

---

## LEGAL NOTICES

---

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

---

### ESTATE NOTICES

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

---

### EXECUTRIX NOTICE

Estate of THOMAS  
F. CRAWFORD a/k/a  
THOMAS CRAWFORD  
a/k/a THOMAS FRANCIS  
CRAWFORD a/k/a THOMAS  
FRANCIS CRAWFORD JR.,  
late of Greene Township, Pike  
County, PA. Any person or  
persons having claim against or  
indebted to estate present same  
to CO-EXECUTRICES: Faith  
Elizabeth Maloney Parker, 83  
Luther Rd., Saratoga Springs,  
NY 12866, Hope Michelle  
Scheuermann, 125 Vallone  
Way, Hawley, PA 18428, Joy  
Celeste Metcalfe, 76 Groton St.,  
Pepperell, MA 01463; Attorney  
for ESTATE: Nicholas A.  
Barna, Esq., 831 Court Street,  
Honesdale, PA 18431.  
04/10/15 • 04/17/15 • **04/24/15**

---

### EXECUTRIX'S NOTICE

Estate of Lorelei D.  
Coleman, Deceased, late of  
Blooming Grove Township,  
Pike County, Pennsylvania.  
Letters of Testamentary  
on the above estate have been  
granted to the undersigned. All  
persons indebted to the said  
estate are requested to make  
payment, and those having  
claims should present the same  
without delay to: Jamie Lynne  
Paradise of 125 Song Mountain  
Drive, Tafton, PA 18464, or to  
Levy, Stieh & Gaughan, P. C.,  
Attorneys for the Estate, P. O.  
Box D, Milford, PA 18337.

Jamie Lynne Paradise,  
Executrix

By: Kelly A. Gaughan,  
Esquire

Attorney for the Executrix  
04/10/15 • 04/17/15 • **04/24/15**

---

### ESTATE NOTICE

Estate of Luke Thomas Dwyer,  
deceased of Greene Township,  
Pike County, Pennsylvania.  
Letters Testamentary on the  
above estate having been granted  
to Carolyn Concolino, Executrix,  
all persons indebted to the said  
estate are requested to make  
payment, and those having  
claims to present the same  
without delay to her attorney,  
Anthony J. Magnotta, Esquire,  
1307 Purdytown Turnpike, Suite  
A, Lakeville, PA 18438  
04/17/15 • **04/24/15** • 05/01/15

---

**ESTATE NOTICE**

Estate of Ronald Stoler,  
late of Greeley, Pike County,  
Pennsylvania.

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

04/17/15 • 04/24/15 • 05/01/15

---

**ESTATE NOTICE**

Estate of Gloria A. Foss,  
late of Matamoras, Pike County,  
Pennsylvania.

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

04/17/15 • 04/24/15 • 05/01/15

---

**ESTATE NOTICE**

Estate of Louis Engel,  
late of Blooming Grove, Pike  
County, Pennsylvania.

Letters Testamentary on the  
above estate having been granted  
to Gloria Tallman, all persons  
indebted to the said estate are  
requested to make payment, and  
those having claims to present  
the same without delay to her  
attorney, Joseph Kosierowski,

Ridley, Chuff, Kosierowski &  
Scanlon, P.C., 400 Broad Street,  
Milford, PA 18337.

04/17/15 • 04/24/15 • 05/01/15

---

**EXECUTOR'S NOTICE**

ESTATE OF Sabino (Curley)  
Picarello, late of Milford, 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

Salvatore Picarello

8 Spencer Lane

Bedminster, NJ 07921

Executor

04/24/15 • 05/01/15 • 05/08/15

---

**EXECUTOR'S NOTICE**

Estate of Regina  
Zajaceskowski, late of Westfall  
Township, Pike County,  
Pennsylvania, deceased.

Letters Testamentary on the  
above estate have been granted  
to the undersigned, all persons  
indebted to said estate are  
requested to make payment and  
those having claims to present  
same, without delay to David  
Zajaceskowski, 21 Sullivan Ave,  
Port Jervis, NY 12771 Executor.

04/24/15 • 05/01/15 • 05/08/15

---

**EXECUTOR'S NOTICE**

Estate of Louis G. Rey,  
a/k/a Louis George Rey, a/k/a  
Louis Rey, deceased, late of  
Milford Borough, Pike County,  
Pennsylvania. Any person or  
persons having any claims  
against or indebted to said

estate, present same to Carl Muhlhauser, Executor, 208 Second Street, Milford, PA 18337, or his 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

**04/24/15 • 05/01/15 • 05/08/15**

---

**EXECUTOR'S NOTICE**

**ESTATE OF GERARD**

F. CONDON, late of Dingman Township, Pike County, Pennsylvania, deceased.

Letters testamentary on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present same, without delay to KEVIN GERARD CONDON, of 50 Rebecca Drive, Middletown, NY 10940, or to his attorneys, KLEMEYER, FARLEY & BERNATHY, LLC, 406 Broad Street, Milford, PA 18337.

**04/24/15 • 05/01/15 • 05/08/15**

---

**By virtue of a Writ of Execution**

**No. 2738-CV-2013**

U.S. BANK NATIONAL  
ASSOCIATION AS  
TRUSTEE FOR RAMP  
2005-EFC7

V.

THOMAS MICHAEL  
ASKEW

COLLETTE ASKEW A/K/A  
COLETTE ASKEW

Your house (real estate) at  
211 Bellingham Drive A/K/A

2250 Bellingham Drive A/K/A  
748 Saw Creek Estates, Bushkill,  
PA 18324 is scheduled to be  
sold at the Sheriff's Sale on  
05/28/2015 at 10:00 AM in the  
Monroe County Courthouse, 7th  
& Monroe Street, Stroudsburg,  
PA 18360 to enforce the court  
judgment of \$340,551.97  
obtained by U.S. BANK  
NATIONAL ASSOCIATION  
AS TRUSTEE FOR RAMP  
2005-EFC7 (the mortgagee)  
against you.

A proposed schedule of  
distribution of the money bid for  
your house will be prepared by  
the Sheriff of Monroe County  
not later than thirty (30) days  
after the Sale. The schedule  
will state who will be receiving  
that money. The money will  
be paid out in accordance with  
this schedule unless exceptions  
(reasons why the proposed  
distribution is wrong) are filed  
with the Sheriff within ten (10)  
days after the posting of the  
Schedule of Distribution.

**DESCRIPTION:**

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

BEING lot or lots No.  
2250, Section No. 30, as is  
more particularly set forth on  
the Plot Map of Lehman-Pike  
Development Corporation, Saw  
Creek Estates, as same is duly

recorded in the Office for the  
Recording of Deeds, Monroe  
County.

TAX CODE: 09/5A/4/10

TAX PIN: 09734501252959

Attorney for Plaintiff:

PHELÁN HALLINAN

DIAMOND & JONES, LLP

1617 JFK BLVD., STE 1400

One Penn Plaza

Philadelphia, PA 19103

215-563-7000

04/24/15 • 05/01/15 • 05/08/15

---

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

KATHLEEN SIMONCIC,  
Plaintiff,

v.

WALTER H.

CHLEBOROWICZ,

EXECUTOR OF THE LAST

WILL AND TESTAMENT

OF STANISLAW

RZECZKOWSKI, AND

MABEL RZECZKOWSKI,

AND ANY AND ALL

OTHER PERSONS

CLAIMING ANY RIGHT,

TITLE OR INTEREST IN

AND TO THE LANDS

DESCRIBED HEREIN

Defendants

NO. 326 - 2015

ACTION TO QUIET TITLE

NOTICE

TO: WALTER H.

CHLEBOROWICZ,

EXECUTOR OF THE LAST

WILL AND TESTAMENT

OF STANISLAW

RZECZKOWSKI, AND

MABEL RZECZKOWSKI,

AND ANY AND ALL

OTHER PERSONS  
CLAIMING ANY RIGHT,  
TITLE OR INTEREST IN  
AND TO THE LANDS  
DESCRIBED HEREIN

Plaintiff has begun an Action  
to Quiet Title encumbering  
property in Lehman Township,  
Pike County, more particularly  
described as Lots 354 and 355,  
Section 3, Pocono Ranch Lands,  
as shown on a plan of lots  
entitled "Subdivision of Lands  
of Benjamin Foster, Lehman  
Township, Pike County, Section  
Three" prepared by Edward C.  
Hess Associates, October 17  
1969 and recorded in the Office  
of the Recorder of Deeds in Plat  
Book Vol. 7 Page 157, October  
17, 1969.

If you wish to defend, you  
must take action by entering into  
a written appearance personally  
or by attorney and filing in  
writing with the Court your  
defenses or objections to the  
claims set forth against you. You  
are warned that if you fail to do  
so the case may proceed without  
you and a judgment may be  
entered against you by the Court  
without further notice for any  
money claimed in the Complaint  
or for any other claim or relief  
requested by the Plaintiff. You  
may lose money or property or  
other rights important to you.

**YOU SHOULD TAKE  
THIS PAPER TO YOUR  
LAWYER AT ONCE. IF  
YOU DO NOT HAVE A  
LAWYER, GO TO OR  
TELEPHONE THE OFFICE  
SET FORTH BELOW. THIS  
OFFICE CAN PROVIDE**

YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

NORTHEAST PA  
LEGAL SERVICES  
10 NORTH TENTH STREET  
STROUDSBURG, PA 18360  
TOLL FREE: 800-532-8282  
TELEPHONE: 570-424-5338  
PA LAWYER  
REFERRAL SERVICES  
P.O. BOX 1086,  
100 SOUTH STREET  
HARRISBURG, PA 17108  
TOLL FREE: 800-692-7375  
TELEPHONE: 570-238-6715  
Levy, Stieh & Gaughan, PC  
Attorneys for Plaintiff  
542 U.S. Routes 6 & 209  
P.O. Box D  
Milford, PA 18337  
570-296-8844

---

**NOTICE OF FILING  
OF ARTICLES OF  
INCORPORATION**

Pursuant to the (Non-Profit) Corporation Law of 1988, as amended, notice is hereby given that on February 26, 2015, Articles of Incorporation for Chestnut Hill Road Corp. were filed with the Department of State, Harrisburg, Pennsylvania, the said corporation being

organized under the provisions of the (Non-Profit) Corporation Law of 1988, as amended, and with a business address of 108 Chestnut Hill Road, Shohola, PA 18458.

The purpose of this Corporation are: To engage in and to do any lawful act concerning any or all business for which corporations may be incorporated under the Pennsylvania (Non-Profit) Business Corporation Law of 1988, as amended and supplemented, and to do all things and exercise all powers, rights and privileges which a corporation may now or hereafter be organized or authorized to do or to exercise under the said Business (Non-Profit) Corporation Law of Pennsylvania as amended and supplemented.

---

**SHERIFF SALES**

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

---

**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 64-2012r SUR JUDGEMENT NO. 64-2012 AT THE SUIT OF JPMorgan Chase Bank,

National Association, s/b/m Chase home Finance, LLC s/b/m to Chase Manhattan Mortgage Corporation vs Darlene N. Cortez and Edwin Enrique Cortez aka Edwin E. Cortez 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 May 20, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION ALL THAT CERTAIN lot, 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 Tract No. 3705, Section No. 15, Conashaugh Lakes, as shown on plat or map recorded in the Office of the Recorder of Deeds of Pike County in Plat Book 16, Page 53. TITLE TO SAID PREMISES IS VESTED IN Edwin E. Cortez and Darlene N. Cortez, h/w, by Deed from CM Mechanical of Orange County, Inc., a New York Corporation, dated 09/21/2007, recorded 10/05/2007 in Book 2252, Page 514. Tax Parcel: 134.02-01-01 Premises Being: 108 Witherspoon Court, Milford, Pa

18337-9757

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Darlene N. Cortez and Edwin Enrique Cortez aka Edwin E. Cortez DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$338,656.50, 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 Darlene N. Cortez and Edwin Enrique Cortez aka Edwin E. Cortez DEFENDANTS, OWNERS

REPUTED OWNERS TO COLLECT \$338,656.50 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Ctr. Plaza  
Philadelphia, PA 19103  
04/24/15 · 05/01/15 · 05/08/15

---

**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 79-2014r SUR JUDGEMENT NO. 79-2014 AT THE SUIT OF Nationstar Mortgage, LLC vs Diance M. Lanthier and Robert L. Lanthier, Jr. aka Robert L. Lanthier 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 May 20, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 79-2014 Nationstar Mortgage LLC

v.  
Diane M. Lanthier  
Robert L. Lanthier, Jr a/k/a  
Robert L. Lanthier  
owner(s) of property situate in BLOOMING GROVE TOWNSHIP, PIKE County, Pennsylvania, being 115 Willow Drive, a/k/a 3000 Hemlock Farms, Hawley, PA 18428  
Parcel No. 107.02-03-38- (Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$320,181.73  
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 Diance M. Lanthier and Robert L. Lanthier, Jr. aka Robert L. Lanthier DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$320,181.73, 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 Diance M. Lanthier and Robert L. Lanthier, Jr. aka Robert L. Lanthier DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$320,181.73 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd, Ste. 1400  
Philadelphia, Pa 19103  
**04/24/15 · 05/01/15 · 05/08/15**

---

**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 92-2004r SUR JUDGEMENT NO. 92-2004 AT THE SUIT OF JPMorgan Chase Bank, NA Successor in interest by Purchase From The FDIC as Receiver of Washington Mutual Bank fka Washington Mutual

Bank, FA vs Pierre J. Moringlan and Mariella Coleman-Moringlan 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 May 20, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION  
ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in Lehman Township, Pike County, Pennsylvania, being lot or lots No. 3373 Section No. 35 as is more particularly set forth on the Plot Map of Lehman-Pike Development Corporation, Saw Creek Estates, as same is duly recorded in the Office for the Recording of Deeds, Milford, Pike County, Pennsylvania in Plot Book Volume 28 Page 132. TITLE TO SAID PREMISES IS VESTED IN Mariella Coleman-Moringlan, by Deed from Pierre J. Moringlan, married and Mariella Coleman-Moringlan, his wife, dated 07/01/2003, recorded 11/02/2003 in Book 2017, Page 2499.  
Tax Parcel: 197.01-01-44  
Premises Being: L-3373, S-35  
Saw Creek a/k/a, 52 Wickes Road, Bushkill, PA 18324

THE SALE IS MADE BY



VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Pierre J. Moringlan and Mariella Coleman-Moringlan DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$188,144.27, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Pierre J. Moringlan and Mariella Coleman-Moringlan DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$188,144.27 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  
**04/24/15** · 05/01/15 · 05/08/15

---

**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 212-2014r SUR JUDGEMENT NO. 212-2014 AT THE SUIT OF Nationstar Mortgage, LLC vs Veronica E. Sabatar, aka Veronica E. Sabater 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 May 20, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

All that certain piece or parcel or Tract of land situate Milford, Pike County, Pennsylvania, and being known as 127 Senate Road, Milford, Pennsylvania 18337.  
TAX MAP AND APRCEL NUMBER: 09-0-110812  
THE IMPROVEMENTS

THEREON ARE: Residential Dwelling  
REAL DEBT: \$310,341.07  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Veronica E. Sabatar, a/k/a Veronica E. Sabatar  
McCabe, Weisberg and Conway, P.C.  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Veronica E. Sabatar, aka Veronica E. Sabatar DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$310,341.07, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

(30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Veronica E. Sabatar, aka Veronica E. Sabatar DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$310,341.07 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe, Weisberg & Conway  
123 South Broad Street, Ste. 1400  
Philadelphia, PA 19109  
**04/24/15** · 05/01/15 · 05/08/15

---

**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 281-2010r SUR JUDGEMENT NO.281-2010 AT THE SUIT OF Christiana Trust, a division of Wilmington Savings Fund Society FSB, Not in its Individual Capacity but as Trustee of Arlp Trust 2 vs Leroy R. Mead and Filiz Mead 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 May 20, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 281-2010-CIVIL

Christiana Trust, a Division of Wilmington Savings Fund Society FSB, Not in Its Individual Capacity But as Trustee of Arlp Trust 2

v.

Leroy R. Mead

Filiz Mead

owner(s) of property situate in the DELAWARE

TOWNSHIP, PIKE County, Pennsylvania, being

120 Lilac Court, Dingmans Ferry, PA 18328

Parcel No. 168.03-06-28- (Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: #123,523.14

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 Leroy R. Mead and Filiz Mead DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE

AMOUNT OF \$123,523.14, 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 Leroy R. Mead and Filiz Mead DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$123,523.14 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

04/24/15 · 05/01/15 · 05/08/15

---

**SHERIFF SALE**  
**May 20, 2015**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED

OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
438-2014r SUR JUDGEMENT  
NO. 438-2014 AT THE SUIT  
OF JPMorgan Chase Bank,  
National Association vs John J.  
Franks, 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  
May 20, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution  
No. 438-2014  
JPMorgan Chase Bank, National  
Association  
v.  
John J. Franks, Jr  
owner(s) of property situate in  
DINGMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being  
Lot 1684 Sec. J, Pocono MT  
Woodland Lakes, a/k/a 136  
Hawthorne Drive, Milford, PA  
18337-7042  
Parcel No. 111.03-03-10-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$59,325.81  
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 J. Franks, JR.  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$59,325.81,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF John J.  
Franks, JR. DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$59,325.81 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Ctr. Plaza  
Philadelphia, PA 19103  
**04/24/15 · 05/01/15 · 05/08/15**

---

**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO562-2014r SUR  
JUDGEMENT NO. 562-2014  
AT THE SUIT OF Green  
Tree Servicing, LLC vs Marcia  
D. Galica 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  
May 20, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN lot,  
piece or parcel of land situate,  
lying and being in the Township  
of Dingman, County of Pike,  
Commonwealth of Pennsylvania,  
more particularly described as  
follows, to wit; Lot No. 12,  
Block No. 1, Section No. 2,  
Sunrise Lake, as shown on  
plat or map of Sunrise Lake or  
Sunnylands, Inc., subdivisions  
recorded in the Office of the

Recorder of Deeds of Pike  
County in Plat Book 5 at Page  
98.

TAX PARCEL # 109.03-02-05  
BEING KNOWN AS: 239  
Sunrise Drive, Milford, PA  
18337

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Marcia D. Galica  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$127,996.96,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

PROPERTY OF Marcia D. Galica DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$127,996.96 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
St. 5000 BNY Mellon Ind Ctr.  
701 Market Street  
Philadelphia, PA 19106  
**04/24/15** · 05/01/15 · 05/08/15

**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 618-2014r SUR JUDGEMENT NO. 618-2014 AT THE SUIT OF Energy One Federal Credit Union vs Timothy J. Lovley and Gabrielle R. Lovley 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 May 20, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

EXHIBIT "A"  
LEGAL DESCRIPTION OF

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

BEING Lot No. 16, on a Final Plan - the Farmstead, Section Two owned and developed by Stephen W. Palmer, Westfall Township, Pike County, Pennsylvania, Scale 1"-100', Victor E. Orben, R.S., November 21, 1979, Dwg. No. P-79-206 and recorded in the Office for the Recording of Deeds in and for Pike County, Pennsylvania, in Plat Book 18 at Page 59 on December 18, 1979.

BEING the same premises conveyed by Deed of John L. Pfuhrer and Deirdre V. Pfuhrer, his wife, of Milford, Pa, dated September 28, 2005, and recorded in Pike County Deed Book 2136 at Page 317, to TIMOTHY J. LOVLEY and GABRIELLE LOVLEY, his wife of 2 Bryle Place, Chester, NY, Grantees.

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

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Timothy J. Lovley

and Gabrielle R. Lovley  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$268,078.72,  
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 Timothy J.  
Lovley and Gabrielle R. Lovley  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$268,078.72 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
David F. Chuff, Esq.  
400 Broad Street  
Milford, PA 18337

04/24/15 · 05/01/15 · 05/08/15

**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
693-2014r SUR JUDGEMENT  
NO. 693-2014 AT THE  
SUIT OF The Bank of New  
York Mellon fka The Bank of  
New York, as Trustee for the  
Certificateholders CWALT,  
Inc. Alternative Loan Trust  
2006-27CB, Mortgage  
Pass-Through Certificates,  
Series 2006-27CB vs Mark  
A. Thomas 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  
May 20, 2015 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, Commonwealth of  
Pennsylvania, bounded and  
described as follows:  
Lot No. 91, Phase II, Section  
2, of the Glen at Tamiment  
Subdivision, as shown on those  
certain plat maps prepared by  
R.K.R. Hose Associates, and

entitled "Section 2-Final Plan, Phase II, The Glen at Tamiment, recorded in the Office of the Recorder of Deeds in and for Pike County, Pennsylvania, recorded February 19, 1988, in Plat Book 25, at Page 133, in the Township of Lehman, County of Pike and Commonwealth of Pennsylvania.

Control No. 06-0-110052

Map No. 188-03-04-15

BEING known and numbered as 91 Tomnoddy Drive (a/k/a 91 Tomnoody Drive), Bushkill, PA, 18371.

BEING the same premises which Diana Lynch, single, by Deed dated December 26, 2003 and recorded January 8, 2004 in and for Pike County, Pennsylvania, in Deed Book Volume 2026, Page 2477, granted and conveyed unto Mark A. Thomas.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Mark A. Thomas DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$471,924.06, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE

ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Mark A. Thomas DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$471,924.06 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Zucker, Goldberg & Ackerman  
200 Sheffield Street, Ste. 301  
Mountainside, NJ 07092  
**04/24/15 · 05/01/15 · 05/08/15**

---

**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 730-2014r SUR JUDGEMENT NO.730-2014 AT THE SUIT OF Green Tree Servicing, LLC vs Daniel



A. Vasquez and Margaret A. Vasquez 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  
May 20, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN lot,  
piece or parcel of land situate,  
lying and being in the Township  
of Blooming Grove, County of  
Pike and State of Pennsylvania,  
more particularly described as  
Lot 9, Block XV, Hemlock  
Farms Community, Stage II,  
as shown on plat of Hemlock  
Farms Community, Laurel  
Ridge, State II, recorded in the  
Office of the Recorder of Deeds,  
Pike County, in plat Book 4,  
page 154, on the 19th day of  
march, 1964.  
TAX PARCEL # 01-0-035295  
MAP# 107.02-05-61  
BEING KNOWN AS: 804  
Woodland Court Hemlock  
Farms, Hawley, PA 18428

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Daniel A. Vasquez  
and Margaret A. Vasquez  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS

OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$92,635.68,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Daniel A.  
Vasquez and Margaret A.  
Vasquez DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$92,635.68 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
Ste. 5000 BNY Mellon Ind Cyr.  
701 Market Street  
Philadelphia, PA 19106  
04/24/15 · 05/01/15 · 05/08/15

**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
745-2013r SUR JUDGEMENT  
NO. 745-2013 AT THE SUIT  
OF Nationstar Mortgage,  
LLC vs Irene Fenstermacher  
and Mark Fenstermacher  
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  
May 20, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

All that certain piece or parcel or  
Tract of land situate Dingman  
Township, Pike County,  
Pennsylvania, and being known  
as 116 Husson Road, Milford,  
Pennsylvania 18337.  
Map Number 111.03-01-11  
Control Number: 03-0-0017091  
THE IMPROVEMENTS  
THEREON ARE: Residential  
Dwelling  
REAL DEBT: \$316,199.04  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF: Irene  
Fenstermacher and Mark  
Fenstermacher

McCabe, Weisberg and Conway,  
P.C.  
123 South Broad Street, Suite  
1400  
Philadelphia, PA 19109

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Irene Fenstermacher  
and Mark Fenstermacher  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$316,199.04,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

Irene Fenstermacher and  
Mark Fenstermacher  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$316,199.04 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe, Weisberg & Conway  
123 South Broad Street, Ste.  
1400  
Philadelphia, PA 19109  
04/24/15 · 05/01/15 · 05/08/15

---

**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
766-2013r SUR JUDGEMENT  
NO. 766-2013 AT THE  
SUIT OF U.S. Bank National  
Association, as Trustee,  
successor in interest of Bank of  
America National Association  
as Trustee as Successor by  
merger to LaSalle Bank National  
Association, as Trustee for  
Certificateholders of Bear Sterns  
Asset Backed Securities I LLC,  
Asset-Backed Certificates,  
Series 2007-HE1 vs Christine  
J. Brady 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  
May 20, 2015 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 Blooming Grove, County of  
Pike and Commonwealth of  
Pennsylvania, more particularly  
described as follows to wit:  
BEING Lot 16, Block XII,  
Hemlock Farms Community,  
Stage LVI, as shown on Plat of  
Hemlock Farms Community,  
Hemlock Hills, Stage LVI  
recorded in the office of the  
Recorder of Deeds of Pike  
County in Plat Book 7, page 98,  
on the 13th day of June, 1969.  
TAX PARCEL # 120.04-03-36  
TAX ID 01-0-035140  
BEING KNOWN AS: 311  
Canoebrook Drive, Hawley, PA  
18428

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Christine J. Brady  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$141,493.90,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT

REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Christine  
J. Brady DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$141,493.90 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
Ste. 5000 BNY Mellon Ind Cent  
701 Market Street  
Philadelphia, PA 19106  
04/24/15 · 05/01/15 · 05/08/15

---

**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
813-2012r SUR JUDGEMENT

NO. 813-2012 AT THE  
SUIT OF HSBC Bank, USA,  
National Association, as Trustee  
for The Holders of the Ellington  
Loan Acquisition Trust 2007-1,  
Mortgage Pass-Through  
Certificates, Series 2007-1 vs  
Hana Haig DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
May 20, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

LEGAL DESCRIPTION  
ALL THAT CERTAIN lot,  
parcel or piece of land situate in  
the Township of Lackawaxen,  
Country of Pike and  
Commonwealth of Pennsylvania,  
BEING Lot No. 18, Section  
No. 1, Mountain View Estates,  
as shown on a plan of lots  
recorded in the Office of the  
Recorder of Deeds in and for the  
County of Pike, Pennsylvania in  
Plat Book 20, page 53.  
TITLE TO SAID PREMISES  
IS VESTED IN Hana Haig,  
by Deed from Universal  
Development Corporation,  
dated 06/03/1999, recorded  
06/28/1999 in Book 1786, Page  
227.  
Tax Parcel: 034.00-01-38.003-  
Premises Being: 115  
Mountainview Road, Greeley,  
PA 18425-9612

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Hana Haig DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$382,022.67, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

PHILIP BUEKI, SHERIFF

PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1 Penn Ctr Plaza @ Suburban  
Station  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
**04/24/15** · 05/01/15 · 05/08/15

---

**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 878-2014r SUR JUDGEMENT NO. 878-2014 AT THE SUIT OF Green Tree Services, LLC vs Jennifer E. Ray and John J. Ray 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 May 20, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, parcel or piece of ground situate in Lehman Township, Pike County, Pennsylvania, being lot No. 1203, Section no. 17, as is more particularly set forth on the Plot Map of Lehman-Pike Development Corporation, Saw Creek Estates, as same is duly recorded in the Office for the Recording of Deeds, Milford,

Pike County, Pennsylvania in  
Plot Book Volume 16, page 49.  
PROPERTY ADDRESS: 1203  
Dorchester Drive, Bushkill, PA  
18324  
PARCEL NO.: 192.02-04-42

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Jennifer E. Ray and John J. Ray  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$100,353.27,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

E. Ray and John J. Ray  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$100,353.27 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
Ste. 5000 BNY Mellon Ind Cent  
701 Market Street  
Philadelphia, PA 19106  
**04/24/15** · 05/01/15 · 05/08/15

---

**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
889-2014r SUR JUDGEMENT  
NO. 889-2014 AT THE SUIT  
OF Loandepot.com, LLC  
vs Theresa Viola and James  
Perrone DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
May 20, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
By virtue of a Writ of Execution  
No. 889-2014  
Loandepot.Com, LLC  
v.

Theresa Viola  
James Perrone  
owner(s) of property situate  
in LACKAWAXEN  
TOWNSHIP, PIKE County,  
Pennsylvania, being  
114 Briar Court, Lackawaxen,  
PA 18435-7709  
Parcel No. 013.02-03-25-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$256,894.29  
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  
Theresa Viola and James Perrone  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$256,894.29,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Theresa  
Viola and James Perrone  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$256,894.29 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  
**04/24/15** · 05/01/15 · 05/08/15

---

**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
896-2014r SUR JUDGEMENT  
NO. 896-2014 AT THE SUIT  
OF Nationstar Mortgage, LLC  
vs Fred T. Hoila and Elizabeth  
R. Hoila 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

May 20, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN lot,  
piece of land, situate, lying  
and being in the Township of  
Blooming Grove, County of  
Pike and State of Pennsylvania,  
more particularly described as  
Lot 14, Block XXV, Hemlock  
Farms Community, Stage LXXI,  
as shown on Plat of Hemlock  
Farms Community, Maple  
Ridge, Stage LXXI recorded in  
the Office of the Recorder of  
Deeds of Pike County in Plat  
Book 7 page 96, on the 13th day  
of June 1969.

PARCEL No. 133.01-02-15  
BEING the same premises  
which Stuart L. Baker and  
Carolyn R. Baker, his wife, by  
Deed dated February 13, 2004  
and recorded February 13, 2004  
in the Pike County Recorder  
of Deeds Office in Deed Book  
2031, page 2348, granted and  
conveyed unto Fred T. Hoila  
and Elizabeth R. Hoila, his wife.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Fred T. Hoila and Elizabeth  
R. Hoila DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE

AMOUNT OF \$220,075.74,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.  
NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Fred T.  
Hoila and Elizabeth R. Hoila  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$220,075.74 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Shapiro & DeNardo  
3600 Horizon Drive, Ste. 150  
King of Prussia, PA 19406  
**04/24/15 · 05/01/15 · 05/08/15**

---

**SHERIFF SALE**  
**May 20, 2015**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE



COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
990-2014r SUR JUDGEMENT  
NO. 990-2014 AT THE  
SUIT OF The Honesdale  
National Bank vs Alfredo  
Camacho 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  
May 20, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

PROPERTY DESCRIPTION  
ALL THAT CERTAIN lot,  
parcel or piece of ground situate  
in the Township of Lackawaxen,  
County of Pike and State of  
Pennsylvania as follows:  
BEING Lot Number 25,  
Section Number 1 as shown  
on map entitled subdivision of  
Section 1, Tink Wig Mountain  
Lake Forest Corp. on file in the  
Recorder's Office at Milford,  
Pennsylvania in Plot Book No.  
10, Page 125.  
Parcel ID No. 016.02-01-83  
Property has been improved.

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

OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$136,915.54,  
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 Alfredo  
Camacho DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$136,915.54 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
John J. Martin  
1022 Court Street  
Honesdale, PA 18431  
04/24/15 · 05/01/15 · 05/08/15

---

**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1005-2014r  
SUR JUDGEMENT NO.  
1005-2014 AT THE SUIT  
OF PNC Mortgage, a division  
of PNC Bank, NA vs Gerard  
Quagliano and Christine N.  
Quagliano 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  
May 20, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN lot,  
piece or parcel of land situate,  
lying and being in the Township  
of Dingman, County of Pike  
and State of Pennsylvania, more  
particularly described as follows,  
to wit:  
LOT NO. 12, BLOCK NO.  
41, SECTION NO. 3, GOLD  
KEY ESTATES as shown on  
plat or map of Gold Key Estates,  
subdivision recorded in the  
Office of the Recorder of Deeds  
of Pike County in Plat Book 7,  
Page 150.  
TAX PARCEL # 110.03-02-50  
BEING KNOWN AS; 141  
Ridge Drive, Milford Pa 18337

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Gerard Quagliano and  
Christine N. Quagliano  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$181,000.97,  
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 Gerard  
Quagliano and Christine N.  
Quagliano DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$181,000.97 PLUS COSTS  
AND INTEREST AS

AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
Ste. 5000 BNY Mellon Ind Ctr.  
701 Market Street  
Philadelphia, PA 19106  
**04/24/15 · 05/01/15 · 05/08/15**

**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1053-2014r SUR  
JUDGEMENT NO. 1053-2014  
AT THE SUIT OF Wells  
 Fargo Bank, NA as Successor  
by merger to Wachovia Bank,  
NA vs Frank Herzek and Carol  
Herzek 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  
May 20, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 1053-2014  
Wells Fargo Bank, N.A.  
as Successor by Merger to  
Wachovia Bank, N.A.  
v.

Frank Herzek  
Carol Herzek  
owner(s) of property situate in  
DELAWARE TOWNSHIP,  
PIKE County, Pennsylvania,  
being  
103 Conifer Lane a/k/a, F 6  
Route 1, Dingmans Ferry, PA  
18328-4209  
Parcel No. 149.02-03-33-  
(Acreage or street address)  
Improvements thereon:  
**RESIDENTIAL DWELLING**  
Judgment Amount: \$82,352.96  
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  
Frank Herzek and Carol Herzek  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$82,352.96,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Frank Herzek and Carol Herzek DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$82,352.96 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Ctr. Plaza  
Philadelphia, PA 19103  
**04/24/15 · 05/01/15 · 05/08/15**

---

**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1062-2014r SUR JUDGEMENT NO. 1062-2014 AT THE SUIT OF Santander Bank, National Association, f/k/a Penn Savings Bank, F.S.B. vs Mary Susan Wardell 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 May 20, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 1062-2014-CIVIL Santander Bank, National Association, f/k/a Penn Savings Bank, F.S.B.

v.

Mary Susan Wardell owner(s) of property situate in DELAWARE TOWNSHIP, PIKE County, Pennsylvania, being Lot 6 Blk 1501 Roundhill, a/k/a 130 Roundhill Road, Dingmans Ferry, PA 18328 Parcel No. 168.04-09-79- (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$83,971.74 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 Mary Susan Wardell DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$83,971.74, PLUS COSTS & INTEREST.

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

NOTICE TO ALL PARTIES  
AND CLAIMANT'S IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Mary Susan  
Wardell DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$83,971.74 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1 Penn Ctr Plaza @ Suburban  
Station  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
**04/24/15 · 05/01/15 · 05/08/15**

---

**SHERIFF SALE**  
**May 20, 2015**  
BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE

COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1085-2014r  
SUR JUDGEMENT NO.  
1085-2014 AT THE SUIT  
OF Wilmington Trust, NA  
successor Trustee to Citibank,  
NA as Trustee, for the Benefit of  
Registered Holders of Structured  
Asset Mortgage Investments  
II Trust 2007-AR3, Mortgage  
Pass-Through Certificates,  
Series 2007-AR3 vs Jose J.  
Benitez 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  
May 20, 2015 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 Dingman, County  
Of Pike And Commonwealth  
Of Pennsylvania, Being Lot No.  
1557, Section No, 1, As Shown  
On A Map Or Plan Of Pocono  
Mountain Woodland Lakes On  
File In The Recorder Of Deeds  
Office At Milford, Pike County,  
Pennsylvania, In Plat Book  
Volume 12, Page 94.  
Property Address: 105 Cypress  
Lane, Milford, PA 18337  
Being Known As Parcel Number  
110.02-02-36

THE SALE IS MADE BY

VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jose J. Benitez DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$291,248.69, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Jose J. Benitez DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$291,248.69 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,

PENNSYLVANIA  
KML Law Group  
Ste. 5000 BNY Mellon Ind Cent  
701 Market Street  
Philadelphia, PA 19106  
**04/24/15** · 05/01/15 · 05/08/15

---

**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1144-2014r SUR JUDGEMENT NO. 1144-2014 AT THE SUIT OF Wells Fargo Bank, NA vs Jessica M. Cortes 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 May 20, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION  
ALL THAT CERTAIN piece, parcel and tract of land situated, lying and being in the Township of Delaware, County of Pike and State of Pennsylvania, more particularly described as follows to wit:  
BEING Lot 3, Block W-1201, as set forth on a Plan of Lots - Wild Acres, Section 12, Delaware Township, Pike County, Pennsylvania, dated

May 1971, by Joseph D. Sincavage, Monroe Engineering, Inc., Stroudsburg, Pennsylvania, and filed in the Office for the Recording of Deeds in and for Pike County, Pennsylvania, in Map Book Volume 8, Page 172, on June 7, 1971.

TITLE TO SAID PREMISES IS VESTED IN Jessica M. Cortes, a single woman, by Deed from Gregg Burgess, a married man, dated 09/23/2009, recorded 09/28/2009 in Book 2320, Page 1028.

Tax Parcel: 175.02-06-20-  
Premises Being: 106 Westwood Drive, Dingmans Ferry, PA 18328-4055

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jessica M. Cortes DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$107,788.63, 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 Jessica M. Cortes DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$107,788.63 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  
04/24/15 · 05/01/15 · 05/08/15

---

**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1161-2014r SUR JUDGEMENT NO. 1161-2014 AT THE SUIT OF U.S. Bank National Association successor Trustee to Wilmington Trust Company successor Trustee to Bank of America, NA successor by merger to Lasalle Bank, NA as Trustee for LXS 2007-1 Trust

Fund vs. Jordan Love aka Jordan E. Love and Lakendra Love aka La'Kendra Love aka Lakendra S. Love 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 May 20, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, parcel or piece of land situate in Lehman Township, Pike County, Pennsylvania, being Lot NO. 3546, Section No. 37, as is more particularly set forth on the Plan of Lots of development known as Saw Creek Estates, recorded in the Recorder's Office in and for Pike County at Milford, Pennsylvania, in Plot Book Volume 34, Pages 112, 113, 114, 115, 116 and 117 and Plot Book 36, Page 12.  
FOR INFORMATIONAL PURPOSES ONLY: The APN is shown by the County Assessor as 197-01-03-11; source of Title is Book 2117, Page 1977 (Recorded 06/27/05)  
Parcel No. 197.01-03-11 BEING the same premises which Kalian AT Poconos, LLC, a New Jersey limited liability company, by Deed dated June 22, 2005 and recorded June 27, 2005 in the Pike County Recorder of Deeds Office in Deed Book 2117, page 1977,

granted and conveyed unto Jordan Love and La'Kendra Love, his wife.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jordan Love aka Jordan E. Love and Lakendra Love aka La'Kendra Love aka Lakendra S. Love DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$310,481.42, 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 Jordan



Love aka Jordan E. Love and  
Lakendra Love aka La’Kendra  
Love aka Lakendra S. Love  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$310,481.42 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Shapiro & DeNardo  
3600 Horizon Drive, Ste. 150  
King of Prussia, PA 19406  
04/24/15 · 05/01/15 · 05/08/15

**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1169-2014r SUR  
JUDGEMENT NO. 1169-2014  
AT THE SUIT OF Wells  
Fargo Bank, NA, s/b/m to Wells  
Fargo Home Mortgage, Inc. vs  
Patricia Padden and Michael  
J. Padden 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  
May 20, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution  
No. 1169-2014  
Wells Fargo Bank, N.A., s/b/m  
to Wells Fargo Home Mortgage,  
Inc.

v.  
Patricia Padden  
Michael J. Padden  
owner(s) of property situate  
in BLOOMING GROVE  
TOWNSHIP, PIKE County,  
Pennsylvania, being  
3411 Hemlock Farms a/k/a 140  
Burning Tree Drive a/k/a 100  
Saddlebrook Lane, Lords Valley,  
PA 18428  
Parcel No. 120.02-02-51-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$89,951.21  
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 Patricia Padden  
and Michael J. Padden  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$89,951.21,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Patricia Padden and Michael J. Padden DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$89,951.21 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1 Penn Ctr Plaza @ Suburban  
Station  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
**04/24/15 · 05/01/15 · 05/08/15**

**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO1182-2014r SUR JUDGEMENT NO.1182-2014 AT THE SUIT OF Wells

Fargo Bank, NA vs Ellen P. Mohrhoff and Sean S. Mohrhoff 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 May 20, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 1182-2014

Wells Fargo Bank, NA

v.

Ellen P. Mohrhoff

Sean S. Mohrhoff

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

107 Shady Court, Bushkill, PA 18324

Parcel No. 194.03-01-56-

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$89,046.04

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 Ellen P. Mohrhoff and Sean S. Mohrhoff DEFENDANTS, OWNER,

OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$89,046.04, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Ellen P. Mohrhoff and Sean S. Mohrhoff DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$89,046.04 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Ctr. Plaza  
Philadelphia, Pa 19103  
**04/24/15 · 05/01/15 · 05/08/15**

**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1233-2014r SUR JUDGEMENT NO. 1233-2014 AT THE SUIT OF OCWEN Loan Servicing, LLC vs Kenneth J. Pisciotta 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 May 20, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution no. 1233-2014 OCWEN Loan Servicing, LLC v. Kenneth J. Pisciotta owner(s) of property situate in the DINGMAN TOWNSHIP, PIKE County, Pennsylvania, being Tract 1201 Section 6 a/k/a, 4295 Conashaugh Lake, Dingman Township, PA 18337 Parcel No. 03-0-016618 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$71,128.04 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 J. Pisciotta DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$71,128.04, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Kenneth J. Pisciotta DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$71,128.04 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  
**04/24/15 · 05/01/15 · 05/08/15**

---

**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1306-2014r SUR JUDGEMENT NO.1306-2014 AT THE SUIT OF PHH Mortgage Corporation vs Gary Allen and Nichelle Allen 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 May 20, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 1306-2014 PHH Mortgage Corporation v. Gary Allen Nichelle Allen owner(s) of property situate

in LEHMAN TOWNSHIP,  
PIKE County, Pennsylvania  
being  
124 Gandolf Road, Tamiment,  
PA 18371  
Parcel No. 187.04-02-05-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$348,368.37  
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  
Gary Allen and Nichelle Allen  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$348,368.37,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Gary  
Allen and Nichelle Allen  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$348,368.37 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1 Penn Ctr Plaza @ Suburban  
Station  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
**04/24/15 · 05/01/15 · 05/08/15**

---

**SHERIFF SALE**  
**May 20, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1315-2013r  
SUR JUDGEMENT  
NO. 1315-2013 AT THE  
SUIT OF PHH Mortgage  
Corporation vs Richard E.  
Wixon, Jr. and Jennifer L.  
Wilson 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

May 20, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN lot,  
piece or parcel of land, situate,  
lying and being in the Township  
of Shohola, County of Pike, and  
Commonwealth of Pennsylvania,  
more particularly described as  
Lot 1-A block 3 Unit No. 4  
Walker Lake Shores as set forth  
on a map by Pasquale R. Addio,  
L.S., Drawing No. 2005-80,  
which map was recorded in  
the Office of the Recorder of  
Deeds in Plat Book 40 at page  
282 on May 18, 2005, and more  
particularly described as follow  
to wit:

BEGINNING at an iron pin for  
corner situated on the Easterly  
most side Right-of-Way of  
maple Drive with the northern  
most side Right-of-Way of  
Maple Drive with the northern  
most side Right-of-Way  
intersection of Piute Road in the  
Pa Lake Shore section of Walker  
Lakes the following, to wit:  
Thence along the Piute Road  
Right of Way, South 40 degrees  
22 minutes 00 seconds East  
215.90 feet to a corner, Thence,  
leaving said road and running  
along line of Lot #9 North 49  
degrees 38 minutes 00 seconds  
East 95.00 feet to a corner;  
Thence, North 40 degrees  
22 minutes 00 seconds West  
110.00 feet to a corner; Thence,  
North 49 degrees 38 minutes  
00 seconds West 47.50 feet to a  
corner; Thence, North 40 degrees  
22 minutes 00 seconds West

131.70 feet to a point situated on  
the East side Right-of-Way of  
maple Drive; Thence, along said  
Right-of-Way of Maple Drive  
South 39 degrees 22 minutes 15  
seconds West 144.81 feet to a  
point of BEGINNING.  
CONTAINING 0.6285 acres of  
land more or less.

Shown on a Lot Consolidation  
Map by Pasquale R. Addio, L.S.,  
Drawing No. 2205-80 Dated  
March 21, 2005, now known as  
Lot 1A, Block 3, Unit No. 4.  
THE FIVE LOTS described  
herein are hereby irrevocable  
joined together as one lot or  
building site. The lots may not  
be sold separately or further  
subdivided without the prior  
approval of Shohola Township.  
The lot joinder described herein  
shall constitute a covenant  
running with the land.  
BEING THE SAME  
PRESMIES which James C.  
Marion, by Deed dated February  
13, 2006 and recorded February  
14, 2006 in the Office of the  
Recorder of Deeds in and for the  
County of Pike, in Deed Book  
2159, Page 1526, as Instrument  
No. 200600002736, granted  
and conveyed unto Richard E.  
Wixon, Jr.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Richard E. Wixon,  
Jr. and Jennifer L. Wilson  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS

OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$277,663.26,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Richard  
E. Wixon, Jr. and Jennifer L.  
Wilson DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$277,663.26 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Shapiro & DeNardo  
3600 Horizon Drive, Ste. 150  
King of Prussia, PA 19406  
04/24/15 · 05/01/15 · 05/08/15

---

**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1428-2014r  
SUR JUDGEMENT NO.  
1428-2014 AT THE SUIT  
OF Wells Fargo Bank, NA  
vs Sheena Frager and Hasan  
Sanders 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  
May 20, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 1428-2014  
Wells Fargo Bank, NA  
v.  
Sheena Frager  
Hasan Sanders  
owner(s) of property situate  
in LEHMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being 3203 Kirkham Road, a/k/a  
340 Wickes Road, Bushkill, PA  
18324  
Parcel No. 197.03-03-15-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$268,250.97  
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 Sheena Frager and Hasan Sanders DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$268,250.97, 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 Sheena Frager and Hasan Sanders DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$268,250.97 PLUS

COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
**04/24/15** · 05/01/15 · 05/08/15

---

**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1589-2009r SUR JUDGEMENT NO. 1589-2009 AT THE SUIT OF Srmof II 2012-1 Trust, US Bank Trust National Association, Not in its Individual Capacity But Solely as Trustee vs Victor Castanheira and Jacqueline Pimentel aka Jacqueline Pimendel DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY May 20, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 2009-01589 Srmof II 2012-1 Trust, US Bank



Trust National Association, Not  
in its Individual Capacity But  
Solely as Trustee

v.

Victor Castanheira  
Jacqueline Pimentel a/k/a  
Jacqueline Pimendel  
owner(s) of property situate in  
the PIKE County, Pennsylvania,  
being  
197 Deer Run Court, Bushkill,  
PA 18324  
Parcel No. 182.01-01-08-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$136,646.45  
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 Castanheira and  
Jacqueline Pimentel aka  
Jacqueline Pimendel  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$136,646.45,  
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 Castanheira  
and Jacqueline Pimentel  
aka Jacqueline Pimendel  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$136,646.45 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
**04/24/15 · 05/01/15 · 05/08/15**

---

**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1611-2012r SUR  
JUDGEMENT NO.1611-2012  
AT THE SUIT OF Wells  
Fargo Bank, NA vs Joseph  
Mihok and Matthew  
Welch 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  
May 20, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution  
No. 1611-2012-CIVIL  
Wells Fargo Bank, N.A.

v.

Joseph Mihok  
Matthew Welch

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

4115 Bear Cub Court, a/k/a  
Lot 157 Sec. 3 Pocono Ranch,  
Bushkill, Pa 18324-7835  
Parcel No. 182.01-04-19-  
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$80,655.70

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 Mihok and Matthew  
Welch DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR

EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$80,655.70,  
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 Joseph  
Mihok and Matthew Welch  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$80,655.70 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Ctr. Plaza  
Philadelphia, PA 19103

04/24/15 · 05/01/15 · 05/08/15

---

**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1775-2013r SUR JUDGEMENT NO. 1775-2013 AT THE SUIT OF Nationstar Mortgage LLC, d/b/a Champion Mortgage Company vs Denise K. Vanriper aka Denise K. Collins, known surviving Heir of Richard Collin, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of Richard Collin, Deceased Mortgagor and Real Owner DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY May 20, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**LEGAL DESCRIPTION**

ALL THAT CERTAIN piece or parcel of land, situate and being in the Township of Shohola, County of Pike and State of Pennsylvania, upon a map entitled "Map of proposed lots, map of lands of Charles Swezy, Shohola Township, Pike County, PA." dated August 11, 1971 recorded in Pike County Map Book 9, page 61

on October 27, 1971 which premises is more particularly described as follows: BEGINNING at a point in the center of a certain fifty (50) foot wide private roadway and utility right-of-way of the tract known as "Happy Hollow" said corner being a common corner of Lots 1 and 2 of said tract; thence along the center of said road to cul-de-sac and along a continuation of the center of the road North seventy-two (72) degrees twenty-four (24) minutes West two hundred eight & 1/10 (208.1) feet to a corner in the westerly line of said tract; thence North ten (10) degrees forty-eight (48) minutes East seven hundred seventy-nine and twenty five onehundredths (779.25) fet to a pipe and stone marker to a corner; thence South sixty seven (67) degrees eight (08) minutes East two hundred sixty seven and no tenths (267.0) feet to a corner, said corner being a common corner of Lots No 1 and 2; thence along the common line dividing Lots 1 and 2 South fourteen (14) degrees fifty eight minutes (58) West seven hundred forty-nine and sixty five one hundredths (749.65) feet more or less to a corner in the middle of the aforementioned fifty (50) foot wide private roadway and utility right of way, to the point or place of BEGINNING. CONTAINING four and one tenths (4.1) acres, be the same more or less. BEING LOT #1 of the tract known as HAPPY HOLLOW.

Title to said premises vested unto Richard Collins by deed from Marie Manning, Widow dated November 18, 1994 and recorded November 21, 1994 in Deed Book 978, Page 202. The said Richard Collins died on April 29, 2013 thereby vesting title in Denise K. Vanriper, a/k/a Denise K. Collin, Known Surviving Heir of Richard Collin, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of Richard Collin, Deceased Mortgagor and Real Owner by operation of law. Being known as:  
123 WHITETAIL  
DRIVE, SHOHOLA,  
PENNSYLVANIA 18458.  
Map Number: 028.04-01-12  
Control Number: 12-0-071064

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Denise K. Vanriper aka Denise K. Collins, known surviving Heir of Richard Collin, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of Richard Collin, Deceased Mortgagor and Real Owner DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$87,735.83, 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 Denise K. Vanriper aka Denise K. Collins, known surviving Heir of Richard Collin, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of Richard Collin, Deceased Mortgagor and Real Owner DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$87,735.83 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe, Weisberg & Conway  
123 South Broad Street, Ste.  
1400  
Philadelphia, PA 19109  
**04/24/15 · 05/01/15 · 05/08/15**

---

**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1821-2013r  
SUR JUDGEMENT NO.  
1821-2013 AT THE SUIT  
OF JPMorgan Chase Bank,  
National Association vs Stella  
Aleksanova 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  
May 20, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN  
lot or lots, parcel or piece of  
ground situate in Lehman  
Township, Pike County,  
Pennsylvania, being lot or lots  
No. 2001, Section No. 3 as is  
more particularly set forth on  
the Plot Map of Lehman-Pike  
Development Corporation, Saw  
Creek Estates, as same is duly  
recorded in the Office for the  
Recording of Deeds, Milford,  
Pike County, Pennsylvania in  
Plot Book Volume 24, Page 49.  
PARCEL NO.: 196.04-07-48  
PROPERTY ADDRESS: 207  
Manchester Drive a/k/a 2001  
Manchester 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 Stella Aleksanova  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$141,906.19,  
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 Stella  
Aleksanova DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$141,906.19 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
Ste. 5000 BNY Mellon Ind Cent  
701 Market Street  
Philadelphia, PA 19106  
04/24/15 · 05/01/15 · 05/08/15

**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1936-2013r  
SUR JUDGEMENT NO.  
1936-2013 AT THE SUIT  
OF Deutsche Bank National  
Trust Company, as trustee, in  
trust for the registered holders  
of Morgan Stanley ABS Capital  
I Trust 2006-HE6, Mortgage  
Pass-Through Certificates,  
Series 2006-HE6 vs Ralph  
Harriott, Jr. and Gillian  
Harriott and United States of  
America DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
May 20, 2015 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.  
2013-01936  
ISSUED TO PLAINTIFF:  
DEUTSCHE BANK  
NATIONAL TRUST  
COMPANY, AS TRUSTEE,  
IN TRUST FOR THE  
REGISTERED HOLDERS  
OF MORGAN STANLEY  
ABS CAPITAL I TRUST  
2006-HE6, MORTGAGE  
PASS-THROUGH  
CERTIFICATES, SERIES  
2006-HE6  
PROPERTY BEING  
KNOWN AS:

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

LOT number 6, block no. 38,  
section no. 3, Gold Key estates,  
as shown on plat or map of  
Gold Key estates, subdivisions  
recorded in the office of the  
recorder of deeds of Pike County  
in plat book 6, page 13.

BEING THE SAME property  
conveyed to Ralph Harriott, Jr.  
by deed from Michael Beradi  
and Rosemarie Berardi, his wife,  
recorded 02/26/1999 in deed  
book 1709, page 48.

PARCEL IDENTIFICATION  
NO: 110.03-03-27, CONTROL  
#: 03-0-020449

BEING KNOWN AS: 176 East  
Lake Drive Milford, PA 18337  
IMPROVEMENTS

THEREON CONSIST OF:

Residential Dwelling  
SEIZED AND TAKEN  
IN EXECUTION AS THE

PROPERTY OF Ralph Harriott, Jr. and Gillian Harriott and United States PIN NUMBER, WHICH IS THE ASSESSMENT OR PARCEL NO., MAP, BLOCK AND LOT): 110.03-03-27 ATTORNEY ON WRIT: MARTHA E. VON ROSENSTIEL, P.C.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Ralph Harriott, Jr. and Gillian Harriott and United States of America DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$248,285.16, 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 Ralph Harriott, Jr. and Gillian Harriott and United States of America DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$248,285.16 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Martha E. Von Rosensteil  
649 South Avenue, Ste. 7  
Secane, PA 19018  
**04/24/15 · 05/01/15 · 05/08/15**

---

**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1981-2011r SUR JUDGEMENT NO. 1981-2011 AT THE SUIT OF Wells Fargo Bank, NA vs Brien C. Buchanan and Carol Ann Buchanan 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 May 20, 2015 at 11:00 AM

PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 1981-2011

Wells Fargo Bank, N.A.

v.

Brien C. Buchanan

Carol Ann Buchanan

owner(s) of property situate

in the TOWNSHIP OF

DINGMAN, PIKE County,

Pennsylvania, being

110 Old Bridge Road, Milford,

PA 18337-6502

Parcel No. 126.00-01-07

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$134,205.52

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 Brien C. Buchanan  
and Carol Ann Buchanan  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$134,205.52,  
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 Brien C.  
Buchanan and Carol Ann  
Buchanan DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$134,205.52 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1 Penn Ctr Plaza @ Suburban  
Station  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
04/24/15 · 05/01/15 · 05/08/15

---

**SHERIFF SALE**

**May 20, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 2052-2007r



SUR JUDGEMENT NO. 2052-2007 AT THE SUIT OF Washington Mutual Bank vs Robert H. Murray, 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 May 20, 2015 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 LEHMAN, COUNTY OF PIKE AND STATE OF PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT(S) 70 STAGE VII PINE RIDGE AS SHOWN ON PLAT OF PINE RIDGE, INC. STAGE VII, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF PIKE COUNTY IN PLAT BOOK VOL. 10 AT PAGE 26 ON JUNE 20, 1973. UNDER AND SUBJECT TO ALL THE RIGHTS, PRIVILEGES, BENEFITS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, TERMS AND PROVISIONS AS

MORE PARTICULARLY SET FORTH IN THE ABOVE RECITED DEED. PARCEL No. 06-0-040051 BEING known and numbered as 207 Pine Ridge, Bushkill, PA 18324. BEING the same premises which HARMON HOMES, INC., by Deed dated July 14, 2003 and recorded July 16, 2003 in and for Pike County, Pennsylvania, in Deed Book Volume 1993, Page 2300, granted and conveyed unto Robert H. Murray, Jr., a married man.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Robert H. Murray, Jr. DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$295,576.10, 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 Robert H.  
Murray, Jr. DEFENDANTS,  
OWNERS REPUTED

OWNERS TO COLLECT  
\$295,576.10 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Zucker Goldberg & Ackerman  
200 Sheffield Street, Ste. 301  
Mountainside, NJ 07092  
**04/24/15 · 05/01/15 · 05/08/15**

---