 vs Mai H. Herbison and William J. Herbison, SR., aka William J. Herbison 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 March 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

BEING Lot No. 21 of a

development known as Oak Manor Estates, as shown on a plat of Oak Manor Estates, recorded in the Recorder of Deeds Office of Pike County, Pennsylvania in Plat Book 10, at page 240.

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

BEING THE SAME PREMISES which Jay Kalish and Roberta Kalish, husband and wife and Richard J. Jagger, widower and single and Luke Van Horn and Michelle Van Horn, husband and wife, by Indenture dated June 30, 2005 and recorded July 1, 2005, in the Office for the Recorder of Deeds in and for Pike County, in Deed Book Volume 2118, Page 2617, conveyed unto William J. Sr. Herbison and Mai H. Herbison, husband and wife.

BEING known as 124 OAK MANOR DRIVE, MILFORD, PA 18337

IMPROVEMENTS:  
Residential property.

TAX PARCEL # 03-0-100080

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

TO Mai H. Herbison and William J. Herbison, SR., aka William J. Herbison DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$560,596.43, 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 Mai H. Herbison and William J. Herbison, SR., aka William J. Herbison DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$560,596.43 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,

PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
02/15/13 • 02/22/13 • 03/01/13

---

**SHERIFF SALE**  
**March 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1557-2012r SUR  
JUDGEMENT NO. 1557-2012  
AT THE SUIT OF One  
West Bank, FSB vs Margaret  
Kucker 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  
March 13, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

Being known as: 104  
SOUTHWYND  
DRIVE, MILFORD,  
PENNSYLVANIA 18337.

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

DESCRIBED AS LOT  
NO. 12, BLOCK NO. 8,  
SECTION NO. 1, GOLD  
KEY ESTATES, AS  
SHOWN ON PLAT OR  
MAP OF GOLD KEY  
ESTATES, SUBDIVISIONS  
RECORDED IN THE  
OFFICE OF THE  
RECORDER OF DEEDS OF  
PIKE COUNTY IN PLAT  
BOOK 6 PAGE 17.

Title to said premises is vested  
in Carolyn Nagy and Margaret  
Kucker and Margaret M.  
Sirmay, as Joint Tenants with  
the right of survivorship and not  
as tenants in common by deed  
from Fred C. Berkowitz and Pat  
M. Berkowitz, his wife dated  
December 1, 1988 and recorded  
December 2, 1988 in Deed Book  
1302, Page 117.

And so Carolyn Nagy departed  
this life on August 24, 2000, and  
Margaret M. Sirmay likewise  
departed this life on April 1,  
2011, leaving Margaret Kucker  
as sole owner and mortgagor.

TAX I.D. #: 03-0-016726

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

JUDGMENT ON THE AMOUNT OF \$123,814.35, 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 Margaret Kueker DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$123,814.35 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street,  
Ste. 2080  
Philadelphia, PA 19109  
02/15/13 • 02/22/13 • 03/01/13

---

**SHERIFF SALE**  
**March 13, 2013**  
BY VIRTUE OF WRIT

OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1565-2012r SUR JUDGEMENT NO. 1565-2012 AT THE SUIT OF First Horizon Home Loans, a division of First Tennessee Bank National Association vs Timothy J. Walter and Vicki E. Walter 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 March 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING  
By virtue of a Writ of Execution No. 1565-2012  
FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK NATIONAL ASSOCIATION  
vs.  
TIMOTHY J. WALTER  
VICKI E. WALTER  
owner(s) of property situate in the TOWNSHIP OF DINGMAN, Pike County, Pennsylvania, being 102 OAK LANE, MILFORD, PA 18337-7787  
Parcel No.: 136.01-02-03  
(Acreage or street address)  
Improvements thereon:

RESIDENTIAL DWELLING  
Judgment amount: \$179,273.94  
Attorneys for Plaintiff:  
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Timothy J. Walter  
and Vicki E. Walter  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$179,273.94,  
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 Timothy J.  
Walter and Vicki E. Walter

DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$179,273.94 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan, Hallinan & Schmieg  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
02/15/13 • 02/22/13 • 03/01/13

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**SHERIFF SALE**

**March 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1609-2012r  
SUR JUDGEMENT NO.  
1609-2012 AT THE SUIT  
OF JPMorgan Chase Bank,  
National Association vs Mary  
F. Clay 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  
March 13, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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



particularly described as follows,  
to wit:

Lots 1ABC, Block B-52, as set forth on a Plan of Lots-Birchwood Lakes, Section 7, Delaware Township, Pike County, Pennsylvania, dated January 1965 by John B. Aicher, Monroe Engineering, Inc., Stroudsburg, Pennsylvania and filed in the Office for the Recording of Deeds in and for Pike County, Pennsylvania in Plat Book 4, page 204, on October 8, 1965.

Being the same premises which Christopher J. Vonsee by deed dated January 29, 2008 and recorded on January 30, 2008 in Book 2265 Page 258 in the the Recorder of Deeds for Pike County, granted and conveyed to Mary F. Clay.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIATO Mary F. Clay DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$133,658.46, 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 F. Clay DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$133,658.46 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Shapiro & Denardo  
3600 Horizon Drive, Ste. 150  
King of Prussia, PA 19406  
02/15/13 • 02/22/13 • 03/01/13

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**SHERIFF SALE**

**March 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO1710-2012r SUR JUDGEMENT NO. 1710-2012 AT THE SUIT OF The Honesdale National Bank vs Cheryl Novak and Lawrence

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

ALL THAT CERTAIN  
piece, parcel and tract of lands  
now or formerly of Eri T.  
Trivelpiece, said point also  
being located South 13 degrees  
25 minutes East 12.0 feet  
from the Southeast corner of  
the Pennsylvania State Game  
Lands; thence through the lands  
of the prior Grantor, Ethel  
Trivelpiece, widow and her late  
husband, Henry Trivelpiece,  
South 89 degrees 15 minutes  
East 33.1 feet to a corner, South  
10 degrees 45 minutes West  
299.6 feet to a corner, South 43  
degrees 37 minutes West 102.6  
feet to a corner North 21 degrees  
00 minutes West 153.4 feet to  
a corner and South 69 degrees  
40 minutes West 318.5 feet to a  
corner in the center of a public  
highway leading from Blooming  
Grove to Lords Valley; thence  
along the centerline of the  
said public highway, North 44  
degrees 56 minutes West 27.1  
feet to the most Southerly corner  
of the lands now or formerly of  
Eri T. Trivelpiece; thence along  
the lands now or formerly of Eri  
T. Trivelpiece; North 55 degrees

44 minutes East 564.2 feet to the  
point and place of beginning.

EXCEPTING AND  
RESERVING the ½ width  
of the right of way of the said  
public highway which runs across  
the Westerly side of the above  
described premises for public  
highway purposes.

BEARINGS of the magnetic  
meridian of the year 1958.

CONTAINING 1.47 acres of  
land to be the same more or less.

MAP/PLATE NUMBER:  
074.00-01-10. CONTROL  
NUMBER: 01-0-068779.  
BEING KNOWN AS: HC 8  
Box 102, Hawley, PA 18428

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Cheryl Novak and Lawrence  
Novak DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$123,870.79,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Cheryl Novak and Lawrence Novak DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$123,870.79 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
02/15/13 • 02/22/13 • 03/01/13

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**SHERIFF SALE**

**March 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1732-2012r SUR JUDGEMENT NO. 1732-2012 AT THE SUIT OF M & T Bank vs Dmitry Bronstein and Regina Bronstein 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 March 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

Being known as: 101 MOUNTAINVIEW DRIVE, LORDS VALLEY, PENNSYLVANIA 18428.

LONG LEGAL: ALL THAT CERTAIN PARCEL OR TRACT OF LAND SITUATE IN THE TOWNSHIP OF BLOOMING GROVE, COUNTY OF PIKE, COMMONWEALTH OF PENNSYLVANIA AND BEING THE SAME REAL PROPERTY CONVEYED TO DMITRY BRONSTEIN AND REGINA BRONSTEIN BY DEED ON 11/15/2004 IN BOOK 2079 PAGE 1619 AMONG THE OFFICIAL RECORDS OF PIKE COUNTY, COMMONWEALTH OF PENNSYLVANIA. SAID DEED REFERENCE MADE HEREIN FOR A MORE FULL DESCRIPTION.

Title to said premises is vested in Dmitry Bronstein and Regina Bronstein by deed from Dennis C. Colson, sole heir of Marion K. Colson dated November 1,

2004 and recorded November 15, 2004 in Deed Book 2079, Page 1619.

TAX I.D. #: 01-0-033447

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Dmitry Bronstein and Regina Bronstein DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$191,804.79, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

Bronstein and Regina Bronstein DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$191,804.79 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street,  
Ste. 2080  
Philadelphia, PA 19109  
02/15/13 • 02/22/13 • 03/01/13

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**SHERIFF SALE**

**March 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1738-2012r SUR JUDGEMENT NO. 1738-2012 AT THE SUIT OF One West Bank, FSB vs Laurie K. Rambone and Peter P. Rambone 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 March 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ATTORNEY FOR  
PLAINTIFF  
UDREN LAW OFFICES, P.C.

WOODCREST  
CORPORATE CENTER  
111 WOODCREST ROAD,  
SUITE 200  
CHERRY HILL, NJ  
08003-3620  
856-669-5400  
pleadings@udren.com  
One West Bank, FSB  
Plaintiff

v.  
LAURIE K. RAMBONE  
PETER P. RAMBONE  
Defendant(s)

COURT OF COMMON  
PLEAS  
CIVIL DIVISION  
Pike County

MORTGAGE  
FORECLOSURE  
NO. 1738-2012

SHORT DESCRIPTION FOR  
ADVERTISING

ALL THAT CERTAIN  
LOT OF LAND SITUATE  
IN TOWNSHIP OF  
LACKWAXEN, PIKE  
COUNTY, PENNSYLVANIA:  
BEING KNOWN AS 88  
Williams Road, Hawley, PA  
18428

PARCEL NUMBER:  
05-0-026444

IMPROVEMENTS:  
Residential Property

UDREN LAW OFFICES, P.C.  
S/  
Attorney for Plaintiff  
PA ID No. 206228

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Laurie K. Rambone  
and Peter P. Rambone  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$241,883.76,  
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 Laurie K.  
Rambone and Peter P. Rambone  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$241,883.76 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Mark J. Udren  
111 Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003  
02/15/13 • 02/22/13 • 03/01/13

**SHERIFF SALE  
March 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1775-2012r SUR  
JUDGEMENT NO. 1775-2012  
AT THE SUIT OF PNC  
Bank, National Association vs  
Mildred Rodriguez and Arquelio  
K. Velez 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  
March 13, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**EXHIBIT "A"**

ALL TRAT CERTAIN lot or  
piece of land situate in Lehman  
Township, Pike County,  
Pennsylvania, bounded and  
described as follows, to wit:

BEGINNING at the  
intersection of the centerline of  
the Howeytown Bridge to Barn

Timber School House Road, and  
northeasterly side of Chestnut  
Drive as shown on a certain  
map entitled. "Lot Plan, Rustic  
Acres Estates, Section One,  
Lehman Township., Pike Co.,  
Penna., Scale 1" equals 50', July  
1963", as prepared by Monroe  
Engineering, Inc., Stroudsburg,  
Penna.; thence (1) in and along  
the center of Howeytown Bridge  
to Barn Timber School House  
Road, North 52 degrees 18  
minutes minutes East 90.01  
feet to a point at or near the  
center of said road, a corner  
common to lots 9 and 10; thence  
(2) leaving said road and along  
said Lot 9, South 37 degrees 10  
minutes East (passing over an  
iron pipe at 32.91 feet) 166.85  
feet to an iron pipe, a corner  
common to Lots 9, 10, 11 and  
12; thence (3) along said Lot 11,  
South 52 degrees 50 minutes  
West 90.00 feet to an iron pipe  
on the northeasterly side of  
the aforementioned Chestnut  
Drive, a corner common to  
Lots 10 and 11; thence (4)  
along the northeasterly side of  
said Chestnut Drive; North  
37 degrees 10 minutes West  
168.15 feet to the place of  
BEGINNING.

BEING shown as Lot 10 on  
aforementioned map.

BEING KNOWN AS: Lot 10  
Chestnut Drive, Bushkill, PA  
18324

PROPERTY ID NO.:  
200.01-01-17



TITLE TO SAID PREMISES IS VESTED IN Mildred Rodriguez, an unmarried person and Arquelio K. Velez, an unmarried person, as Joint Tenants with the Right of Survivorship BY DEED FROM Joseph P. McCloskey and Eileen M. Stanley, husband and wife DATED 06/28/1999 RECORDED 07/16/1999 IN DEED BOOK 1793 PAGE 721.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Mildred Rodriguez and Arquelio K. Velez DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$73,513.36, 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 Mildred Rodriguez and Arquelio K. Velez DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$73,513.36 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices  
111 Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003-3620  
02/15/13 • 02/22/13 • 03/01/13

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**SHERIFF SALE**  
**March 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1825-2012r SUR JUDGEMENT NO. 1825-2012 AT THE SUIT OF The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, NA as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2006-R, by its Attorney-in-fact Ocwen Loan Servicing LLC vs Robert G. Woodruff and Marie E. Woodruff 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  
March 13, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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

BEGINNING at a point in the  
centerline of the public road  
from Matamoras to Mill Rift,  
said point being contiguous with  
property previously conveyed  
to Grimola; thence North 29  
degrees 09 minutes 30 seconds  
East 198.36 feet to a pipe; thence  
North 41 degrees 01 minutes 32  
seconds West 148.71 feet to a  
pipe; thence North 56 degrees  
30 minutes East 200.45 feet to  
a point; thence along the lands  
formerly of Dockerty South 52  
degrees 08 minutes East 218.26  
feet to a point; thence along the  
low water mark of the Delaware  
River 152.7 feet to a point;  
thence cutting through the lands  
of the grantors herein South 53  
degrees 41 minutes West 501  
feet through a set iron bar to a  
point in the centerline of the  
aforesaid public road; thence  
along the centerline of said  
public road North 51 degrees 29  
minutes West 141.48 feet to the

point and place of beginning.

FURTHER being Parcel No.  
4 as shown on map entitled:  
LAND DIVIDED FOR  
HOMER WOODRUFF,  
WESTFALL TOWNSHIP,  
PIKE COUNTY, PA. SCALE  
1"-100, A- NOV, 10, 1972-1.4  
AC TO + 4- A, VICTOR  
E. ORBEN, COUNTY  
SURVEYOR, April 4, 1967,  
D-187-A.

BEING the same premises  
which Homer W. Woodruff  
and Lois E. Woodruff, his wife,  
by Deed dated April 19, 1973  
and recorded on April 25, 1973  
in the Office of the Recorder of  
Deeds in and for Pike County  
in Deed Book 346 Page 12,  
granted and conveyed unto  
Robert G. Woodruff and Marie  
E. Woodruff, his wife as Tenants  
by Entireties.

PARCEL #066-00-01-14

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Robert G. Woodruff  
and Marie E. Woodruff  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$247,945.80,  
PLUS COSTS & INTEREST.  
THE SALE MADE

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

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Robert  
G. Woodruff and Marie E.  
Woodruff DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$247,945.80 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stem & Eisenberg  
261 Old York Road, Ste. 410  
Jenkintown, PA 19046  
02/15/13 • 02/22/13 • **03/01/13**

**SHERIFF SALE**  
**March 13, 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL

DIVISION, TO EXECUTION  
NO 1839-2012r SUR  
JUDGEMENT NO. 1839-2012  
AT THE SUIT OF JPMorgan  
Chase Bank, NA vs Sarrah  
Cherizard 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  
March 13, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN  
lot, parcel or piece of land  
situate in the Township of  
Lehman, County of Pike, and  
Commonwealth of Pennsylvania,  
being Lot 1930, Section 4, Saw  
Creek Estates, as shown on  
a plan of lots recorded in the  
Office of the Recorder of Deeds  
in and for the County of Pike, in  
Plot Book Volume 22, Page 12.

BEING KNOWN AS TAX  
PARCEL ID # 06-0-100879;  
MAP # 196.04-05-63

BEING the same premises  
which Jason Vanrell and Susan  
A. Vanrell, husband and wife,  
by Deed dated August 20, 2004  
and recorded in the Pike County  
Recorder of Deeds Office on  
August 25, 2004 in Deed Book  
2065, page 1611, granted and  
conveyed unto Sarrah Cherizard,  
unmarried.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Sarrah Cherizard DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$153,101.31, 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 Sarrah Cherizard DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$153,101.31 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Shapiro & DeNardo  
3600 Horizon Drive, Ste. 150  
King of Prussia, PA 19406  
02/15/13 • 02/22/13 • **03/01/13**

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**SHERIFF SALE**

**March 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1840-2012r SUR JUDGEMENT NO. 1840-2012 AT THE SUIT OF JPMorgan Chase Bank, National Association vs Mayerling Cintron 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 March 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, parcel, or piece of ground situate in the Township of Lehman, County of Pike, and Commonwealth of Pennsylvania being Lot Number 128, Phase 11, Section III, of the Glen at Tamiment Subdivision, as set forth on certain plat maps prepared by R.K.R. Hess Associates, and entitled "Final

Plan, Phase II, Section III, The Glen at Tamiment”, recorded in the Office of the Recorder of Deeds in and for Pike County, Pennsylvania In Plat Book 25, at page 238,239,240 & 241 in the Township of Lehman, County of Pike and Commonwealth of Pennsylvania.

BEING the same premises which J&S Real Estate Properties, LLC, A New Jersey LLC, by Deed dated October 9, 2009, and recorded in the Pike County Office of the Recorder of Deeds on November 13, 2009 in Deed Book 2324, page 356, granted and conveyed unto Mayerling Cintron.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Mayerling Cintron DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$235,568.11, 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 Mayerling Cintron DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$235,568.11 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Shapiro & Denardo  
3600 Horizon Drive, Ste. 150  
King of Prussia, PA 19406  
02/15/13 • 02/22/13 • 03/01/13

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**SHERIFF SALE**

**March 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2159-2011r SUR JUDGEMENT NO. 2159-2011 AT THE SUIT OF Flagstar Bank, FSB vs Jefferson Williams, JR. And Tonya R. Kemp 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  
March 13, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

Being known as:  
773 MALLARD  
LANE, BUSHKILL,  
PENNSYLVANIA 18324.

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

BEGINNING at a point  
on the Southwesterly line of  
Mallard Lane, a common  
corner of Lot No. 773 and Lot  
No. 774 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 Volume 7, Page 155,  
October 17, 1969, on file in the  
office of the recorder of deeds,  
Milford, Pennsylvania, from  
which an iron pin marking  
the Southwesterly Corner of  
Parcel No. 1 of lands conveyed  
by Benjamin Foster to Pocono  
Ranch Lands, Lmted., by deed  
dated November 27, 1971, and  
recorded in the aforementioned  
office in Deed Book Volume  
258, Page 824, bears south 10

degrees 24 minutes 48 seconds  
east distant 4445.63 feet, also  
from which a stone corner  
marking the northeasterly corner  
of Parcel No. 7 of the above  
mentioned lands conveyed by  
Benjamin Foster to Pocono  
Ranch Lands, Lmted., bears  
south 26 degrees 53 minutes 27  
seconds west distant 3963.44  
feet; thence by Lot No. 774  
south 61 degrees 41 minutes  
46 seconds west 218.37 feet to  
a point; thence by Lot No. 772  
North 26 degrees 39 minutes  
53 seconds east 205.77 feet to  
a point on the Southwesterly  
Line of Mallard Lane; thence  
along the Southwesterly Line of  
Mallard Lane on a curve to the  
right having a radius of 226.03  
feet for an arc length of 130.00  
feet (chord bearing and distance  
being south 51 degrees 11  
minutes 58 seconds east 128.22  
feet) to the place of beginning.

Containing 13,693 Square Feet,  
more or less.

BEING LOT NO. 773 on the  
above mentioned plan.

Title to said premises is vested  
in Jefferson Williams, Jr. and  
Tonya R. Kemp by deed from  
From Tracey Woods and Patrick  
J. Cryan dated August 29, 2008  
and recorded September 15,  
2008 in Deed Book 2288, Page  
2649.

PARCEL #: 182.04-08-35  
CONTROL #: 06-0-038688

THE SALE IS MADE BY



VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jefferson Williams, JR. And Tonya R. Kemp DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$155,061.50, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Jefferson Williams, JR. And Tonya R. Kemp DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$155,061.50 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street,  
Ste. 2080  
Philadelphia, PA 19109  
02/15/13 • 02/22/13 • 03/01/13

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**SHERIFF SALE**

**March 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2484-2009r SUR JUDGEMENT NO. 2484-2009 AT THE SUIT OF JPMorgan Chase Bank, National Association, s/b/m to Chase Home Finance, LLC vs Carla J. Bashford 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 March 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION FOR ADVERTISING**

By virtue of a Writ of Execution No. 2484-2009-CIVIL JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, S/B/M TO CHASE HOME FINANCE, LLC  
vs.

CARLA J. BASHFORD  
owner(s) of property situate  
in the TOWNSHIP OF  
LEHMAN, Pike County,  
Pennsylvania, being  
1986 MANCHESTER  
DRIVE, BUSHKILL, PA  
18324  
Parcel No.: 196.04-07-63-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$90,363.97  
Attorneys for Plaintiff:  
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Carla J. Bashford  
DEFENDANTS OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$90,363.97,  
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 Carla J.  
Bashford DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$90,363.97 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan, Hallinan & Schmieg  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
02/15/13 • 02/22/13 • 03/01/13

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**SHERIFF SALE**

**March 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 2591-2009r SUR  
JUDGEMENT NO. 2591-2009  
AT THE SUIT OF GMAC  
Mortgage LLC S/I/I to GMAC  
Mortgage Corporation vs  
Kelly Peters 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

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

SHORT DESCRIPTION FOR  
ADVERTISING

By virtue of a Writ of Execution  
No. CIVIL-2591-2009  
GMAC MORTGAGE  
LLC, S/I/ TO  
GMAC MORTGAGE  
CORPORATION

vs.

KELLY PETERS A/K/A  
KELLY A. PETERS  
owner(s) of property  
situate PARTLY IN THE  
TOWNSHIP OF WESTFALL  
AND PARTLY IN THE  
TOWNSHIP OF MILFORD,  
Pike County, Pennsylvania,  
being  
111 WILLIAM PENN  
DRIVE, MILFORD, PA  
18337-7622

Parcel No.: 113.02-01-11  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$142,963.35  
Attorneys for Plaintiff:  
Phelan Hallinan & Schmieg, LLP

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

JUDGMENT ON THE  
AMOUNT OF \$142,963.35,  
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 Kelly Peters  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$142,963.35 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan, Hallinan & Schmieg  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
02/15/13 • 02/22/13 • 03/01/13

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

OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 45784-2012r SUR  
JUDGEMENT NO.  
45784-2012 AT THE SUIT OF  
Birchwood Lakes Community  
Association vs Vincent  
Falcone 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  
March 13, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

LEGAL DESCRIPTION

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

Lots 16ABC, Block B-81,  
as set forth on a Plan of Lots  
- Birchwood Lakes, Section  
10, Delaware Township, Pike  
County, Pennsylvania, dated  
June 1965 by John B. Aicher,  
Monroe Engineering, Inc.,  
Stroudsburg, Pennsylvania  
and filed in the Office for the  
Recording of Deeds in and for  
Pike County, Pennsylvania, in  
Plat Book 4, page 187, on July  
24, 1965

BEING the same premises  
which Vincent Falcone by  
Deed dated January 2, 1989  
and recorded July 15, 1991 in  
the Office of the Recorder of  
Deeds in and for the County of  
Pike in Record Book 418, Page  
049, granted and conveyed unto  
Vincent Falcone.

Assessment No.:  
02-0-162.02-11-67  
Pin/Control No.: 02-0-026620  
PARTIALLY IMPROVED

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Vincent Falcone  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$12,562.95,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

(30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Vincent Falcone DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$12,562.95 PLUS COSTS

AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
James V. Fareri, Esq.  
PO Box 511  
Stroudsburg, PA 18360  
02/15/13 • 02/22/13 • **03/01/13**

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