

## 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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### ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted in the Estate of Thomas Allen Lee AKA Thomas Allen Lee Sprague, late of 108 Lochinvar Road, Lackawaxen, Pike County, Pennsylvania (died July 03, 2013) to Marie Cole, Executrix. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Executrix named above at c/o Mark E. Moulton, Esquire, 693 Route 739, Suite #1, Lords Valley, Pennsylvania 18428.  
10/11/13 • 10/18/13 • 10/25/13

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### ESTATE NOTICE

Estate of Blake S. Smith, late of Matamoros, Pike County, Pennsylvania.  
Letters of Administration

on the above estate having been granted to Kyle Smith, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to his attorney, Joseph Kosierowski, Esq. of Ridley, Chuff, Kosierowski & Scanlon, P.C., 400 Broad Street, 2nd Floor, Milford, PA 18337  
10/11/13 • 10/18/13 • 10/25/13

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### NOTICE OF ADMINISTRATION

Notice is hereby given that Letters of Administration have been granted in the ESTATE of JOSEPH S. MEAD, 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 Administrator, Patricia Mead of 126 Ridge View Road, Lackawaxen, PA 18435 or John F. Spall, Esquire, Attorney for the Estate, 2573 Rt. 6, Hawley, Pennsylvania 18428.

JOHN F. SPALL,  
ESQUIRE  
10/11/13 • 10/18/13 • 10/25/13

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### ADMINISTRATRIX NOTICE

ESTATE OF RONNIE BARRACATO, late of Dingmans Ferry, Pike County,

Pennsylvania, deceased.

Letters of Administration on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present same, without delay to **VIRGINIA BARRACATO**, of 109 Beecher Road, Dingmans Ferry, PA 18328, or to her attorneys, **KLEMEYER, FARLEY & BERNATHY, LLC**, 406 Broad Street, Milford, PA 18337.

10/11/13 • **10/18/13** • 10/25/13

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**ADMINISTRATOR'S NOTICE**

Estate of Helen T.

DiPasquale, a/k/a Helen T. DePasquale, deceased, late of Blooming Grove Township, Pike County, Pennsylvania. Any person or persons having any claims against or indebted to said estate, present same to Elona Compton, Administratrix C.T.A., 120 High Blue Ave., Hawley, PA 18428, or her attorneys, Bugaj/Fischer, PC, P.O. Box 390, 308 Ninth Street, Honesdale, Pennsylvania 18431.

**BUGAJ / FISCHER, PC**  
P.O. Box 390, 308 Ninth St.  
Honesdale, PA 18431  
(570) 253-3021

10/11/13 • **10/18/13** • 10/25/13

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**ESTATE NOTICE**

Notice is hereby given that Letters of Testamentary have been granted in the Estate of **PATRICIA K. DUCEY**, late of Spruce Lake Drive, Milford, Pike County, Pennsylvania

(died April 9, 2013), to Kevin E. Ducey, Executor. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Executor named above c/o Mark E. Moulton, Esquire, 693 Route 739, Suite 1, Lords Valley, Pennsylvania 18428.

10/11/13 • **10/18/13** • 10/25/13

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**EXECUTRIX NOTICE**

**ESTATE OF THERESA MARY GIBBONS**, a/k/a **THERESA GIBBONS**, 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 **DIANNE K. BALDWIN**, of 2286 Gold Key Estates, Milford, PA 18337, or to her attorneys, **KLEMEYER, FARLEY & BERNATHY, LLC**, 402 Broad Street, Milford, PA 18337.

**10/18/13** • 10/25/13 • 11/01/13

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**ESTATE NOTICE**

Estate of Raymond F.

Constantine, late of Dingman Township, Pike County, Pennsylvania.

Letters Testamentary on the above estate having been granted to Janet Jakubowski, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to his attorney, Joseph Kosierowski, Esq. of Ridley, Chuff,

Kosierowski & Scanlon, P.C.,  
400 Broad Street, 2nd Floor,  
Milford, PA 18337  
**10/18/13 • 10/25/13 • 11/01/13**

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### ESTATE NOTICE

Notice is hereby given that Letters of Administration have been granted in the Estate of Nicholas Malatestinic, late of Palmyra Township, Pike County, Pennsylvania. All persons indebted to the Estate are requested to make payment, and those having claims are requested to present same, without delay, to the Administratrix, Alexandra Gerber, 425 East 79th Street, New York, New York 10075, and the Administrator, Nicholas G. Malatestinic, 245 East 87th Street, New York, NY 10128.  
**10/18/13 • 10/25/13 • 11/01/13**

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### NOTICE

Notice is hereby given that on **October 11, 2013**, the Pike County Tax Claim Bureau did present to the Court of Common Pleas of Pike County a Consolidated Return for Upset tax sales held on September 25, 2013 and October 7, 2013, which return lists the properties sold for delinquent taxes situate in Townships of Blooming Grove, Delaware, Dingman, Greene, Lackawaxen, Lehman, Matamoras Borough, Milford Borough, Milford Township, Palmyra Township, Porter Township, Shohola Township, Westfall Township, all in the County of Pike and State of Pennsylvania. That Return is

entered at **No. 1631, 2013 Civil**. Objections or exceptions thereto may be filed by any owner or lien creditor within thirty (30) days after the date of the Return; otherwise the Return will be confirmed absolutely.

CYNTHIA A. GEHRIS,  
DIRECTOR  
Pike County Tax Claim  
Bureau  
County Administration  
Building  
506 Broad Street  
Milford, PA

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### CORPORATE NOTICE NOTICE IS HEREBY

GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on September 30, 2013, for:

Green Team Oil Recycling, Inc.  
130 Lewis Road  
Milford, PA 18337

The corporation has been incorporated under the provisions of the Business Corporation Law of 1988, as amended.

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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  
November 13, 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED

OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 60-2013r SUR JUDGEMENT NO.60-2013 AT THE SUIT OF JPMorgan Chase Bank, National Association, successor in interest by purchase from the FDIC as Receiver of Washington Mutual Bank, fka Washington Mutual Bank, FA vs Natalie Jupiter and Jean F. Jupiter DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY November 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LOT 1.

ALL THAT CERTAIN lot/ lots, parcel or piece of ground situate in the Township of Lehman, County of Pike and State of Pennsylvania, being Lot/Lots No. 466, Section 2A, as shown on a map of Pocono Mountain Lake Estates, Inc., on file in the Recorder's Office at Milford, Pennsylvania, in Plot Book No. 9, Page 115.

LOT 2.

ALL THAT CERTAIN lot/ lots, parcel or piece of ground situate in the Township of

Lehman, County of Pike and State of Pennsylvania, being lot/ lots No. 467, Section No. 2A, as shown on a map of Pocono Mountain Lake Estates, Inc. on file in the Recorder's Office at Milford, Pennsylvania, in Plat Book No. 9, at page 40.

TAX PARCEL# 189.03-03-41

TAX CONTROL#  
06-0-044096

BEING KNOWN AS: 466 & 467 Beaver Run a/k/a 28 Pocono Mount Lake Estates, Bushkill, PA 18324

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Natalie Jupiter and Jean F. Jupiter DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$235,866.70, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Natalie Jupiter and Jean F. Jupiter DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$235,866.70 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
10/18/13 • 10/25/13 • 11/01/13

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**SHERIFF SALE**

**November 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 92-2013r SUR JUDGEMENT NO.92-2013 AT THE SUIT OF Suntrust Mortgage, Inc vs Mark Stanislaw O'Bara and Domenica O'Bara DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY

ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY November 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 92-2013-CIVIL SUNTRUST MORTGAGE, INC.

v.

MARK STANISLAW O'BARA

DOMENICA O'BARA

owner(s) of property situate in the TOWNSHIP OF

PORTER, PIKE County, Pennsylvania, being

218 SPRUCE RUN DRIVE,

A/K/A 28 SPRUCE RUN

CREEK DRIVE, DINGMANS

FERRY, PA 18328

Parcel No. 172.00-01-26-

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$176,145.95

Attorneys for Plaintiff

Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Mark Stanislaw O'Bara and Domenica O'Bara DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR

EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$176,145.95, 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 Mark Stanislaw O'Bara and Domenica O'Bara DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$176,145.95 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan  
1 Penn Ctr @ Suburban Station  
1617 JFK Blvd., 1400  
Philadelphia, PA 19103  
10/18/13 • 10/25/13 • 11/01/13

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**SHERIFF SALE**

**November 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 100-2013r SUR JUDGEMENT NO.100-2013 AT THE SUIT OF Green Tree Servicing, LLC vs Savitri Niranjan and Ted R. Niranjan DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY November 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot or parcel of land situate in the Township of Lehman, County of Pike and Commonwealth of Pennsylvania, Being Lot 178 and 179, Section 2, as shown on map or plan of Pocono Ranch Lands, on file in the Recorder of Deeds Office at Milford, Pike County, Pennsylvania.

BEING the same premises which Meadow Creek, Inc. by its Deed dated February 21, 2006 and recorded February 22, 2006, in the Office of the Recorder of Deeds, Pike County, Pennsylvania, in Record Book Volume 2160, Page 1337, granted and conveyed unto



Ted R. Niranjana and Savitri Niranjana, H/W, in fee.

TOGETHER WITH unto the grantees herein, their heirs and assigns, all rights, liberties and privileges and Under and Subject to all covenants, restrictions and reservations set forth in deeds in the chain of title.

Control No: 06-0-037864

TAX PARCEL #06-0-037864

BEING KNOWN AS: 178 and 179 Pocono Ranchlands, Bushkill, PA, 18324

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Savitri Niranjana and Ted R. Niranjana DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$237,232.11, 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 Savitri Niranjana and Ted R. Niranjana DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$237,232.11 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
**10/18/13 • 10/25/13 • 11/01/13**

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**SHERIFF SALE**  
**November 13, 2013**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 151-2013r SUR JUDGEMENT NO.151-2013 AT THE SUIT OF Federal National Mortgage Association vs Jason Snook DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION

BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY November 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

DOCKET# 151-2013  
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 22, Block 8, Section 2, 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 3, May 23, 1967. BEING THE SAME PREMISES which ARTHUR J. GAYNOR and DOROTHY GAYNOR, Single, by Indenture bearing date the 30th day of January, 2003 and being recorded at Milford, Pennsylvania in the Office for the Recording of Deeds, in and for the County of Pike, on the 11th day of February, 2003 in Record Book Volume 1966 at Page 1860, granted and conveyed unto WENDY P. WILBOR, married, in fee.  
TAX PARCEL# 122.02-04-05  
PROPERTY: 105 Forest Drive a/k/a 2172 Gold Key Estates, Milford, PA 18337  
IMPROVEMENTS: A Residential Dwelling  
TO BE SOLD AS THE

PROPERTY OF: Jason A. Snook  
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  
#30499-PB

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jason Snook DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$133,144.20, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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



DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Jason Snook DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$133,144.20 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Marth E. Von Rosenstiel  
649 South Avenue, Ste. 7  
Secane, PA 19018  
10/18/13 • 10/25/13 • 11/01/13

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**SHERIFF SALE**  
**November 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 167-2010r SUR JUDGEMENT NO 167-2010 AT THE SUIT OF The Bank of New York Mellon, as successor trustee under NovaStar Mortgage Funding Trust Series 2005-4, by Saxon Mortgage Services, Inc. attorney in fact vs John Impellizzeri and Anna Impellizzeri DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY

November 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 Greene, County of Pike and Commonwealth of Pennsylvania, as more particularly laid out and plotted upon a certain map entitled "Map showing lands of John Hanlon, et ux, Greene Township, Pike County Penna." under date of May 1966 as surveyed by Harry F. Schoenagel, R.S., a copy of said map being recorded in the Office for the Recording of Deeds in and for Pike County, Pennsylvania, in Plat Book No.5, page more particularly bounded and described as follows, to wit: BEGINNING at an old stones corner marking the most westerly corner of the lands formerly of G. Schaeffer; thence along the lands of Schaeffer north 43 degrees 00 minutes East 200.0 feet to a corner; thence through the lands of John Hanlon North 47 degrees 30 minutes West 250.0 feet to a corner and South 43 degrees 00 minutes West 200.0 feet to a corner in line of lands formerly of Fulkrod; thence along the said lands South 47 degrees 30 minutes East 250.0 feet to the point and place of Beginning. BEARINGS of the magnetic meridian as per the original deed and CONTAINING one and fifteen one-hundredths (1.15) acres of lands to be the

same more or less.

ALSO GRANTING AND CONVEYING to the Grantees, their heirs and assigns, in common however with the Grantors, their heirs and assigns, the right to the use of a certain thirty-three (33) foot wide strip of land extending from the westernmost corner in a general northwesterly direction to the point where the same intersects an existing road and thence along the said existing road in a general northwesterly direction to the place where the same intersects with a Township Road. ALSO KNOWN AS PIKE COUNTY PARCEL IDENTIFIER NO. 085.01-02-56.

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

Parcel 196.04-06-06 Control 06-0-100928

BEING the same premises which Raymond J. Tyler and Margaret E. Tyler, husband and wife, by Deed dated October 12, 2005 and recorded October 20, 2005 in the Office of the Recorder of Deeds in and for Pike County in Deed Book 2139 Page 1072, as Instrument Number 200500020160, granted and conveyed unto Anna Impellizzeri and John Impellizzeri, her son, in fee. Residential Real Estate

THE SALE IS MADE BY VIRTUE OF A WRIT OF

EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO John Impellizzeri and Anna Impellizzeri DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$102,968.56, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF John Impellizzeri and Anna Impellizzeri DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$102,968.56 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg, Esq.  
261 Old York Road, Ste. 410  
Jenkintown, PA 19046  
**10/18/13 • 10/25/13 • 11/01/13**

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**SHERIFF SALE**

**November 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
258-2013r SUR JUDGEMENT  
NO. 258-2013 AT THE  
SUIT OF Bank of America,  
NA, successor by merger to  
BAC Home Loans Servicing,  
LP fka Countrywide Home  
Loans Servicing, LP vs Corey  
A. Hepburn DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
November 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 124,  
Section No. 4 as is more  
particularly set forth on the Plot  
Map of Pocono Ranch  
Lands, as same is duly recorded

in the Office for the Recording  
of Deeds, Milford, Pike County,  
Pennsylvania in Plot Book  
Volume 10, Page 203  
TAX PARCEL# 189.01-03-12  
BEING KNOWN AS: 124  
Cardinal 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 Corey A. Hepburn  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$131,833.36,  
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 Corey A. Hepburn DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$131,833.36 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
10/18/13 • 10/25/13 • 11/01/13

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**SHERIFF SALE**

**November 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 276-2013r SUR JUDGEMENT NO. 276-2013 AT THE SUIT OF Bank of America, NA, successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP vs Cheryl Vogt and Andrew K. Vogt DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY November 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:

LOT NO. 406, Section No. 3, as shown on amp entitled subdivision of Section 3, Pocono Mountain Water Forest Corporation, on file in the Recorder's office at Milford, Pennsylvania in Plot Book No. 10, Page 50.

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

TAX PARCEL # 136.02-02-55 BEING KNOWN AS: 185 Water Forest Drive, Dingmans Ferry, PA, 18328

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Cheryl Vogt and Andrew K. Vogt DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$268,265.10, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT

REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Cheryl  
Vogt and Andrew K. Vogt  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$268,265.10 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106  
10/18/13 • 10/25/13 • 11/01/13

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**SHERIFF SALE**  
**November 13, 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 293-2013r SUR  
JUDGEMENT NO.293-2013

AT THE SUIT OF Bank  
of America, NA successor by  
merger to BAC Home Loans  
Servicing, LP fka Countrywide  
Home Loans Servicing vs  
John Musgrove and Rina  
Musgrove DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
November 13, 2013 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

SHORT DESCRIPTION  
By virtue of a Writ of Execution  
No. 293-2013  
BANK OF AMERICA, N.A.  
SUCCESSOR BY MERGER  
TO BAC HOME LOANS  
SERVICING, L.P. F/K/A  
COUNTRYWIDE HOME  
LOANS SERVICING, L.P.  
v.  
JOHN MUSGROVE  
RINA MUSGROVE  
owner(s) of property situate  
in the TOWNSHIP OF  
LEHMAN, PIKE County,  
Pennsylvania, being  
202 RADCLIFF ROAD A/  
KIA 2732 RADCLIFF ROAD,  
BUSHKILL, PA 18324  
Parcel No. 196.02-10-31-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$154,147.83  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO John Musgrove and Rina Musgrove DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$154,147.83, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF John Musgrove and Rina Musgrove DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$154,147.83 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd, Ste.1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
**10/18/13 • 10/25/13 • 11/01/13**

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**SHERIFF SALE**

**November 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 368-2013r SUR JUDGEMENT NO.368-2013 AT THE SUIT OF Wells Fargo Bank, NA vs Eric Richards and Crystalyn Richards DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY November 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot or parcel of land situate in the Township of Lehman, County of Pike and state of Pennsylvania, bounded and described as follows:  
BEGINNING at a point 111 on the cul-de-sac at the southeasterly end of Bear Cub Court, a common corner of Lot No. 170 and Lot No. 171



as shown on a plan entitled Subdivision of lands Benjamin Foster, Lehman Township, Pike County, Section Three, prepared by Edward C. Hess Associates, October 17, 1969, and recorded in Plat Book Volume 7, page 157, October 17, 1969, on file in the southeasterly corner of Parcel No. 6 of the above mentioned lands from which a stone corner marking the westerly corner of Parcel No. 6 of the above mentioned lands convey by Benjamin Foster to Pocono Ranch Lands, Lmtd., bears North 83 degrees 15 minutes 03 seconds West distant 2971.66 feet; thence by Lot No. 170 South 71 degrees 34 minutes 38 seconds West 460.00 feet to a point; thence by Lot No. 172, 67 degrees 17 minutes 31 seconds East 450.00 feet to a point on the southwesterly line of Bear Cub Court; thence along the southwesterly line of Bear Cub Court; then along said cul-de-sac on a curve to the left having a radius of 50.00 feet for an arc length of 41.70 feet (chord bearing and distance being South 12 degrees 00 minutes 000 seconds West 40.50 feet) to the place of BEGINNING.

CONTAINING 44,027 square feet, more or less.  
BEING LOT NO. 171 on the above mentioned plan,  
PREPARED BY Edward C. Hess Associates, Inc.  
BEING THE SAME premises that Richard Lipka by his deed dated July 11, 1987 and recorded in Pike County Deed Book

Volume 1150 Page 152 granted and conveyed to Raymond Streker and Elaine Streker, the grantors herein.

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

Being known as: 341  
RANCHLANDS, BUSHKILL,  
PENNSYLVANIA  
18324-8703.

Title to said premises is vested in Eric Richards and Crystalyn Richards by deed from Raymond Streker and Elaine Streker dated March 4, 2004 and recorded March 16, 2004 in Deed Book 2036, Page 614.

TAX I.D. #: 182.01-04-0S.001

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Eric Richards and Crystalyn Richards DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$209,071.78, 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 Eric Richards  
and Crystalyn Richards  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$209,071.78 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe, Weisberg & Conway  
123 South Broad Street,  
Ste. 1400  
Philadelphia, PA 19109  
**10/18/13 • 10/25/13 • 11/01/13**

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**SHERIFF SALE**

**November 13, 2013**

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

TO EXECUTION NO  
378-2013r SUR JUDGEMENT  
NO.378-2013 AT THE SUIT  
OF Bank of America, NA as  
Successor by merger to BAC  
Home Loans Servicing, LP  
fka Countrywide Home Loans  
Servicing, LP vs Thomas E.  
Korey DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
November 13, 2013 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 378-2013-CV  
BANK OF AMERICA,  
N.A., AS SUCCESSOR BY  
MERGER TO BAC HOME  
LOANS SERVICING, LP  
F/K/A COUNTRYWIDE  
HOME LOANS SERVICING,  
LP

v.

THOMAS E. KOREY  
owner(s) of property situate  
in the TOWNSHIP OF  
BLOOMING GROVE, PIKE  
County, Pennsylvania, being  
207 FOREST DRIVE,  
LAKEVILLE, PA 18428  
Parcel No. 107.02-05-49-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$111,974.88  
Attorneys for Plaintiff

Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Thomas E. Korey DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$111,974.88, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Thomas E. Korey DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$111,974.88 PLUS COSTS AND INTEREST AS

AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd, Ste.1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
**10/18/13 • 10/25/13 • 11/01/13**

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**SHERIFF SALE**

**November 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 398-2013r SUR JUDGEMENT NO.398-2013 AT THE SUIT OF Ocwen Loan Servicing, LLC vs Anthony Castro and Kelly Castro DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY November 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 398-2013-CV OCWEN LOAN SERVICING LLC  
v.  
ANTHONY CASTRO  
KELLY CASTRO

owner(s) of property situate  
in the TOWNSHIP OF  
LEHMAN, PIKE County,  
Pennsylvania,  
being 280 WOODCOCK  
ROAD A/KJA 592  
WOODCOCK ROAD,  
BUSHKILL, PA 18324  
Parcel No. 182.04-05-20-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$173,144.64  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Anthony Castro and Kelly  
Castro DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$173,144.64,  
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 Anthony  
Castro and Kelly Castro  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$173,144.64 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd, Ste.1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
**10/18/13 • 10/25/13 • 11/01/13**

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**SHERIFF SALE**  
**November 13, 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
451-2013r SUR JUDGEMENT  
NO.451-2013 AT THE SUIT  
OF Bank of America, NA  
successor by merger to BAC  
Home Loans Servicing, LP  
fka Countrywide Home Loans  
Servicing, LP vs Kathleen  
Ramos DEFENDANTS, I  
WILL EXPOSE TO SALE  
OF PUBLIC VENDUE OR  
OUTCRY IN THE  
PIKE COUNTY

ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
November 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 to the Township  
of Dingman, County of Pike and  
Commonwealth of Pennsylvania,  
more particularly described as  
follows, to wit:

BEING Lot No. 5702 at Section  
XVII Conashaugh lakes as  
shown on plat or map recorded  
in the Office of the Recorder of  
Deeds of Pike County in Plat  
Book 18 Page 123.

TAX PARCEL# 121-02-03-14  
BEING KNOWN AS: Lot  
5702 S-17 Conashaugh Lake,  
Milford, PA, 18337

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Kathleen Ramos  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$272,886.67,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES

UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Kathleen  
Ramos DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$272,886.67 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
**10/18/13 • 10/25/13 • 11/01/13**

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**SHERIFF SALE**  
**November 13, 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
453-201r SUR JUDGEMENT  
NO.453-2010 AT THE  
SUIT OF BAC Home Loans

Servicing, LP fka Countrywide Home Loans Servicing, LP vs Jimmy Almodoval and Heather L. Almodoval DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY November 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION  
ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF DINGMAN, COUNTY OF PIKE, AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT 6017 SEC 17, AS SHOWN ON A MAP OR PLAN OF CONASHAUGH LAKES ON FILE IN THE RECORDER OF DEEDS OFFICE AT MILFORD, PIKE COUNTY, PENNSYLVANIA, IN PLAT BOOK VOLUME 18, PAGE 123.

Tax Parcel No.:  
Property Address:  
03-0-065425  
108 Hart Court a/k/a  
L6017 S17 Hart Court  
Milford (Dingman Township),  
PA 18337

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

THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jimmy Almodoval and Heather L. Almodoval DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$289,909.52, 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 Jimmy Almodoval and Heather L. Almodoval DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$289,909.52 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF



PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices  
111 Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003-3620  
**10/18/13 • 10/25/13 • 11/01/13**

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**SHERIFF SALE**

**November 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
477-2013r SUR JUDGEMENT  
NO.477-2013 AT THE  
SUIT OF Bank of America,  
NA successor by merger to  
BAC Home Loans Servicing,  
LP fka Countrywide Home  
Loans Servicing, LP vs Arnulfo  
Pachon DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
November 13, 2013 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

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

BANK OF AMERICA, N.A.,  
SUCCESSOR COURT OF  
COMMON PLEAS  
BY MERGER TO BAC  
HOME LOANS CIVIL  
DIVISION  
SERVICING, LP FKA  
COUNTRYWIDE Pike  
County  
HOME LOANS SERVICING,  
LP  
Plaintiff MORTGAGE  
FORECLOSURE  
v.  
NO. 477-2013  
ARNULFO PACHON  
Defendant(s)  
SHORT DESCRIPTION FOR  
ADVERTISING  
ALL THAT CERTAIN LOT  
OF LAND SITUATE IN  
TOWNSHIP OF LEHMAN,  
PIKE  
COUNTY, PENNSYLVANIA:  
BEING KNOWN AS 891  
Goldfinch Road, Bushkill, PA  
18324  
PARCEL NUMBER:  
182.04-07-93  
IMPROVEMENTS:  
Residential Property  
Jordan David, Esquire  
PAID #: 311968

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

JUDGMENT ON THE AMOUNT OF \$218,356.31, 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 Arnulfo Pachon DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$218,356.31 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices  
111 Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003-3620  
**10/18/13 • 10/25/13 • 11/01/13**

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

OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 481-2012 SUR JUDGEMENT NO.481-2012 AT THE SUIT OF Deutsche Bank National Trust Company, as Trustee for HIS Asset Securitization Corporation Trust 2006-OPT3, Mortgage Pass-Through Certificates, Series 2006-OPT 3 c/o American Home Mortgage Servicing, Inc. vs Jordan R. Donald II and Anne Donald DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY November 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 State of Pennsylvania, bounded and described as follows: Beginning at a point on the Northwesterly line of Mallard Lane, a common corner of Lot No. 778 and Lot No. 779 as shown on plan titled "Subdivision of Lands of Benjamin Foster, Lehman Township, Pike County, Section One", prepared by Edward C. Hess Associates, October 17, 1969, and recorded in

Plat Book Vol. 7, Page 155, October 17, 1969, on file on 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, Ltd., by deed dated November 27, 197 land recorded in the aforementioned office in Deed Book Volume 258, Page 824, bears South 12 degrees 32minutes 14 seconds East Distant 4040.00 feet, also from which a stone corner marking the Northeasterly comer of Parcel No.7, of the above mentioned lands conveyed by Benjamin Foster to Pocono Ranch Lands, Ltd. bears South 28 degrees 57 Minutes 50 seconds West distant 3550.18 feet; thence by Lot No. 779 North 65 degrees 39 minutes 18 seconds West 200.00 feet to a point; thence by Lot No. 765 and by Lot No. 766 North 24 degrees 20 minutes 42 seconds East 75.00 feet to a point: thence by Lot No. 777 South 65 degrees 39 minutes 18 seconds East 200.00 feet to a point on the Northwesterly line of Mallard Lane: thence along the Northwesterly line of Mallard Lane South 24 degrees 20 minutes 42 seconds West 75.00 feet to the place of beginning, Being Lot No. 778 on the above mentioned plan.  
Tax ID- 182.04-08-40

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

THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jordan R. Donald II and Anne Donald DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$190,330.23, 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 Jordan R. Donald II and Anne Donald DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$190,330.23 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,

PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street,  
Ste. 1400  
Philadelphia, PA 19109  
10/18/13 • 10/25/13 • 11/01/13

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**SHERIFF SALE**

**November 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
490-2013r SUR JUDGEMENT  
NO.490-2013 AT THE SUIT  
OF JPMorgan Chase Bank,  
National Association vs Brian  
M. Peterson DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
November 13, 2013 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

LEGAL DESCRIPTION  
ALL THAT CERTAIN  
PARCEL, piece or tract of  
land situate, lying and being  
in the Township of Dingman.  
County of Pike and State of  
Pennsylvania, being more  
particularly described as follows:  
BEING Lot No. 28, Block No.  
24, Section No.2, as shown on a  
map or plat of Gold Key Estates,  
on file in the Recorder of Deeds  
Office at Milford, Pike County,

Pennsylvania in Plat Book 6,  
page 4.  
a/k/a 118 Lancaster Road,  
Milford, PA 18337  
BEING THE SAME premises  
that Barbara E. McCarthy by  
deed dated August 11, 2006  
and recorded in the Office of  
the Recorder of Deeds In and  
for the County of Pike, State of  
Pennsylvania in Record Book  
2194, page 1323, granted and  
conveyed unto Vannatta Realty  
& Builders, Inc.

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

Being known as:  
118 LANCASTER  
ROAD, MILFORD,  
PENNSYLVANIA 18337.

Title to said premises is vested  
in by deed from Barbara E.  
McCarthy and Vannatta Realty  
and Builders, Inc. dated May 30,  
2008 and recorded June 3, 2008  
in Deed Book 2278, Page 2486.  
TAX I.D. #: 03-0-019420

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Brian M. Peterson  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$196,453.93,  
PLUS COSTS & INTEREST.

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

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Brian M.  
Peterson DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$196,453.93 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street,  
Ste. 1400  
Philadelphia, PA 19109  
**10/18/13 • 10/25/13 • 11/01/13**

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

COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
505-2007r SUR JUDGEMENT  
NO.505-2007 AT THE SUIT  
OF Wilmington Trust, National  
Association, as successor Trustee  
to Citibank, NA as Trustee  
for Certificate holders of Bear  
Stearns Asset Backed Securities  
Trust 2007-SDI, asset backed  
Certificates, Series 2007-SDI vs  
Dianna T. Barbieri and Scott  
L. Goldberg DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
November 13, 2013 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

ALL THAT CERTAIN  
LOTS, pieces or parcels of  
land, with the building and  
improvements thereon erected,  
situated and lying in the  
Township of Shohola; Country  
of Pike, State of Pennsylvania:  
BEING Lot Number 22-A  
Block 4 Section 2 as shown on  
a map, dated June 12, 1958 and  
recorded in the office to the  
Recorder of Deeds in and for  
Pike County, Pennsylvania in  
Plat Book Number 3, Page 73  
UNDER AND SUBJECT  
to restrictions, covenants and  
restrictions recorded in deeds  
forming the chain of title.  
TAX PARCEL# 12-0-111864  
BEING KNOWN AS: 102

Samantha Street, Shohola, PA,  
18458

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Dianna T. Barbieri  
and Scott L. Goldberg  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$178,522.31,  
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 Dianna T.  
Barbieri and Scott L. Goldberg  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO

COLLECT \$178,522.31 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1632  
**10/18/13 • 10/25/13 • 11/01/13**

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**SHERIFF SALE**

**November 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 505-2013r SUR  
JUDGEMENT NO.505-2013  
AT THE SUIT OF Wells  
Fargo Bank, NA vs Wayne  
J. Delillo DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
November 13, 2013 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

LEGAL DESCRIPTION  
ALL THAT CERTAIN LOT,  
PIECE OR PARCEL OF  
LAND, SITUATE, LYING  
AND BEING IN THE  
TOWNSHIP OF LEHMAN,  
COUNTY OF PIKE AND  
COMMONWEALTH



OF PENNSYLVANIA,  
MORE PARTICULARLY  
DESCRIBED AS FOLLOWS;  
LOT NUMBER 149 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 PLOT  
BOOK VOL. 7 AT PAGE 107  
ON JULY 19, 1969.  
PARCEL NO. 193-02-02-22  
BEING KNOWN AND  
NUMBERED AS 1126 PINE  
RIDGE F/K/A 4 149 PINE  
RIDGE DRIVE, BUSHKILL,  
PA 18324 A/K/ A 4 149  
WEST PINE RIDGE DRIVE,  
BUSHKILL, PA 18324 A/K/  
A 149 PINE RIDGE DRIVE  
WEST, BUSHKILL, PA  
18324.  
BEING THE SAME  
PREMISES WHICH  
US BANK NATIONAL  
ASSOCIATION,  
AS TRUSTEE FOR  
STRUCTURED  
ASSET SECURITIES  
CORPORATION TRUST  
2007-EQ1, BY WELLS  
FARGO BANK, NA,  
ATTORNEY-IN-FACT, BY  
POWER OF ATTORNEY  
RECORDED 8/27/07,  
IN BOOK 2247, PAGE  
587 INSTRUMENT  
#200700013445, BY DEED  
DATED MARCH 11, 2009  
AND RECORDED MARCH  
27, 2009 IN AND FOR PIKE  
COUNTY, PENNSYLVANIA,  
IN DEED BOOK VOLUME  
2303, PAGE 1674, GRANTED  
AND CONVEYED UNTO

WAYNE J. DELILLO  
Exhibit A

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Wayne J. Delillo  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$168,518.61,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Wayne J.  
Delillo DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$168,518.61 PLUS COSTS

AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Zucker, Goldberg & Ackerman  
200 Sheffield Street, Ste. 101  
Mountainside, NJ 07092  
10/18/13 • 10/25/13 • 11/01/13

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**SHERIFF SALE**  
**November 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
510-2013r SUR JUDGEMENT  
NO.510-2013 AT THE SUIT  
OF Midfirst Bank vs Alexis  
R. Robau DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
November 13, 2013 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

SHORT LEGAL FOR  
ADVERTISING:  
ALL THAT CERTAIN parcel  
of land situate in the Township  
of Dingman, Pike County,  
Pennsylvania, being Lot No.  
10, Block No. 18, Section No.  
2, Gold Key Estates, as shown  
on map of Gold Key Estates,  
subdivision in Pike County Plat

Book 6, Page 5, and having  
thereon erected a dwelling  
known as 153 Circle Drive,  
Milford, PA 18337.  
MAP# 122-04-04-37  
CONTROL# 03-0-018183  
Reference Pike County Record  
Book 1854 Page 1444.  
TO BE SOLD AS THE  
PROPERTY OF ALEXIS  
R. ROBAU UNDER PIKE  
COUNTY JUDGMENT  
NO. 510-2013-CV

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Alexis R. Robau  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$130,517.19,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Alexis R. Robau DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$130,517.19 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Purcell, Krug & Krug  
1719 N. Front Street  
Harrisburg, PA 17102  
**10/18/13 • 10/25/13 • 11/01/13**

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**SHERIFF SALE**

**November 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 533-2013r SUR JUDGEMENT NO.533-2013 AT THE SUIT OF Deutsche Bank National Trust Company, as Trustee under the Pooling and Servicing Agreement Relating to IMP AC Secured Assets Corp., Mortgage Pass-Through Certificates, Series 2006-1 vs Louis M. Santini aka Louis Santini and Linda Santini DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION

BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY November 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 2013-00533 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT RELATING TO IMPAC SECURED ASSETS CORP., MORTGAGE PASSTHROUGH CERTIFICATES, SERIES 2006-1

v.

LOUIS M. SANTINI A/K/A LOUIS SANTINI LINDA SANTINI owner(s) of property situate in the TOWNSHIP OF DINGMAN, PIKE County, Pennsylvania, being 104 SOUTH SHORE DRIVE, A/KIA 3252 SUNRISE LAKE, MILFORD, PA 18337-4459 Parcel No. 109.04-01-31.010 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$145,509.47 Attorneys for Plaintiff Phelan Hallinan, LLP

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

THE COMMONWEALTH OF PENNSYLVANIA TO Louis M. Santini aka Louis Santini and Linda Santini DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$145,509.47, 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 Louis M. Santini aka Louis Santini and Linda Santini DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$145,509.47 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,

PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd, Ste.1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
**10/18/13 • 10/25/13 • 11/01/13**

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**SHERIFF SALE**

**November 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 564-2013r SUR JUDGEMENT NO.564-2013 AT THE SUIT OF US Bank National Association as Trustee for RASC 2005-KSII vs Derrell K. Mills DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY November 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 564-2013  
US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2005-KSII  
v.  
DERRELL K. MILLS  
owner(s) of property situate in the TOWNSHIP OF LEHMAN, PIKE County,

Pennsylvania, being  
1471 PINE RIDGE STREET,  
BUSHKILL, PA 18324-9770  
Parcel No. 188.04-04-20  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$177,955.50  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Derrell K. Mills  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$ 177,955.50,  
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 Derrell  
K. Mills DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$177,955.50 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd, Ste.1400  
1 Penn Center Plaza  
Philadelphia, P A 19103  
**10/18/13 • 10/25/13 • 11/01/13**

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**SHERIFF SALE**  
**November 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
566-2013 SUR JUDGEMENT  
NO.566-2013 AT THE SUIT  
OF Green Tree Consumer  
Discount Company vs Heather  
Adelstein DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
November 13, 2013 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

PARCEL ONE

ALL THAT CERTAIN piece, parcel, or tract of land, in the Township of Palmyra, Pike County, Pennsylvania, known and designated as Lot Number 650 on Map 3 of Plan of Lots prepared for Tanglwood Lakes, Inc. by Harry F. Schoenagel, Registered Surveyor, dated August 11, 1969, and recorded in the Office of the Recorder of Deeds for Pike County in Plot Book Number 7, at page 123, and with respect to lots adjoin a Park Area other than those lots facing directly on the lake together with an undivided fractional interest to, and obligation of maintenance of, the Park Area as designated on such Map adjoin the lots of lots herein convey as tenant in common, but not subject to division or partition, with all other present or future owners of lots also adjoining said Park Area other than those facing directly on the lake, under and subject to all restrictions set for in Document entitled Restrictions Pertaining to Lots in Tanglwood Lakes recorded in the Office of the Recorder of Deeds for Pike County in Vol. Book Number 214. Page 423 which restrictions are hereby expressly incorporated herein by reference and shall be as binding as if recited herein full, and excepting and reserving to Grantor an easement for Grantor to construct, repair, replace, operate and maintain gas, sewer, water and other utility lines, Grantee shall have

title right together with all other lot owners in Tanglwood Lakes to use the private roadways shown on the recorded plan or plans for Tanglwood Lakes, Inc. to Lake Wallenpaupack, provided that Grantor reserves the right at any time and from time to time to change the location of said right of way over lands of Grantor so such other locations as Grantor may determine in its sole discretion, except that is shall not affect the title to Grantees lot.

TAX PARCEL# 10-0-010577  
BEING KNOWN AS: 157  
Tanglewood Drive, Greentown,  
PA 18426

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Heather Adelstein DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$158,554.84, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT



A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Heather Adelstein DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$158,554.84 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1632  
10/18/13 • 10/25/13 • 11/01/13

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**SHERIFF SALE**

**November 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 571-2013r SUR JUDGEMENT NO. 571-2013 AT THE SUIT OF HSBC Bank, USA, NA as Trustee for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2005-HE2, Asset Backed passThrough Certificates, by its Attorney-in-fact, Ocwen Loan

Servicing, LLC vs Christopher L. Chadwick DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY November 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 No. 53, Phase 2 Section 2, The Glen at Tamiment, 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/Page 25/133. PARCEL 188.03-04-45. BEING the same premises which Michael A. Buono, a single man, by Deed dated December 30; 2004 and recorded January 7, 2005 in the Office of the Recorder of Deeds in and for Pike County in Deed Book 2089 Page 264, granted and conveyed unto Christopher L. Chadwick, a single man.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Christopher L. Chadwick

DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$147,187.48,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Christopher  
L. Chadwick DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$147,187.48 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stem & Eisenberg, Esq.  
261 Old York Road, Ste. 410  
Jenkintown, PA 19046  
**10/18/13 • 10/25/13 • 11/01/13**

**SHERIFF SALE**

**November 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
605-2013r SUR JUDGEMENT  
NO. 605-2013 AT THE  
SUIT OF PNC Bank, National  
Association, successor by  
merger to National City  
Bank, successor by merger to  
National City Mortgage, Co. vs  
Eleanora Briggman and Dannie  
R. Higgs DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
November 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. 5, Section 2,  
Block 3, Gold Key Estates, as  
shown on Plat Map of Gold Key  
Estates Subdivision, recorded  
in the Office of the Recorder of  
Deeds of Pike County in Plat  
Book 5 on Page 77.  
TAX PARCEL# 03-0-105888  
Map # 122.02-03-45

BEING KNOWN AS: 117  
Hickory Road, Milford, PA  
18337

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Eleanora Briggman  
and Dannie R. Higgs  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$270,777.02,  
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 Eleanora  
Briggman and Dannie R. Higgs  
DEFENDANTS, OWNERS

REPUTED OWNERS TO  
COLLECT \$270,777.02 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
10/18/13 • 10/25/13 • 11/01/13

---

**SHERIFF SALE**

**November 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
606-2013r SUR JUDGEMENT  
NO. 606-2013AT THE SUIT  
OF Citimortgage, Inc. vs  
Lawrence D. Clark and Beverly  
P. Clark DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
November 13, 2013 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

SHORT DESCRIPTION  
By virtue of a Writ of Execution  
No. 606-2013  
CITIMORTGAGE, INC.  
V.  
LAWRENCE D. CLARK  
BEVERLY P. CLARK

owner(s) of property situate  
in the TOWNSHIP OF  
DELAWARE, PIKE County,  
Pennsylvania, being  
RR1 BOX 74P A/KIA, 119  
KITTY HARKER ROAD,  
DINGMANS FERRY, PA  
18328-3441  
Parcel No. 149.00-01-19  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$115,798.42  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Lawrence D. Clark  
and Beverly P. Clark  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$115,798.42,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Lawrence  
D. Clark and Beverly P. Clark  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$115,798.42 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
**10/18/13 • 10/25/13 • 11/01/13**

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**SHERIFF SALE**  
**November 13, 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
638-2013r SUR JUDGEMENT  
NO.638-2013 AT THE SUIT  
OF Nationwide Advantage  
Mortgage Company vs Beth  
A. Tirella and Richard G.  
Tirella, Jr DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD

STREET, MILFORD, PA  
18337 ON WEDNESDAY  
November 13, 2013 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

SHORT PROPERTY  
DESCRIPTION  
BY VIRTUE OF A WRIT OF  
EXECUTION TO CASE NO.  
2013-00638

ISSUED TO PLAINTIFF:  
NATIONWIDE  
ADVANTAGE MORTGAGE  
COMPANY  
PROPERTY BEING  
KNOWN AS:

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

BEGINNING at an iron  
rod in the southwesterly line  
of Pennsylvania Legislative  
Route Number 590, being the  
public road which leads from  
Rowlands to Hawley, said point  
of beginning being the northerly  
most corner of lands of the prior  
Grantor and the southeasterly  
most corner of lands of Friend  
Masker; thence from said  
point of beginning, along the  
southwesterly right of way line of  
Route Number  
590, South thirty-three (33)  
degrees thirty-five (35) minutes  
East one hundred forty-four  
(144.0) feet to an iron rod;  
thence cutting through lands  
of the prior Grantor, South  
fifty-one (51) degrees fifty-eight

(58) minutes West five  
hundred ninety and fifty-three  
one-hundredths (590.53) feet  
to an iron rod in a stone wall;  
thence along the line of the said  
stone wall, and along lands of  
William Frisbie, the following  
five courses and distances: North  
thirty-four (34) degrees nine (09)  
minutes forty-five ( 45) seconds  
East fifty-three and two-tenths  
(53.2) feet; North eight (08)  
degrees forty-nine (49) minutes  
forty-seven (47) seconds East  
sixty-nine and ninety-seven  
one-hundredths (69.97) feet;  
North thirty-seven (37) degrees  
twenty-three (23) minutes  
twenty-three (23) seconds East  
sixty-eight and ninety-two  
one-hundredths (68.92) feet;  
North fifty-two  
(52) degrees thirty-eight (38)  
minutes ten (1 0) seconds East  
forty-one and ninety-nine  
one-hundredths (41.99) feet;  
North thirty-seven (37) degrees  
ten (1 0) minutes twenty-eight  
(28) seconds East two hundred  
two and seventy-eight one  
hundredths (202.78) feet to  
a found stone corner; thence  
North five (05) degrees two  
(02) minutes East fifty-three  
and five-tenths (53 .5) feet to  
an iron rod; thence along the  
line of lands of Friend Masker,  
North sixty-two (62) degrees  
three (03) minutes East one  
hundred sixty-one and twenty  
one-hundredths (161.20)  
feet to the point and place of  
BEGINNING.

CONTAINING 1.58 acres,  
more or less. Surveyed by Victor  
E. Orben, C.S., May 21, 1968.

Drawing Number E-1141.  
BEING the same premises  
which Fred F. Kropf, Jr. and  
Helen M. Kropf, Husband and  
Wife, by Deed dated May 5,  
2002 and which was recorded  
in the Pike County Recorder  
of Deeds Office on May 7,  
2003 at Deed Book 1980, Page  
1654 conveyed unto Helen  
Winkelblech, the Grantor  
herein, in fee simple.  
BEING PARCEL NUMBER  
016.03-01-12.  
PARCEL IDENTIFICATION  
NO: 016.03-01-12,  
CONTROL#: 05-0-023315  
IMPROVEMENTS  
THEREON CONSIST OF:  
Residential Dwelling  
TITLE TO SAID PREMISES  
IS VESTED IN Richard G.  
Tirella, Jr. and Beth A. Tirella,  
h/w, by Deed from Helen  
Winkelblech, a single woman,  
dated 10/31/2007, recorded  
11/02/2007 in Book 2255, Page  
1760. SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Beth A.  
Tirella and Richard G. Tirella,  
Jr.  
ATTORNEY ON WRIT:  
MARTHA E. VON  
ROSENSTIEL, P.C.  
BY:: MARTHA E. VON  
ROSENSTIEL, ESQUIRE  
HEATHER RILOFF,  
ESQUIRE

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

TO Beth A. Tirella and  
Richard G. Tirella, Jr  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$132,342.53 ,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON ADA TE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Beth A.  
Tirella and Richard G. Tirella,  
Jr DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$132,342.53 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Marth E. Von Rosenstiel  
649 South Avenue, Ste. 7



Secane, PA 19018  
10/18/13 • 10/25/13 • 11/01/13

**SHERIFF SALE**

**November 13, 2013**

BY VIRTURE OF WRITE  
OF EXECUTION ISSUED  
OUT TO THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECTUTION NO.  
668-2011r SUR JUDGEMENT  
NO 668-2011r AT THE  
SUIT OF OneWest Bank,  
FSB vs Diane B. Paz and  
Pedro Paz DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
November 13, 2013 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

URDEN LAW OFFICES,  
P.C WOODCREST  
CORPORATE CENTER  
111 WOODCREST ROAD,  
SUITE 200  
CHERRY HILL, NJ  
08003-3630 856-669-5400  
pleadings@urden.com  
ATTORNEY FOR  
PLAINTIFF  
OneWest Bank, FSB  
Plaintiff  
v.  
Diane B. Paz  
Pedro Paz  
Defendants  
COURT OF COMMON

PLEAS CIVIL DIVISION  
Pike County MORTGAGE  
FORECLOSURE NO.  
668-2011  
SHORT DESCRIPTION FOR  
ADVERTISING:  
ALL THAT CERTAIN  
LOT OF LAND SITUATE  
IN TOWNSHIP OF  
DINGMAN, PIKE COUNTY,  
PENNSYLVANIA:  
BEING KNOWN AS 181  
Nelson Road (Dingman  
Township), Milford PA 18337  
PARCEL NUMBER:110.00-  
01-08.012  
IMPROVEMENTS:  
Residential Property  
URDEN LAW OFFICES, P.C.  
Attorney for Plaintiff  
Elizabeth L Wassall, ESQ  
PA ID 77788

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Diane B. Paz and Pedro Paz  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$418,594,54,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES

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

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices  
111 Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003  
**10/18/13 • 10/25/13 • 11/01/13**

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**SHERIFF SALE**

**November 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
668-2013r SUR JUDGEMENT  
NO.668-2013 AT THE SUIT  
OF PNC Bank, National  
Association, successor by Merger  
to National City Mortgage, a  
division of National City Bank  
vs Kimberly A. Pintka and John

H. Pintka DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
November 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 Delaware, County of Pike and  
Commonwealth of Pennsylvania,  
more particularly described as  
follows to wit BEING Lot No.  
21 ABCD, Block No. W-906,  
Section 9, as set forth on a map  
of Wild Acres. on file in the  
Recorder of Deeds Office at  
Milford, Pennsylvania, in Pike  
County Plat Book Volume 8,  
Page 106.  
TAX PARCEL# 168.04-06-54  
BEING KNOWN AS: 271  
Wild Acres Drive, Dingmans  
Ferry, PA 18328

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Kimberly A. Pintka  
and John H. Pintka  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A

JUDGMENT ON THE AMOUNT OF \$183,090.46, 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 Kimberly A. Pintka and John H. Pintka DEFENDANTS OWNERS REPUTED OWNERS TO COLLECT \$183,090.46 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
10/18/13 • 10/25/13 • 11/01/13

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**SHERIFF SALE**  
**November 13, 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION

ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 696-2012r SUR JUDGEMENT NO. 696-2013 AT THE SUIT OF Citimortgage, Inc. vs Wayne A. Riddlehoover DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY November 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION  
By virtue of a Writ of Execution No. 696-2012  
CITIMORTGAGE, INC.  
V.  
WAYNE A.  
RIDDLEHOOVER  
owner(s) of property situate in the TOWNSHIP OF DELAWARE, PIKE County, Pennsylvania, being 154 FAIRVIEW DRIVE, DINGMANS FERRY, PA 18328  
Parcel No. 168.04-05-35  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$155,183.05  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF

EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Wayne A. Riddlehoover  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$155,183.05,  
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 Wayne A.  
Riddlehoover DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$155,183.05 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,

PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd, Ste.1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
**10/18/13 • 10/25/13 • 11/01/13**

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**SHERIFF SALE**

**November 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
824-2012r SUR JUDGEMENT  
NO.824-2012 AT THE SUIT  
OF GMAC Mortgage, LLC vs  
Elizabeth M. Lauth and Peter  
Vankoski DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
November 13, 2013 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 824-2012  
GMAC MORTGAGE, LLC  
v.  
ELIZABETH M. LAUTH  
PETER J. VANKOSKI  
owner(s) of property situate  
in the TOWNSHIP OF  
DELAWARE, PIKE County,  
Pennsylvania, being  
8 LOT, S-W204 BLK ABCD  
WILD ACRES, A/K/A 143

EDGEWATER DRIVE,  
DINGMANS FERRY, PA  
18328  
Parcel No. 169.03-03-05-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$71,284.71  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Elizabeth M. Lauth  
and Peter Vankoski  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$71,284.71,  
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 Elizabeth  
M. Lauth and Peter Vankoski  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$71,284.71 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd, Ste.1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
**10/18/13 • 10/25/13 • 11/01/13**

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**SHERIFF SALE**  
**November 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1111-2012r SUR  
JUDGEMENT NO.1111-2012  
AT THE SUIT OF Deutsche  
Bank Trust Company Americas,  
as Trustee for RALI 2006-QSS  
vs William S. Krasutsky,  
deceased; Svetlana Giterman and  
Eve Krasutsky DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
November 13, 2013 at 11:00

AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

LEGAL DESCRIPTION  
ALL THAT CERTAIN LOT  
OR LOTS OF LAND IN  
PALMYRA TOWNSHIP,  
PIKE COUNTY,  
PENNSYLVANIA, KNOWN  
AND DESIGNATED  
AS LOT NUMBER 234  
ON MAP 4 OF PLAN  
OF LOTS PREPARED  
BY TANGLWOOD  
LAKES, INC. BY HARTY  
F. SCHOENAGEL,  
REGISTERED SURVEYOR,  
DATED MAY 28, 1969  
AND RECORDED IN  
THE OFFICE OF THE  
RECORDER OF DEEDS  
FOR PIKE COUNTY IN  
PLAT BOOK NUMBER  
7 PAGE 185. ALL THAT  
CERTAIN LOT OR LOTS  
OF LAND IN PALMYRA  
TOWNSHIP, PIKE  
COUNTY, PENNSYLVANIA,  
KNOWN AND  
DESIGNATED AS LOT  
NUMBER 235 ON MAP 4 OF  
PLAN OF LOTS PREPARED  
BY TANGLWOOD  
LAKES, INC. BY HARRY  
F. SCHOENAGEL,  
REGISTERED SURVEYOR,  
DATED MAY 28; 1969  
AND RECORDED IN  
THE OFFICE OF THE  
RECORDER OF DEEDS  
FOR PIKE COUNTY IN  
PLATBOOK NUMBER  
7 PAGE 185. SUBJECT  
TO THE RESTRICTION  
THAT THE AFORESAID

PARCELS 234 AND 235  
SHALL HENCEFORTH  
BE COMBINED INTO  
ONE PARCEL OF LAND  
TO HENCEFORTH BE  
CALLED LOT 234-R  
AND SHALL NOT BE  
SUBDIVIDED, CONVEYED,  
OR SOLD SEPARATELY  
OR APART THEREFROM,  
WITHOUT COMPLIANCE  
WITH THE APPLICABLE  
ORDINANCES OF  
PALMYRA TOWNSHIP IN  
EFFECT AT THE TIME  
FURTHER SUBDIVISION  
IS PROPOSED. BEING  
THE SAME PREMISES  
WHICH WILLIAM  
S. KRASUTSKY AND  
SVETLANA GITERMAN  
AND EVE KRASUTSKY,  
BY A CERTAIN DEED  
DATED OCTOBER 9,  
2004 AND RECORDED  
IN THE OFFICE OF THE  
RECORDER OF DEEDS  
IN AND FOR PIKE  
COUNTY, IN RECORD  
BOOK VOLUME 2082, AT  
PAGE 1743 GRANTED  
AND CONVEYED UNTO  
WILLIAMS. KRASUTSKY  
AND SVETLANA  
GITERMAN AND EVE  
KRASUTSKY."  
GRANTEE SHALL  
HAVE THE RIGHT  
TOGETHER WITH ALL  
OTHER LOT OWNERS IN  
TANGLWOOD  
LAKES TO USE THE  
PRIVATE ROADWAYS  
SHOWN ON THE  
RECORDED PLAN OR.  
PLANS FOR TANGLWOOD



LAKES AND ALSO TO USE TOGETHER WITH ALL OTHER LOT OWNERS IN TANGLWOOD LAKES THE RIGHTS OF WAY OWNED BY TANGLWOOD LAKES, INC. TO LAKE WALLENPAUPACK, PROVIDED THAT GRANTOR RESERVES THE RIGHT AT ANY TIME AND FROM TIME TO TIME, TO CHANGE THE LOCATION OF SAID RIGHTS OF WAY OVER LANDS OF GRANTOR TO SUCH OTHER LOCATION OR LOCATIONS AS GRANTOR MAY DETERMINE IN ITS SOLE DISCRETION, EXCEPT THAT IT SHALL NOT AFFECT THE TITLE TO GRANTEE'S LOT. PARCEL NO. 10-0-009786

BEING KNOWN AND NUMBERED AS 134 EASTWOOD DRIVE, GREENTOWN, PA, 18426. BEING THE SAME PREMISES WHICH WILLIAMS. KRASUTSKY AND SVETLANA GITERMAN AND EVE KRASUTSKY, BYDEED DATED OCTOBER 9, 2004 AND RECORDED DECEMBER 1, 2004 IN AND FOR PIKE COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 2082, PAGE 1743, GRANTED AND CONVEYED UNTO WILLIAMS. KRASUTSKY, SVETLANA GITERMAN AND EVE KRASUTSKY, AS

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO William S. Krasutsky, deceased; Svetlana Giterman and Eve Krasutsky DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$234,902.08, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$234,902.08 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Zucker, Goldberg & Ackerman  
200 Sheffield Street, Ste. 101  
Mountainside, NJ 07092  
10/18/13 • 10/25/13 • 11/01/13

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**SHERIFF SALE**

**November 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1203-2012r  
SUR JUDGEMENT  
NO.1203-2012 AT THE  
SUIT OF Freedom Mortgage  
Corporation vs Martha  
Gonzalez DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
November 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 the in the  
Township of Dingman, County  
of Pike and Commonwealth of

Pennsylvania, more particularly  
described as follows, to wit:  
BEING Lot 6, Block 2, Section  
7 as shown on map entitled  
'Sunny Land, Inc., or Sunrise  
Lake' on file with the Recorder's  
Office at Milford, Pennsylvania,  
in Plat book 7, page 222.

BEING THE SAME

PREMISES which Lonnie J.  
Hawke and Elizabeth A Hawke,  
his wife, by Deed dated August  
25, 2005 and recorded August  
26, 2004 in the Office for the  
Recording of Deeds and for the  
County of Pike in Record Book  
2065, Page 2042, granted and  
conveyed unto Penny A. Kent,  
the Grantor herein, in fee.

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

Being known as: 117 PINE  
TERRACE, MILFORD,  
PENNSYLVANIA 18337.

Title to said premises is vested  
in Martha Gonzalez by deed  
from Sunny Lands, Inc., Charles  
W. Craven and Catherine M.  
Craven and James Falcone dated  
October 27, 2008 and recorded  
December 8, 2008 in Deed Book  
2295, Page 1006.

TAX I.D. #: 03-0-017414

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Martha Gonzalez  
DEFENDANTS, OWNER,

OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$ 185,764.71, 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 Martha Gonzalez DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$185,764.71 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad St., Ste. 1400  
Philadelphia, PA 19109  
**10/18/13 • 10/25/13 • 11/01/13**

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**SHERIFF SALE**  
**November 13, 2013**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1295-2009r SUR JUDGEMENT NO.1295-2009 AT THE SUIT OF Bank of America, National Association, as Successor by Merger to LaSalle Bank National Association as Trustee for Structured Asset Investment Loan Trust Series 2003-BC9 vs Brian Fitzsimmons and the United States of America c/o United States Attorney for the Middle District of PA DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY November 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**LEGAL DESCRIPTION**  
All that certain lot or parcel of land situate lying and being in the Township of Dingman, County of Pike and State of Pennsylvania, more particularly described as Lot No. 43, Block 1, Section 7, Sunrise Lake, as shown on Plat or Map of Sunshine Lake or Sunnyslans, Inc., subdivision recorded in the

office of the recording of Deeds,  
of Pike County, in Plat Book 7,  
Page 76,

Being Assessed Parcel Number  
109.03-01.39.

Being the same premises which  
The Bank of New York by Deed  
dated the 24th day of January,  
2001 and recorded in the Office  
for the Recording of Deeds in  
and for the County of Pike on  
the 23rd day of January, 2011 in  
Deed Book Volume 1876 page  
105, granted and conveyed unto  
Brian Fitzsimmons, in fee.

Parcel ID #: 03-0-017229

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Brian Fitzsimmons and the  
United States of America c/o  
United States Attorney for  
the Middle District of PA  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$115,241.63,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES

AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS  
THE PROPERTY OF  
Brian Fitzsimmons and the  
United States of America c/o  
United States Attorney for  
the Middle District of PA  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$115,241.63 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street,  
Ste. 1400  
Philadelphia, PA 19109  
10/18/13 • 10/25/13 • 11/01/13

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**SHERIFF SALE**  
**November 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1308-2011r SUR  
JUDGEMENT NO. 1308-2011  
AT THE SUIT OF PNC

Bank National Association vs  
Sean F. Wood and Randall  
Wood DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
November 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 PNC  
BANK, NATIONAL  
ASSOCIATION,  
Plaintiff: NO: 1308-2011

vs  
SEAN E. WOOD and  
RANDALL WOOD,  
Defendants.

LEGAL DESCRIPTION  
ALL that certain piece, parcel  
and tract of land situate, lying  
and being in the Township of  
Delaware, County of Pike and  
Commonwealth of Pennsylvania,  
more particularly described as  
follows to wit: BEING Lot  
1ABCD, W-903, as set forth  
on a Plan of Lots-Wild Acres,  
Section 9, Delaware Township,  
Pike County, Pennsylvania,  
dated March 1970, by John B.  
Aicher, Monroe Engineering,  
Inc., Stroudsburg, Pennsylvania  
and filed in the Office for the  
Recording of Deeds in and for  
Pike County, Pennsylvania  
in Plat Book 8, Page 106,

re-recorded November 17,  
1970. HAVING erected  
thereon a dwelling known  
as 163 Westfall Drive,  
Dingmans Ferry, PA 18328.  
CONTROL NO. 027898.  
MAP NO. 168.04-06-32.  
BEING the same premises  
which Craig E. Williams and  
Ethel Williams, his wife, by  
Deed dated 2/28/2006 and  
recorded 3/01/2006 in the  
Recorder's Office of Pike  
County, Pennsylvania, Deed  
Book Volume 2161, Page 1902,  
Instrument No. 200600003608,  
granted and conveyed unto Sean  
E. Wood and Randall Wood, as  
tenants in common.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Sean F. Wood and Randall  
Wood DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$160,274.15,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT

A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Sean F. Wood and Randall Wood DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$160,274.15 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Vitti & Vitti & Assoc.  
215 Fourth Avenue  
Pittsburg, PA 15222  
**10/18/13 • 10/25/13 • 11/01/13**

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**SHERIFF SALE**

**November 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1348-2012r SUR JUDGEMENT NO.1348-2012 AT THE SUIT OF Wells Fargo Bank, NA vs Todd B. Eder and Lois A. Eder DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY

ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY November 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 1348-2012 WELLS FARGO BANK, N.A. v. TODD B.EDER LOIS A. EDER owner(s) of property situate in the TOWNSHIP OF BLOOMING GROVE, PIKE County, Pennsylvania, being 811 VISALIA COURT, HAWLEY, PA 18428 Parcel No. 120.03-01-56- (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$284,560.40 Attorneys for Plaintiff Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Todd B. Eder and Lois A. Eder DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$284,560.40, PLUS COSTS & INTEREST. THE SALE MADE



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

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Todd  
B. Eder and Lois A. Eder  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$284,560.40 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan  
1 Penn Ctr @ Suburban Station  
1617 JFK Blvd., 1400  
Philadelphia, PA 19103  
10/18/13 • 10/25/13 • 11/01/13

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

CIVIL DIVISION, TO  
EXECUTION NO 1362-2011r  
SUR JUDGEMENT NO.  
1362-2011 AT THE SUIT  
OF PennStar Bank, a division  
of NBT Bank, National  
Association vs Lawrence F.  
Doheny, JR. and Karen B.  
Doheny DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
November 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 Delaware, County of Pike  
and State of Pennsylvania, more  
particularly described as follows,  
to wit: Lot 11 ABC, Block B-79,  
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 Margaret A. Doheny,  
now by marriage Margaret A.  
Jennings, and Kevin Jennings,

her husband granted and conveyed to Lawrence F. Doheny, Jr., by virtue of their deed dated May 12, 1999 and recorded in the Office of the Recorder of Deeds in and for Pike County, Pennsylvania in Deed Book Volume 1768 at page 097.

TOGETHER with all and singular, building improvements, ways, streets, driveways, alleys, passages, waters, watercourse, liberties privileges, rights, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions, remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor in law, equity, or otherwise howsoever, of, in and to the same and every part thereof. TOGETHER WITH, unto the Grantee herein, his heirs and assigns, all rights, liabilities and privileges, and UNDER AND SUBJECT to all conditions, restrictions, reservations and exceptions in the chain of title. This property is improved with a residential dwelling, and is identified by Tax Identification No. 162.02-1 0-52 and Control No. 02-0-028022.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Lawrence F. Doheny, JR. and Karen B. Doheny

DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$ 39,505.25, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Lawrence F. Doheny, JR. and Karen B. Doheny DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$39,505.25 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
David M. Gregory, Esq.  
307 Erie Street  
Honesdale, PA 18431

10/18/13 • 10/25/13 • 11/01/13

**SHERIFF SALE**

**November 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1373-2012r SUR JUDGEMENT NO.1373-2012 AT THE SUIT OF Bank of America, NA successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP vs Charles Davis and Wendy Davis DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY November 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 1373-2012 BANK OF AMERICA, N.A SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, L.P. F/K/A COUNTRYWIDE HOME LOANS SERVICING, L.P. v. CHARLES DAVIS WENDY DAVIS owner(s) of property situate in the TOWNSHIP OF

LACKAWAXEN, PIKE County, Pennsylvania, being 245 POWDERHORN DRIVE, A/K/A 174 POWDERHORN DRIVE, LACKAWAXEN, PA 18435 Parcel No. 009.04-04-43 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$192,753.48 Attorneys for Plaintiff Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Charles Davis and Wendy Davis DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$192,753.48, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Charles Davis and Wendy Davis DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$192,753.48 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan  
1 Penn Ctr @ Suburban Station  
1617 JFK Blvd., 1400  
Philadelphia, PA 19103  
**10/18/13 • 10/25/13 • 11/01/13**

**SHERIFF SALE**

**November 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1433-2012 SUR JUDGEMENT NO.1433-2013 AT THE SUIT OF JPMorgan Chase Bank, National Association vs David R. Vasey and Deborah Vasey DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY November 13, 2013 at 11:00

AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 1433-2012  
JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION

v.

DAVID R. VASEY  
DEBORAH VASEY

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

1 SAW CREEK ESTATES  
A/K/A 1265 WINCHESTER  
WAY A/K/A 4262

WINCHESTER WAY,  
BUSHKILL, PA 18324

Parcel No. 192.02-03-41-  
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$143,279.86

Attorneys for Plaintiff

Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO David R. Vasey and Deborah Vasey DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$143,279.86, 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 David R.  
Vasey and Deborah Vasey  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$143,279.86 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
**10/18/13 • 10/25/13 • 11/01/13**

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

CIVIL DIVISION, TO  
EXECUTION NO 1441-2012r  
SUR JUDGEMENT  
NO.1441-2012 AT THE  
SUIT OF JPMorgan Chase  
Bank, National Association vs  
Vitaliy Parkulab and Dorota  
Marchelewicz DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
November 13, 2013 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

LEGAL DESCRIPTION  
ALL THAT CERTAIN lot,  
piece or parcel of land situate  
in the Township of Greene,  
County of Pike and State of  
Pennsylvania, being Lot No.  
2919, Section C, as shown on  
'Plotting of Section C, Sky View  
Lake, Pocono Sky Enterprises,  
Inc., Greene Township, Pike  
County, Pennsylvania, prepared  
by Leo A. Achterman, Jr., P.E.,  
dated November 6, 1968, and  
recorded in the courthouse  
at Milford, Pike County,  
Pennsylvania, in Plot Book No.7,  
pages 42 and 204.' UNDER  
AND SUBJECT to restrictions  
as recorded in Deed Book 704, at  
page 128 and also in Deed Book  
968, at page 160. SUBJECT  
to restrictions, reservations,  
conditions and covenants as set  
forth in prior deeds forming the  
chain of title. TITLE TO SAID

PREMISES IS VESTED IN Dorota Marchelewicz and Vitaliy Parkulab, h/w, by Deed from Deda Gjin, dated 08/13/2007, recorded 08/22/2007 in Book 2246, Page 1498.  
Tax Parcel: 128.02-03-22.001  
Premises Being: 149 JEAN DANIELSON DRIVE, GREENTOWN, PA 18426-4815

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Vitaliy Parkulab and Dorota Marchelewicz DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$145,447.97, 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 Vitaliy Parkulab and Dorota Marchelewicz DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$145,447.97 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan  
1 Penn Ctr @ Suburban Station  
1617 JFK Blvd., 1400  
Philadelphia, PA 19103  
**10/18/13 • 10/25/13 • 11/01/13**

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**SHERIFF SALE**

**November 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1454-2012r SUR JUDGEMENT NO. 1454-2012 AT THE SUIT OF Bank of America, NA successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans servicing, LP vs Wilmer Hernandez DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD



STREET, MILFORD, PA  
18337 ON WEDNESDAY  
November 13, 2013 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 1454-2012

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

v.

WILMER HERNANDEZ  
owner(s) of property situate  
in the TOWNSHIP OF  
LEHMAN, PIKE County,  
Pennsylvania, being  
139 CANTERBURY ROAD,  
A/K/A 1070 CANTERBURY  
ROAD, BUSHKILL, PA 18324  
Parcel No. 192.04-06-07  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$150,674.82  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

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

AMOUNT OF \$150,674.82,  
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 Wilmer  
Hernandez DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$150,674.82 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan  
1 Penn Ctr @ Suburban Station  
1617 JFK Blvd., 1400  
Philadelphia, PA 19106  
**10/18/13 • 10/25/13 • 11/01/13**

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

OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1554-2011r SUR  
JUDGEMENT NO.1554-2011  
AT THE SUIT OF US Bank,  
National Association, not in  
its individual capacity, but  
solely as Legal Title Trustee  
for LVS Title Trust I c/o 3  
Point Asset Management vs  
Daniel Wise DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
November 13, 2013 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

SHERIFF'S SALE  
REAL PROPERTY  
EX#

By virtue of a writ of Execution  
issued by US Bank, National  
Association, not in its individual  
capacity, but solely as Legal Title  
Trustee for L VS Title Trust I  
c/o 3 Point Asset Management  
issued out of Court of Common  
Pleas of Pike County, to me  
directed, there will be exposed  
to Public Sale, 13th day of  
November 2013 at 11:00 A.M.,  
at the ADMINISTRATION  
BLDG., 506 BROAD  
STREET, MILFORD, PA.  
2ND FLOOR, LOBBY, In the  
Borough of Palmyra Township,  
Pike County, Pa. The following

described property, viz:  
AMOUNT DUE: \$453,758.52  
plus costs and interest  
ALL THOSE CERTAIN  
pieces, parcels and tracts of land  
lying and being situate in the  
Township of Palmyra, County of  
Pike and State of Pennsylvania,  
more particularly described as  
follows:

PARCEL"A"  
BEGINNING at the common  
corner of lots numbered 6 and  
7, said point being located  
on the southerly edge on the  
right-of-way of Ridge Avenue;  
thence along the southerly edge  
to the right-of-way of Ridge  
Avenue North 58 degrees 00  
minutes 00 seconds East 50.00  
feet to a corner; thence through  
the original Lot number 6  
the following two courses and  
distances: (1) South 24 degrees  
07 minutes 00 seconds East  
194.70 feet to a corner and (2)  
South 27 degrees 19 minutes  
00 seconds East 172.39 feet  
to a corner on the shoreline of  
Fairview Lake; thence along  
the shoreline of Fairview Lake,  
its devious ways and means,  
forty-nine (49) feet more or less  
to the Southeasterly corner of  
Lot number 7; thence along lot  
number North 25 degrees 45  
minutes 00 seconds West 357.50  
feet to the point and place of  
BEGINNING. COMPRISING  
within said boundaries part of  
original lot number 6 which is  
hereby designated as Parcel "A".  
Bearings of the magnetic  
meridian and Containing  
thirty-nine one-hundredths 0.39  
of an acre of land to be the same

more or less.

BEING KNOWN AS  
TAX PARCEL NUMBER:

056.01-01-45.

PARCEL "B"

BEGINNING at the common corner of lots numbered 3 and 5, said corner being located on the northerly edge of the right-of-way of Ridge Avenue; thence along the northerly edge of the right-of-way of Ridge Avenue the following two courses and distances: (1) South 55 degrees 51 minutes 46 seconds West 72.21 feet to a corner and (2) South 44 degrees 29 minutes 58 seconds West 25.39 feet to a point of intersection with the easterly edge of the right-of-way of First Street; thence along the Easterly edge of the right-of-way of First Street North 28 degrees 07 minutes 39 seconds West 161.41 feet to a corner; thence along Parcel "C" North 43 degrees 05 minutes 30 seconds East 95.66 feet to a corner; thence along lot number 3 South 29 degrees 53 minutes 54 seconds East 177.15 feet to the point and place of BEGINNING. COMPRISING within said boundaries original lot number 5 which is hereby designated as Parcel "B".

BEING of the magnetic meridian and CONTAINING thirty-six one-hundredths (0.36) of an acre of land to be the same more or less.

PARCEL "C"

BEGINNING at the northwest corner of original lot number 5 which has been designated as Parcel "B"; thence along the

lands now or formerly of Robert S. Black North 27 degrees 28 minutes 28 seconds West 112.02 feet to set iron pin near an old witnessed Oak Tree; thence along Parcel "D" South 75 degrees 50 minutes 21 seconds East 120.70 feet to a corner; thence along original lot number 5 which has been designated as Parcel "B" South 43 degrees 05 minutes 30 seconds West 95.66 feet to the point and place of BEGINNING. COMPRISING within said boundaries Parcel "C" as shown on a certain plan of lots on the lands of the Grantor herein.

BEARING of the magnetic meridian and CONTAINING twelve one-hundredths (0.12) of an acre of land to be the same more or less.

PARCEL "D"

BEGINNING at the common corner of Parcels "B", "C" and "D", said point being marked by an old iron pipe; thence along Parcel "C" North 75 degrees 50 minutes 21 seconds West 120.70 feet to an iron bar; thence along the lands now or formerly of Branning North 00 degrees 03 minutes 54 seconds West 390.00 feet to a corner in the line of lands of Tanglewood Lakes Incorporated; thence along the lands of Tanglewood Lakes Incorporated South 73 degrees 49 minutes 53 seconds East 99.89 feet to a corner; thence along the lands now or formerly of Von Hake South 03 degrees 08 minutes 47 seconds East 392.30 feet to the point and place of BEGINNING.

COMPRISING within said boundaries Parcel "D" as shown on a certain plan of lots on the lands of the Grantor herein. BEARING of the magnetic meridian and CONTAINING ninety-four one-hundredths (0.94) of an acre of land to be the same more or less. BEING Parcel No. 056.01-01-24 Improvements: Residential Dwelling Seized and taken in execution as property of Daniel Wise SHERIFF'S OFFICE, MILFORD, PA JUDGMENT NO. 1554-2011

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Daniel Wise DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$453,758.52, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Daniel Wise DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$453,758.52 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street,  
Ste. 1400  
Philadelphia, PA 19109  
**10/18/13 • 10/25/13 • 11/01/13**

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**SHERIFF SALE**  
**November 13, 2013**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1646-2011r SUR JUDGEMENT NO. 1646-2011 AT THE SUIT OF Bank of America, NA, successor by merger to BAC Home Loans Servicing, LP tka Countrywide Home Loans Servicing, LP vs Lonnie W. Delvecchio DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC

VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
November 13, 2013 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

UDREN LAW OFFICES,  
P.C. WOODCREST  
CORPORATE CENTER  
111 WOODCREST ROAD,  
SUITE 200 CHERRY  
HILL, NJ 08003-3620  
856-669-5400 pleadings@  
udren.com ATTORNEY FOR  
PLAINTIFF  
BANK OF AMERICA, N.A.,  
SUCCESSOR BY MERGER  
TO BAC HOME LOANS  
SERVICING, LP FKA  
COUNTRYWIDE HOME  
LOANS SERVICING, LP  
Plaintiff

v.  
LONNIE W. DELVECCHIO  
Defendant(s)  
COURT OF COMMON  
PLEAS CIVIL DIVISION  
Pike County MORTGAGE  
FORECLOSURE NO.  
1646-2011  
SHORT DESCRIPTION FOR  
ADVERTISING  
ALL THAT CERTAIN LOT  
OF LAND SITUATE IN  
DINGMAN TOWNSHIP,  
PIKE  
COUNTY, PENNSYLVANIA:  
BEING KNOWN AS 108  
Cornelia Lane, Milford, PA  
18337  
PARCEL NUMBER:

111-03-05-69  
IMPROVEMENTS:  
Residential Property  
UDREN LAW OFFICES, P.C.  
Attorney for Plaintiff  
Jordan David, Esquire  
PA ID #: 311968

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Lonnie W. Delvecchio  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$131,523.72,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

PROPERTY OF Lonnie W. Delvecchio DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$131,523.72 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices  
111 Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003-3620  
10/18/13 • 10/25/13 • 11/01/13

**SHERIFF SALE**

**November 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1706-2011r SUR JUDGEMENT NO.1706-2011 AT THE SUIT OF PNC Mortgage, a division of PNC Bank, NA SBM National City Mortgage Co. dba Commonwealth United Mortgage Company vs Kenneth D. Kraeger DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY November 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION  
By virtue of a Writ of Execution No. 1706-2011  
PNC MORTGAGE, A  
DIVISION OF PNC BANK,  
N.A. SBM NATIONAL  
CITY MORTGAGE CO.  
D/B/A COMMONWEALTH  
UNITED  
MORTGAGE-COMPANY  
v.  
KENNETH D. KRAEGER  
owner(s) of property situate  
in the TOWNSHIP OF  
BLOOMING GROVE, PIKE  
County, Pennsylvania, being  
162 HILLER ROAD,  
A/K/A 162 HILLER LANE,  
GREELEY, PA 18425-9679  
Parcel No. 059.00-01-03  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$196,801.45  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Kenneth D. Kraeger DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$196,801.45, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES



UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Kenneth  
D. Kraeger DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$196,801.45 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd, Ste.1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
**10/18/13 • 10/25/13 • 11/01/13**

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**SHERIFF SALE**  
**November 13, 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1785-2011r SUR  
JUDGEMENT NO. 1785-2011

AT THE SUIT OF One  
West Bank, FSB vs Joseph  
Errichiello DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
November 13, 2013 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

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

v.  
JOSEPH ERRICHIELLO  
Defendant(s)  
COURT OF COMMON  
PLEAS  
CIVIL DIVISION  
Pike County  
MORTGAGE  
FORECLOSURE  
NO. 1785-2011  
SHORT DESCRIPTION FOR  
ADVERTISING  
ALL THAT CERTAIN  
LOT OF LAND SITUATE  
IN BOROUGH OF  
MATAMORAS, PIKE  
COUNTY, PENNSYLVANIA:  
BEING KNOWN AS 402

Avenue L, Matamoras, PA  
18336  
PARCEL NUMBER:  
083-10-05-53  
IMPROVEMENTS:  
Residential Property  
Jordan David, Esquire  
Attorney for Plaintiff  
PAID#: 311968

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Joseph Errichiello  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$195,742.09,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Joseph  
Errichiello DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$195,742.09 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices  
111 Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003-3620  
**10/18/13 • 10/25/13 • 11/01/13**

---

**SHERIFF SALE**

**November 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1852-2011r SUR  
JUDGEMENT NO.1852-2011  
AT THE SUIT OF Deutsche  
Bank National Trust Company,  
as Trustee of the IndyMac  
INDX Mortgage Trust  
2007-AR21IP, Mortgage  
Pass-Through Certificates, Series  
2007-AR21IP under the Pooling  
and Servicing Agreement dated  
October 1, 2007 vs Michele  
McKean and Stephen W.  
McKean DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA

18337 ON WEDNESDAY  
November 13, 2013 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

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

Deutsche Bank National Trust  
Company, as Trustee of the Indy  
Mac INDX Mortgage Trust  
2007-AR21IP, Mortgage Pass-  
Through Certificates, Series  
2007-AR21IP under the Pooling  
and Servicing Agreement dated  
October 1, 2007  
Plaintiff

v.  
MICHELE MCKEAN  
STEPHEN W. MCKEAN  
Defendant(s)  
COURT OF COMMON  
PLEAS CIVIL DIVISION  
Pike County MORTGAGE  
FORECLOSURE NO.  
1852-CIVIL-2011  
SHORT DESCRIPTION FOR  
ADVERTISING  
ALL THAT CERTAIN  
LOT OF LAND SITUATE  
IN TOWNSHIP OF  
DINGMAN, PIKE COUNTY,  
PENNSYLVANIA:  
BEING KNOWN AS 803  
Raymondskill Road, Milford,  
PA 18337  
PARCEL NUMBER:

03-0-103963  
IMPROVEMENTS:  
Residential Property  
UDREN LAW OFFICES, P.C.  
Attorney for Plaintiff  
Nicole LaBletta, Esquire  
PA ID 202194

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Michele McKean  
and Stephen W. McKean  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$962,701.83,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

IN EXECUTION AS THE  
PROPERTY OF Michele  
McKean and Stephen W.  
McKean DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$962,701.83 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices  
Ill Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003  
10/18/13 • 10/25/13 • 11/01/13

**SHERIFF SALE**  
**November 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1869-2012r SUR  
JUDGEMENT NO.1869-2012  
AT THE SUIT OF First  
Tennessee Bank, National  
Association s/b/m to First  
Horizon Home Loan  
Corporation vs Vincent A.  
Denunzio DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
November 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  
Delaware, County of Pike and  
State of Pennsylvania, more  
particularly described as follows,  
to wit:

LOT 20, BLOCK M-408,  
as shown on a map entitled  
"Section, Four, Marcel Lake  
Estates, Delaware Township,  
Pike County, PA", which map  
was duly recorded on June 29,  
1973 with the Office for the  
Recorder of Deeds of Pike  
County, PA in Plat Book 10  
page 133.

SUBJECT to any  
Right-of-Ways, Easements,  
Restrictions, Covenants,  
Conditions, Oil, Gas and/or  
Mineral Rights of Record, if any,  
including any matters shown on  
recorded plats.

BEING the same premises  
which Vincent A. Denunzio and  
Ann M. Walsh a/k/a Ann Walsh  
by deed dated April23, 2010,  
and recorded on April23, 2010,  
in Deed Book 2334, page 2682,  
in the Office of the Recorder of  
Deeds of Pike County, granted  
and conveyed unto Vincent A.  
Denunzio.

Being Commonly Known As:  
290 Marcel Drive, Dingmans  
Ferry, PA 18328.

Map #148.02-02-20

Control No. 063633

Improvements: Residential  
Dwelling

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

THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Vincent A. Denunzio  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$104,002.66,  
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 A.  
Denunzio DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$104,002.66 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Lauren Berschler Karl, LLC

355 5th Avenue, Ste. 400  
Pittsburgh, PA 15222  
10/18/13 • 10/25/13 • 11/01/13

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**SHERIFF SALE**

**November 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 2024-2010r  
SUR JUDGEMENT NO.  
2024-2010 AT THE SUIT OF  
Metlife Home Loans vs Taiya  
Negrón DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
November 13, 2013 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 2024-2010-CV  
JPMORGAN CHASE BANK,  
N. A.

v.  
TAIYA NEGRON  
owner(s) of property situate  
in the TOWNSHIP OF  
DINGMAN, PIKE County,  
Pennsylvania, being  
165 WEST SHORE DRIVE,  
MILFORD, PA 18337  
Parcel No. 122.02-01-50 -  
(Acreage or street address)  
Improvements thereon:

RESIDENTIAL DWELLING  
Judgment Amount: \$221,564.16  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Taiya Negron  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$221,564.16,  
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 Taiya Negron  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO

COLLECT \$221,564.16 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan  
1 Penn Ctr @ Suburban Station  
1617 JFK Blvd., 1400  
Philadelphia, PA 19103  
**10/18/13 • 10/25/13 • 11/01/13**

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**SHERIFF SALE**

**November 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 2218-2012r  
SUR JUDGEMENT NO.  
2218-2012 AT THE SUIT  
OF JPMorgan Chase Bank,  
National Association, successor  
in interest by purchase from  
the Federal Deposit Insurance  
Corporation as Receiver of  
Washington Mutual Bank  
f/k/a Washington Mutual  
Bank, FA vs Robert Nilsen  
aka Robert Edward Nilsen, Sr.  
and Patricia Nilsen aka Patricia  
Ann Nilsen DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
November 13, 2013 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF



SAID DATE:

Legal Description

ALL THAT CERTAIN lot of parcel of land situate in the Township of Delaware, County of Pike and Commonwealth of Pennsylvania, BEING LOT NO. B-59 SECTION NO. 8, as shown on a map of plan of Birchwood Lakes, one file in the Recorder of Deeds Office at Milford, Pike County Pennsylvania, in Plat Book Volume 4 Page 113.

Said premises having been convey to the Pike County Tax Claim Bureau in Pike County Record Book Volume 590 Page 157.

TOGETHER WITH unto the grantee(s) herein, their heirs and/or successors and assigns, all rights, liberties and privileges, and Under and Subject to all covenants, restrictions and reservations set forth in deeds in the chain of title.

Being the same property acquired by Patricia Ann Nilsen and Robert Edwards Nilsen, Sr., by Deed recorded 11/16/1992, of record in Deed Book 0631, Page 266, in the Office of the Recorder of Pike County, Pennsylvania.

ALL THAT CERTAIN lot of parcel of land situate in the Township of Delaware, County of Pike and Commonwealth of Pennsylvania, BEING LOT NOS. 6 & 7, BLOCK NO.

B-59 SECTION NO. 8, as shown on a map or plan of Birchwood Lakes, on file in the Recorder of Deeds Office at Milford, Pike County, Pennsylvania, in Plat Book Volume 4 Page 113.

ALL THAT CERTAIN lot of parcel of land situate in the Township of Delaware, County of Pike and Commonwealth of Pennsylvania, BEING LOT NO. 8ABC, BLOCK NO. B-59 SECTION NO. 8, as shown on a map or plan of Birchwood Lakes, on file in the Recorder of Deeds Office at Milford, Pike County, Pennsylvania, in Plat Book Volume 4 Page 113.

ALL THAT CERTAIN lot of parcel of land situate in the Township of Delaware, County of Pike and Commonwealth of Pennsylvania, BEING LOT NO. 9ABC, BLOCK NO. B-59 SECTION NO. 8, as shown on a map or plan of Birchwood Lakes, on file in the Recorder of Deeds Office at Milford, Pike County, Pennsylvania, in Plat Book Volume 4 Page 113.

ALL THAT CERTAIN lot of parcel of land situate in the Township of Delaware, County of Pike and Commonwealth of Pennsylvania, BEING LOT NO. 11ABC, BLOCK NO. B-59 SECTION NO. 8, as shown on a map or plan of Birchwood Lakes, on file in the Recorder of Deeds Office at Milford, Pike County, Pennsylvania, in Plat Book

Volume 4 Page 113.

Being the same property acquired by Patricia Ann Nilsen and Robert Edward Nilsen, Sr., by Deed recorded 05/18/2000, of record in Deed Book 1853, Page 2382, in the Office of the Recorder of Pike County, Pennsylvania.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Robert Nilsen aka Robert Edward Nilsen, Sr. and Patricia Nilsen aka Patricia Ann Nilsen DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$192,351.00, 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 DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$192,351.00 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street,  
Ste. 1400  
Philadelphia, PA 19109  
**10/18/13 • 10/25/13 • 11/01/13**

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**SHERIFF SALE**

**November 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2234-2012r SUR JUDGEMENT NO. 2234-2012 AT THE SUIT OF Federal National Mortgage Association vs Sarah M. Sharma and Mary N. Sharma DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY November 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF

SAID DATE:

LEGAL DESCRIPTION

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

LOT NO. 9, BLOCK NO. M-401, SECTION 4, as set forth on a Plan of Lots-Marcel Lake Estates, Delaware Township, Pike County, Pennsylvania as set forth on a map or plan recorded in the Pike County Plat Book Volume 10 Page 133.

BEING the same premises that Edward C. Kelly by his deed dated August 24, 2006 and recorded in Pike County Record Book Volume 2191 Page 1640 granted and conveyed to Christine L Hemenway, the grantor herein.

TOGETHER with all and singular the buildings, 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.

Being known as: 117

ADRIENNE COURT,  
DINGMANS FERRY,  
PENNSYLVANIA 18328.

Title to said premises is vested in Sarah M. Sharma and Mary N. Sharma by deed from Mardel, Inc., Beta Associates, All American Reality Co, Inc., Robert F. Ackerman and Muriel Ackerman H/W, Edward C. Kelly and Christine L. Hemenway dated August 30, 2007 and recorded August 31, 2007 in Deed Book 2247, Page 2208.

TAX I.D. #: 62-0-063347

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Sarah M. Sharma and Mary N. Sharma, DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$169,997.59, 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 Sarah M. Sharma and Mary N. Sharma DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$169,997.59 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street,  
Ste. 1400  
Philadelphia, PA 19109  
**10/18/13 • 10/25/13 • 11/01/13**

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**SHERIFF SALE  
November 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2236-2012r SUR JUDGEMENT NO.2236-2012 AT THE SUIT OF Citizens Bank of Pennsylvania vs Malcolm E. Steel and Joan S. Steel DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION

BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY November 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

PARCEL NO. 1:  
ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND, lying, situate and being in the Township of Westfall, County of Pike and State of Pennsylvania, more particularly described as follows, to wit:

BEGINNING at a ground iron pin and stone comer at the northwest comer of the lands of the Grantor herein and also being in the reputed line of lands of Slatestone Hunting Club and further being the northerly most comer of the lands now or formerly of Cowley and goes thence, along the lands of Slatestone Hunting Club, N-28-58-20-E 169.43 feet to a found iron pin and stone comer in the line of lands now or formerly of Van Hom; thence, along said line, S-52-57-59-E 170.00 feet to an iron pin set for a comer; thence, cutting the lands of the Grantors herein, S-29-04-26-W 171.49 feet to an iron pin set for a comer in the line of lands now or formerly of Cowley; thence, along said lands, N-52-15-55-W 170.00 feet to the point and place of beginning. Containing 28670 square feet of land more or less.  
The above description is pursuant to a survey entitled

Map of Lands to be conveyed Padgett to Schoupe situate in Mill Rift, Westfall Township, Pike County, Pennsylvania, Scale 1"-50', August 14, 1973, William Youngblood Associates, Route 17M, Monroe, New York. TOGETHER with unto the Grantees herein, their heirs and assigns, in common, however, with the Grantors herein, their heirs and assigns, the right of ingress, regress and egress in, along, and over two (2) private roadways, as same are set forth on the aforementioned map, for purposes of access to the above described premises from the public road known as Mill Rift Road.

The above described premises are more particularly described as follows, to wit:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, situate in Mill Rift, Westfall Township, Pike County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a found stone comer, being the common comer between lands of Slatestone Hunting Club and the lands of C. Van Hom, the said point of beginning also being the Northerly most comer of lands of Schoupe in Book 396 of Deeds at page 105; thence along the lands of C. Van Horn, South 51 degrees 36 minutes 59 seconds East 169.17 feet an iron pipe for a comer; thence along the other lands of Anna DeLackner as described in Book 557 of Deeds at page 248,

South 30 degrees 45 minutes 00 seconds West 173.04 feet to an iron pipe for a comer; thence along lands now or formerly of John R. Cowley, North 50 degrees 24 minutes 29 seconds West 170.01 feet to an iron pipe located in the line of lands of Slatestone Hunting Club; thence along the line of same, North 30 degrees 51 minutes 31 seconds East 169.38 feet to the point and place of beginning. Containing 0.65 acre, more or less. As surveyed by Victor E. Orben, R.S., September 8, 1977. Drawing No. BB-175. Revision A.

TOGETHER WITH unto the Grantee herein, their heirs and assigns, in common, however, with the Grantors herein, their heirs and assigns, the right of ingress, regress and egress in and along and over two (2) private roadways, as same are set forth on the aforementioned map, for purposes of access to the above described premises from the Public Road known as Mill Rift Road.

Map No. 053.01-01-09

Control No. 002873

PARCEL NO.2:

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND, lying, situate and being in the Township of Westfall, County of Pike and State of Pennsylvania, more particularly described as follows, to wit:

BEGINNING at an iron bar in the northwest line of a private driveway leading to the lands of Frank Shadier, the said

point of beginning being the southerly most corner of lands of the Raymond Padgett Estate; thence running along the lands of Frank Shadier, North 52 degrees 12 minutes 16 seconds West 159.4 feet to an iron bar; thence along same, South 52 degrees 06 minutes 44 seconds West 160.50 feet to an iron bar; thence running along lands of S. Schoupppe or John R. Cowley, North 50 degrees 02 minutes 49 seconds West 148.72 feet to a found iron pipe corner; thence along same, North 30 degrees 45 minutes 00 seconds East 173.04 feet to a corner in the line of lands of C. Van Horn, thence along same, South 51 degrees 32 minutes 20 seconds East 379.44 feet to a point in the line of lands of Frank Shadier; thence along same in a southwesterly direction, 20 feet, more or less, to the point and place of beginning. CONTAINING 0.790 acre, more or less. As surveyed by Victor E. Orben, R.S., July 24, 1976. Drawing No. BB-175, including revisions A. & B.

BEING part of the premises described in deed dated May 25, 1952 and recorded in the Office of the Recorder of Deeds of Pike County, Pennsylvania in Deed Book Volume 118 at page 255. TOGETHER with the perpetual right of way for ingress and egress for all legal purposes over a private road formerly belonging to Charles A. Padgett (and now on the northerly most property of Frank

Shadier and Shirley Shadier, his wife, which was conveyed to them by deed dated January 31, 1969 by Charles Padgett, Jr., Administrator of the Estate of Elizabeth Padgett, and recorded in the office of the Recorder of Deeds of Pike County, Pa. in Deed Book Volume 222 at page 49, on January 31, 1969) connecting the township road with the premises hereinbefore described, on foot, with vehicles and animals, for the grantee herein, her heirs, administrators, executors, assigns, invitees and guests.

Map Number: 053.01-01-10

Control Number: 002321

BEING the premises which Alexander Louis De Lackner and Anna De Lackner by deed dated October 15, 1980 and recorded on October 15, 1980 with the Office of the Recorder of Deeds of Pike County in Deed Book Volume 742, page 133, granted and conveyed unto Malcolm E. Steel [now deceased] and Joan S. Steel.

Map Numbers: 053.01-01-09 and 053.01-01-10

Control Nos. 002873 and 002321

BEING commonly known as: 106 Sandpit Road, Millrift, PA 18340

Improvements: Residential Dwelling

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



Malcolm E. Steel and Joan S. Steel DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$158,524.24, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Malcolm E. Steel and Joan S. Steel DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$158,524.24 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Lauren Berschler Karl, LLC  
355 5th Avenue, Ste. 400

Pittsburgh, PA 15222  
10/18/13 • 10/25/13 • 11/01/13

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**SHERIFF SALE**  
**November 13, 2013**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2268-2012r SUR JUDGEMENT NO. 2268-2012 AT THE SUIT OF LoanCare, a Division of FNF Servicing, Inc. vs Martin Niemiec and Catherine Niemiec DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY November 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Pike, STATE OF Pennsylvania, AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN LOT, PARCEL, OR PIECE OF LAND SITUATE IN THE TOWNSHIP OF LEHMAN, COUNTY OF PIKE AND COMMONWEALTH OF

PENNSYLVANIA, BEING LOT 185, SECTION 23, 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 PLAT BOOK VOLUME 13, PAGE 40.

BEING THE SAME PREMISES WHICH MEADOW CREEK, INC, BY INDENTURE BEARING DATE 1ST DAY OF JUNE 2004, AND RECORDED THE 2ND DAY OF JUNE, 2004, IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF PIKE AT MILFORD, PENNSYLVANIA, IN RECORD BOOK VOLUME 2049, PAGE 1523, GRANTED AND CONVEYED UNTO BRIAN D. HARRIS AND NIDIA HARRIS, IN FEE.

Parcel ID: 192.03-04-50

Being known as:  
618 SAW CREEK  
ESTATES, BUSHKILL,  
PENNSYLVANIA, 18324

Title to said premises is vested in Martin Niemec and Catherine Niemec by deed from Brian D. Harris and Nidia Harris, Husband and Wife dated November 3, 2007 and recorded December 3, 2007, in Deed Book 2259, Page 171.

Tax I.D.#: 06-0-192.03-04-50

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Martin Niemec and Catherine Niemec DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$197,562.35, 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 Martin Niemec and Catherine Niemec DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$197,562.35 PLUS

COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe, Weisberg & Conway  
123 South Broad Street,  
Ste. 1400  
Philadelphia, PA 19109  
**10/18/13 • 10/25/13 • 11/01/13**

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**SHERIFF SALE**

**November 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO2290-2012r SUR  
JUDGEMENT NO. 2290-2012  
AT THE SUIT OF Volt Asset  
Holdings NPL3 vs Luann M.  
Charity and The United States  
of America DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
November 13, 2013 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

PARCEL I:  
ALL THAT CERTAIN LOT  
PIECE OR PARCEL OF  
LAND SITUATE, LYING  
AND BEING IN THE  
TOWNSHIP OF DINGMAN,  
COUNTY OF PIKE, AND

COMMONWEALTH  
OF PENNSYLVANIA.  
MORE PARTICULARLY  
DESCRIBED AS LOT  
NO. 4 BLOCK NO. 5,  
SECTION NO. 10, GOLD  
KEY ESTATES, AS  
SHOWN ON A PLAT  
OR MAP OF GOLD KEY  
ESTATES, SUBDIVISIONS  
RECORDED IN THE  
OFFICE OF THE  
RECORDER OF DEEDS IN  
AND FOR PIKE COUNTY.  
PENNSYLVANIA IN  
FLAT NOOK 6 AND  
PAGE 9. BEING THE  
SAME PREMISES WHICH  
SALVATORE J. TARANTO.  
SINGLE. BY HIS CERTAIN  
DEED DATED NOVEMBER  
25, 1988 AND RECORDED  
IN THE OFFICE OF THE  
RECORDED OF DEEDS IN  
AND FOR PIKE COUNTY  
IN DEED VOLUME 1089  
AT PAGE 335. GRANTED  
AND CONVEYED UNTO  
JOSEPH G. HATTLEY.  
SINGLE, THE GRANTOR  
HEREIN. PARCEL II: ALL  
THAT CERTAIN LOT,  
PIECE OR PARCEL OF  
LAND SITUATE, LYING  
AND BEING IN THE  
TOWNSHIP OF DINGMAN,  
COUNTY OF PIKE, AND  
COMMONWEALTH  
OF TOWNSHIP OF  
DINGMAN, COUNTY OF  
PIKE, COMMONWEALTH  
OF PENNSYLVANIA.  
MORE PARTICULARLY  
DESCRIBED AS LOT  
NO. 23, BLOCK NO. 5,  
SECTION NO. 10, GOLD

KEY ESTATES, AS SHOWN ON A PLAT OR MAP OF GOLD KEY ESTATES, SUBDIVISION RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF PIKE COUNTY, PENNSYLVANIA, IN PLAT BOOK 6, PAGE 9. BEING THE SAME PREMISES WHICH PASQUALE SARCUNL AND MARION SOCU?L, HIS WIFE, BY THEIR CERTAIN DEED DATED JULY 23, 1986 AND RECORDED IN THE OFFICE OF THE RECORDED OF DEED IN AND FOR PIKE COUNTY IN DEED BOOK VOLUME 1057 AT PAGE 178, GRANTED AND CONVEYED UNTO JOSEPH G. HATTLEY, THE GRANTOR HEREIN. PARCEL III: ALL THAT CERTAIN LOT, PIECE OR PARCEL OR LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF DINGMAN, COUNTY OF PIKE, COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS LOT NO. 42, BLOCK 5, SECTION 10, GOLD KEY ESTATE, SUBDIVISIONS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF PIKE COUNTY PLAT BOOK 6. PAGE 9. BEING THE SAME PREMISES WHICH .JOSEPH G,

HATTLEY, EXECUTOR OF THE ESTATE OF FRANCES M. HATTLEY, BY HIS CERTAIN DEED DATED AND RECORDED IN THE OFFICER OF THE RECORDED OF DEEDS IN AND FOR PIKE COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 967 ET PAGE 310. GRANTED AND CONVEYED UNTO JOSEPH G. HATTLEY. THE GRANTOR HEREIN. ALSO BEING THE SAME PREMISES WHICH SPRING LAKE FARMS, INC. BY ITS CERTAIN DEED DATED JULY 8, 1970 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR PIKE COUNTY, PA. IN THE DEED BOOK VOLUME 237 AT PAGE 55, GRANTED AND CONVEYED UNTO GEORGE J. HATTLEY, SR. AND FRANCES M. HATTLEY, HIS WIFE AS TENANTS BY THE ENTIRETIES; THE SAID GEORGE J. HATTLEY, SR. HAVING DIED ON THE 7TH DAY OF MARCH, 1976, LEAVING AS THE SURVIVING TENANTS BY THE ENTIRETIES HIS WIFE, FRANCES M. HATTLEY; AND THE SAID FRANCES M. HATTLEY HAVING DIES ON SEPTEMBER 28, 1983, AND BY HER LAST WILL AND TESTAMENT DULY PROBATED S

AFORESAID, DEVISED THE SAID PROPERTY UNTO HER SON, JOSEPH G. HATTLEY, AND THIS IS A DEEP IN DISTRIBUTION FROM THE ESTATE OF FRANCES M. HATTLEY, DECEASED, TO JOSEPH G. HATTLEY. TOGETHER WITH UNIT THEM ALL RIGHTS OF WAY AND PRIVILEGES, AND UNDER AND SUBJECT TO ALL RIGHTS OF WAY AND PRIVILEGES, AND UNDER AND SUBJECT TO ALL COVENANTS, CONDITIONS, RESERVATIONS, RESTRICTIONS, EASEMENTS AND EXCEPTIONS AS SET FORTH IN PIKE COUNTY DEED BOOK VOLUME 315, PAGE 55, REFERENCE MAY BE HAD TO SAID DEED OR THE RECORD THEREOF FOR ANY AND ALL PURPOSE IN CONNECTION WITH THIS CONVEYANCE WITH THE SAME FORCE AND EFFECT AS IF THE SAME WERE MORE FULLY AND AT LARGE SET FORTH HEREIN. BY THE ENDORSEMENT HEREON OF ITS DULY AUTHORIZED OF ???? GOLD KEY DEVELOPMENT CO., INC. HEREBY APPROVES THE WITH FOR OF TITLE. TOGETHER WITH ALL AND SINGULAR IMPROVEMENT, WAYS,

STREETS, ALLEYS, PASSAGES, WATERS, WATER-COURSES, RIGHTS, LIBERTIES, PRIVILEGES, HEREDITAMENTS AND APPURTENANCE WHATSOEVER THEREUNTO BELONGING, OR IN ANYWISE APPERTAINING, AND THE REVERSIONS AND REMAINDERS, RENTS, ISSUES, AND PROFITS THEREOF; AND ALL THE ESTATE, RIGHTS, TITLE, INTEREST, PROPERTY, CLAIM AND DEMAND WHATSOEVER OF THE SAID GRANTOR IN LAW, EQUITY, OR OTHERWISE, HOWSOEVER, OF, IN, AND TO THE SAME AND EVERY PART THEREOF, TO HAVE AND TO HOLD THE SAID BUILDINGS,. HEREDITAMENTS AND PROMISES HEREBY GRANTED OR MENTIONED AND INTENDED SO TO BE, WITH THE APPURTENANCES, UNTO THE SAID GRANTEEES AND THE SURVIVOR OF THEM AND THE HEIRS AND ASSIGNS OF SUCH SURVIVORS, TO AND FOR THE ONLY PROPER USE AND BEHOOF OF THE SAID GRANTEEES AND THE SURVIVOR OF THEM AND THE HEIRS AND ASSIGNS OF SUCH SURVIVOR FOREVER,

AS TENANTS BY THE ENTIRETIES.  
FOR INFORMATIONAL PURPOSES ONLY; THE APN IS SHOWN BY THE COUNTY ASSESSOR AS 03-0-017838; SOURCE OF TITLE ISBOOK 1278, PAGE 122 (RECORDED 09/23/88)

TAX PARCEL #S  
123.03-02-52; 123.03-02-53;  
123.03-02-42  
BEING KNOWN AS: 2027  
Gold Key Estates, Milford, PA  
18337

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Luann M. Charity and The United States of America DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$194,841.24, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Luann M. Charity and The United States of America DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$194,841.24 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
**10/18/13 • 10/25/13 • 11/01/13**

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**SHERIFF SALE**  
**November 13, 2013**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2304-2012r SUR JUDGEMENT NO.2304-2012 AT THE SUIT OF Wells Fargo Bank, NA vs Joseph C. Alba and Lisa A. Moore aka Lisa A. Alba DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION



BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY November 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 2304-2012

WELLS FARGO BANK, N.A. v.

JOSEPH C. ALBA  
LISA A. MOORE A/K/A  
LISA A. ALBA

owner(s) of property situate in the TOWNSHIP OF LEHMAN, PIKE County, Pennsylvania, being LOT 73, STAGE 4, GAP VIEW CIRCLE, A/K/A 1462 PINE RIDGE, BUSHKILL, PA 18324-9769

Parcel No. 193.02-01-24-  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$56,491.57  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Joseph C. Alba and Lisa A. Moore aka Lisa A. Alba DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE

AMOUNT OF \$56,491.57, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Joseph C. Alba and Lisa A. Moore aka Lisa A. Alba DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$56,491.57 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan  
1 Penn Ctr @ Suburban Station  
1617 JFK Blvd., 1400  
Philadelphia, PA 19103  
**10/18/13 • 10/25/13 • 11/01/13**

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

OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 2323-2012r SUR  
JUDGEMENT NO.2323-2013  
AT THE SUIT OF Flagstar  
Bank, FSB vs of Henrietta  
A. Gyimah and Solomon K.  
Gyimah DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
November 13, 2013 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution  
No. 2323-2012-CV  
FLAGSTAR BANK F.S.B.  
V.  
HENRIETTA A. GYIMAH  
SOLOMON K. GYIMAH  
owner(s) of property situate  
in the TOWNSHIP OF  
LEHMAN, PIKE County,  
Pennsylvania, being  
1228-17 DORCHESTER  
DRIVE, A/K/A 145  
SALISBURY ROAD,  
BUSHKILL, PA 18324  
Parcel No. 192.02-04-10  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$269,243.75  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO of Henrietta A. Gyimah  
and Solomon K. Gyimah  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$269,243.75,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Henrietta  
A. Gyimah and Solomon K.  
Gyimah DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$269,243.75 PLUS COSTS  
AND INTEREST AS

AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

Phelan Hallinan  
1 Penn Ctr @ Suburban Station  
1617 JFK Blvd., 1400  
Philadelphia, PA 19103  
**10/18/13 • 10/25/13 • 11/01/13**

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