

## LEGAL NOTICES

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

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### ESTATE NOTICES

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

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### ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted in the ESTATE OF FRANK J. KOPP, late of Lackawaxen Township, Pike County, Pennsylvania. All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to the Executor, Frank J. Kopp, III of 25701 Mountain Pass Road, Newhall, California 91321 or John F. Spall, Esquire, Attorney for the Estate, 2573 Rt. 6, Hawley, Pennsylvania 18428.  
JOHN F. SPALL, ESQUIRE  
07/05/13 • 07/12/13 • 07/19/13

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### EXECUTOR'S NOTICE

ESTATE OF FRANCES L. LEIGHTY, 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 JAMES FREDERICK LEIGHTY, of P.O. Box 222, Milford, PA 18337, or to his attorneys, KLEMEYER, FARLEY & BERNATHY, LLC, 406 Broad Street, Milford, PA 18337.  
07/12/13 • 07/19/13 • 07/26/13

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### EXECUTOR'S NOTICE

ESTATE OF Andy W. Zeigler late of 125 Old Owego Tpk, P.O. Box 218, 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

Gary W. Zeigler  
10 Lindsay Lane  
Bloomingburg, NY 12721  
Executor

07/12/13 • 07/19/13 • 07/26/13

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### ESTATE NOTICE

ESTATE OF JAMES A. KRUG, late of Greene Township, Pike County, Pennsylvania, departed this life on January 31, 2013. Letters Testamentary having been granted, all persons having

claims or demands against the Estate of decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to Peter J. Krug, Executor of the Estate c/o Anthony J. Magnotta, Esquire, Attorney for Executor of the Estate, 1307 Purdytown Turnpike, Suite A, Lakeville, Pennsylvania 18438.

ANTHONY J.

MAGNOTTA, ESQUIRE

07/19/13 • 07/26/13 • 08/02/13

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### ESTATE NOTICE

ESTATE OF BRAD A.

ALFORD, late of Palmyra Township, Pike County, Pennsylvania, departed this life on June 21, 2013. Letters Testamentary having been granted, all persons having claims or demands against the Estate of decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to Cheryl H. Alford, Executrix of the Estate c/o Anthony J. Magnotta, Esquire, Attorney for Executor of the Estate, 1307 Purdytown Turnpike, Suite A, Lakeville, Pennsylvania 18438.

ANTHONY J.

MAGNOTTA, ESQUIRE

07/19/13 • 07/26/13 • 08/02/13

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### SHERIFF SALES

*Individual Sheriff Sales can be cancelled for a variety of reasons. The notices enclosed were accurate as of the publish date. Sheriff Sale notices are posted on the public*

*bulletin board of the Sheriff's office in Milford, located at 500 Broad Street.*

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### SHERIFF SALE

August 14, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO3-2013r SUR JUDGEMENT NO. 3-2013 AT THE SUIT OF Wells Fargo Bank, NA vs Robin Blatzheim 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 August 14, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

### SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 3-2013-CIVIL WELLS FARGO BANK, N.A. vs.

ROBIN BLATZHEIM owner(s) of property situate in the TOWNSHIP OF DINGMAN, Pike County, Pennsylvania, being 504 LOG TAVERN ROAD, MILFORD, PA 18337-7718 Parcel No.: 123.03-03-90 - (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment amount: \$241,107.75

Attorneys for Plaintiff:  
Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Robin Blatzheim DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$241,107.75, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Robin Blatzheim DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$241,107.75 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  
**07/19/13 • 07/26/13 • 08/02/13**

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**SHERIFF SALE**

**August 14, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 11-2013r SUR JUDGEMENT NO. 11-2013 AT THE SUIT OF Deutsche Bank, National Trust Company, as Trust for Ameriquest Mortgage Securities, Inc., Asset-Backed pass-Through Certificates, Series 2005-R5 vs John J. Shults and Christine M. Shults 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 August 14, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

All that certain lot or parcel of land situate in Lehman Township, County of Pike, Commonwealth of Pennsylvania,

and being more particularly described as follows:

Tax ID: 182.01-04-21

Lot 154 Section 3 Bear Drive,  
Bushkill, PA 18324

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Lehman, County of Pike and Commonwealth of Pennsylvania, being Lot Number 154, Section 3, as shown on Map of Lands of Benjamin Foster on file in the Recorder of Deeds Office at Milford, Pennsylvania, in Plat Book No. 7 at Page 157.

BEING the same premises which John J. Shults, married, by Deed dated April 19, 2005 and recorded in the Pike County Recorder of Deeds Office on April 27, 2005 in Deed Book 2106, page 512, as well as, Instrument Number 200500007034, granted and conveyed unto John J. Shults, and Christine M. Shults, his wife

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO John J. Shults and Christine M. Shults DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE

AMOUNT OF \$103,386.46, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF John J. Shults and Christine M. Shults DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$103,386.46 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Shapiro & DeNardo  
3600 Horizon Drive, Ste. 150  
King of Prussia, PA 19406  
**07/19/13 • 07/26/13 • 08/02/13**

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**SHERIFF SALE**  
**August 14, 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF

COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 54-2013r SUR JUDGEMENT NO. 54-2013 AT THE SUIT OF The Bank of New York Mellon f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, National Association, as Trustee for C-Bass Mortgage Loan Asset-Backed Certificates, Series 2006-RP1, by its Attorney-in-fact, Ocwen Loan Servicing, LLC vs Randy J. Fisher and Debra L. Fisher 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 August 14, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN Lot, Piece or Parcel of Land, Situate, Lying And Being In The Township Of Greene, County Of Pike And State Of Pennsylvania, More Particularly Described As:

LOT 45, Section B, Lake in the Clouds Community, As Shown On Plat Of Lake in the Clouds Community, Greene Township Recorded In The Office Of The Recorder Of Deeds Of Pike County in Plat Book 5 at Page 26, Date June 155, 1967.

Parcel #04-0-012969

BEING THE SAME PREMISES which Randy Fisher, by Deed Dated July 8, 1998 and recorded July 23, 1998 in Book 1569 Page 136 in the Office for the Recording of Deeds of Pike County conveyed unto Randy J. Fisher and Debra L. Fisher.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Randy J. Fisher and Debra L. Fisher DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$88,077.82, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Randy J. Fisher and Debra L. Fisher DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$88,077.82 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg  
261 Old York Road, Ste. 410  
Jenkingtown, PA 19046  
**07/19/13 • 07/26/13 • 08/02/13**

**SHERIFF SALE**  
**August 14, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 63-2013r SUR JUDGEMENT NO. 63-2013 AT THE SUIT OF PNC Bank, National Association vs Augustina Adeowo aka Augustine Wompeh-Worley 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 August 14, 2013 at 11:00 AM PREVAILING TIME IN THE

AFORENOON OF SAID DATE:

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

v.  
AUGUSTINA ADEOWO  
A/K/A  
AUGUSTINA  
WOMPEH-WORLEY  
Defendant(s)

COURT OF COMMON  
PLEAS  
CIVIL DIVISION  
Pike County

MORTGAGE  
FORECLOSURE

NO. 63-2013-CV

SHORT DESCRIPTION FOR  
ADVERTISING  
ALL THAT CERTAIN LOT  
OF LAND SITUATE IN  
LEHMAN TOWNSHIP,  
PIKE COUNTY,  
PENNSYLVANIA:  
BEING KNOWN AS 91 Saw  
Creek Estates, Bushkill, PA  
18324  
PARCEL NUMBER:  
06-0-044162

IMPROVEMENTS:  
Residential Property

UDREN LAW OFFICES, P.C.  
S/  
Attorney for Plaintiff  
JOHN ERIC KISHBAUGH,  
ESQUIRE  
PA ID 33073

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Augustina Adeowo aka  
Augustine Wompeh-Worley  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$230,269.83,  
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  
Augustina Adeowo aka  
Augustine Wompeh-Worley  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$230,269.83 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices  
111 Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003-3620  
**07/19/13 • 07/26/13 • 08/02/13**

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**SHERIFF SALE**

**August 14, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO122-2013r SUR  
JUDGEMENT NO. 122-2013  
AT THE SUIT OF H & R  
Block Bank FSB s/o Nationstar  
Mortgage, LLC vs Sharon D.  
Schroeder 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  
August 14, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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

BEING Lot No. 17, Block No. 5, Section No. 1, as shown on a map of Sagamore Estates, dated June 12, 1958 and recorded in the Office of the Recorder of Deeds in and for Pike County, Pennsylvania, in Plat Book 3, page 73 and reference may be had to the said map or the recording thereof for a more, full and complete description of the lot or lots herein conveyed.

MAP ID # 078.04-05-51 –  
Control # 12-0-005210

BEING THE SAME premises which John Rogers, single, by that certain deed dated November 13, 2001 and recorded in the Office of the Recorder of Deeds in and for the County of Pike, State of Pennsylvania in Record Book 1905, page 680 granted and conveyed unto William Nittoso.

AND ALSO ALL THAT CERTAIN lot, piece or parcel of land situate in the Township of Shohola, County of Pike and State of Pennsylvania, more particularly described as follows, to wit:

BEING Lot No. 19, Block No. 5, Section No. 1, as shown on a map of Sagamore Estates, dated June 12, 1958 and recorded in

the Office of the Recorder of Deeds in and for Pike County, Pennsylvania in plat book 3, page 73, and reference may be had to the said map or the recording thereof for a more, full and complete description of the lot or lots herein conveyed.

MAP ID # 078.04-05-52 –  
Control # 12-0-006594

TAX PARCEL #S:  
078.04-05-51 & 078.04-05-52

BEING KNOWN AS: 105  
Cheyenne Road, Shohola, PA  
18458

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Sharon D. Schroeder DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$96,262.49, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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



FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Sharon D. Schroeder DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$96,262.49 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
**07/19/13 • 07/26/13 • 08/02/13**

**SHERIFF SALE**

**August 14, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO135-2010R SUR JUDGEMENT NO. 135-2010 AT THE SUIT OF Wachovia Bank National Association vs Carlos A. Arrigo and Elizabeth L. Arrigo 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 August 14, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, piece or parcel of land situate in the Township of Palmyra, County of Pike and Commonwealth of Pennsylvania, marked and designated as follows:

Lot No. 132, Section N/A, as shown on Map of "The Escape," made by William E. Sacra and Associates and recorded in the Office of the Recorder for Pike County, Pennsylvania, as per duly recorded plat maps.

TAX PARCEL  
#085.02-03-05.003

BEING KNOWN AS: 132 Oak Drive, Greentown, PA 18426

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Carlos A. Arrigo and Elizabeth L. Arrigo DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$114,445.21, 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 Carlos A.  
Arrigo and Elizabeth L. Arrigo  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$114,445.21 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market St.  
Philadelphia, PA 19106-1532  
**07/19/13 • 07/26/13 • 08/02/13**

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**SHERIFF SALE**

**August 14, 2013**

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

TO EXECUTION NO  
151-2012r SUR JUDGEMENT  
NO. 151-2012 AT THE  
SUIT OF Wells Fargo Bank  
vs Richard H. Littlefield, in his  
capacity as heir of Rosamond  
L. Javorsky, deceased unknown  
heirs, successors, assigns,  
and all persons, firms, or  
associations claiming right,  
title or interest from or under  
Rosamond L. Javorsky,  
deceased DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
August 14, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION FOR  
ADVERTISING**

By virtue of a Writ of Execution  
No. 151-2012  
WELLS FARGO BANK, N.A.

vs.  
RICHARD H.  
LITTLEFIELD, IN HIS  
CAPACITY AS HEIR OF  
ROSAMOND L. JAVORSKY,  
DECEASED  
UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS,  
AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR  
UNDER ROSAMOND L.  
JAVORSKY, DECEASED  
owner(s) of property situate

in the TOWNSHIP OF  
DINGMAN, Pike County,  
Pennsylvania, being  
102 OLD BRIDGE ROAD,  
MILFORD, PA 18337-6502  
Parcel No.: 126.00-01-09-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$48,207.34  
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  
Richard H. Littlefield, in his  
capacity as heir of Rosamond  
L. Javorsky, deceased unknown  
heirs, successors, assigns, and all  
persons, firms, or associations  
claiming right, title or interest  
from or  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$48,207.34,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Richard H.  
Littlefield, in his capacity as  
heir of Rosamond L. Javorsky,  
deceased unknown heirs,  
successors, assigns, and all  
persons, firms, or associations  
claiming right, title or interest  
from or DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$48,207.34 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan LLP  
1617 JFK Blvd., ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
07/19/13 • 07/26/13 • 08/02/13

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**SHERIFF SALE**  
**August 14, 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 165-2013r SUR  
JUDGEMENT NO. 165-2013  
AT THE SUIT OF U.S.  
Bank National Association,

as Trustee for J.P. Morgan Mortgage Acquisition Corp. 2005-WMC1, Asset Backed Pass-Through Certificates, Series 2005-WMC1 vs William Siek, aka William F. Siek and Stacey M. Siek 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 August 14, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

BEING Lot 16, Block W-1503, as set forth on a Plan of Lots -Wild Acres, Section 15, Delaware Township, Pike County, Pennsylvania, dated February 2, 1972, by Joseph D. Sinoevage, 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 12, page 105, re-recorded February 7, 1975.

Parcel No. 168.04-09-34

BEING THE SAME PREMISES which SHIRLEY

A. ERB, widow, by indenture bearing date the 16th day of October, 1998 and being recorded at Milford, Pennsylvania in the Office for the Recording of Deeds, in and for the County of Pike, on the 27<sup>th</sup> day of October, 1998 in Record Book Volume 1632, page 013, granted and conveyed unto WILLIAM F. SIEK AND STACEY M. SIEK his wife, in fee.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO William Siek, aka William F. Siek and Stacey M. Siek DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$214,334.07, 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 William Siek, aka William F. Siek and Stacey M. Siek DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$214,334.07 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Shaprio & DeNardo  
3600 Horizon Drive, Ste. 150  
King of Prussia, PA 19406  
**07/19/13 • 07/26/13 • 08/02/13**

**SHERIFF SALE**

**August 14, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 218-2013r SUR JUDGEMENT NO. 218-2013 AT THE SUIT OF Deutsche Bank National Trust Company vs Mark D. Sivertsen 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 August 14, 2013 at 11:00 AM

PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ATTORNEY FOR  
PLAINTIFF  
UDREN LAW OFFICES, P.C.  
WOODCREST  
CORPORATE CENTER  
111 WOODCREST ROAD,  
SUITE 200  
CHERRY HILL, NJ  
08003-3620  
856-669-5400  
pleadings@udren.com  
Deutsche Bank National Trust  
Company, as Trustee for  
GSAMP Trust 2004-NC2  
Plaintiff

v.  
MARK D. SIVERTSEN  
Defendant(s)

COURT OF COMMON  
PLEAS  
CIVIL DIVISION  
Pike County

MORTGAGE  
FORECLOSURE

NO. 218-2013

SHORT DESCRIPTION FOR  
ADVERTISING  
ALL THAT CERTAIN LOT  
OF LAND SITUATE IN  
LEHMAN TOWNSHIP,  
PIKE COUNTY,  
PENNSYLVANIA:  
BEING KNOWN AS 840 Saw  
Creek Estates, Bushkill, PA  
18324  
PARCEL NUMBER:  
196.02-01-22  
IMPROVEMENTS:

Residential Property

UDREN LAW OFFICES, P.C.  
S/  
Attorney for Plaintiff  
#311968

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Mark D. Sivertsen DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$230,554.68, 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 Mark D.

Sivertsen DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$230,554.68 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices  
11 Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003-3620  
**07/19/13 • 07/26/13 • 08/02/13**

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**SHERIFF SALE**

**August 14, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO235-2013r SUR JUDGEMENT NO. 235-2013 AT THE SUIT OF Wells Fargo Bank, NA vs Michael Lawlor 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 August 14, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION  
By virtue of a Writ of Execution  
No. 235-2013  
WELLS FARGO BANK, N.A.  
v.

MICHAEL T. LAWLOR  
owner(s) of property situate  
in the TOWNSHIP OF  
DINGMAN, PIKE County,  
Pennsylvania, being  
211 SPRUCE LAKE DRIVE,  
MILFORD, PA 18337-4168  
Parcel No. 109.04-05-51 -  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$113,511.71  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Michael Lawlor  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$113,511.  
71, PLUS COSTS &  
INTEREST. THE SALE  
MADE SUBJECT TO ALL  
PAST DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Michael  
Lawlor DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$113,511.71 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan  
1617 JFK Blvd. Ste 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
**07/19/13 • 07/26/13 • 08/02/13**

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**SHERIFF SALE**  
**August 14, 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO248-2013r  
SUR JUDGEMENT NO.  
248-2013 AT THE SUIT OF  
HSBC Bank, USA, National  
Association, as Trustee for  
Fremont Home Loan Trust  
2006-C, Mortgage-Backed  
Certificates Series 2006-C vs  
Glennon J. Taylor and Rebecca  
A. Taylor 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  
August 14, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ATTORNEY FOR  
PLAINTIFF  
UDREN LAW OFFICES, P.C.  
WOODCREST  
CORPORATE CENTER  
111 WOODCREST ROAD,  
SUITE 200  
CHERRY HILL, NJ  
08003-3620  
856-669-5400  
pleadings@udren.com  
HSBC Bank USA, National  
Association, as Trustee for  
Fremont Home Loan Trust  
2006-C, Mortgage-Backed  
Certificates, Series 2006-C  
Plaintiff

v.  
GLENNON J. TAYLOR  
REBECCA A. TAYLOR  
Defendant(s)

COURT OF COMMON  
PLEAS  
CIVIL DIVISION  
Pike County

MORTGAGE  
FORECLOSURE

NO. 248-2013-CV

SHORT DESCRIPTION FOR  
ADVERTISING  
ALL THAT CERTAIN  
LOT OF LAND SITUATE  
IN TOWNSHIP OF

DINGMAN, PIKE COUNTY,  
PENNSYLVANIA:  
BEING KNOWN AS 104  
Daisy Place, Milford, PA 18337  
PARCEL NUMBER:  
110.03-02-26  
IMPROVEMENTS:  
Residential Property

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Glennon J. Taylor  
and Rebecca A. Taylor  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$148,640.17 ,  
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 Glennon J.  
Taylor and Rebecca A. Taylor  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$148,640.17 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices  
11 Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003-3620  
**07/19/13 • 07/26/13 • 08/02/13**

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**SHERIFF SALE**

**August 14, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 347-2012r SUR  
JUDGEMENT NO. 347-2012  
AT THE SUIT OF HSBC  
Bank, USA, NA vs Bennieta  
Louise Ela a/k/a Benneitta  
Louise Ela a/k/a Bonnie  
Louise Ela 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  
August 14, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ATTORNEY FOR  
PLAINTIFF  
UDREN LAW OFFICES, P.C.  
WOODCREST  
CORPORATE CENTER  
111 WOODCREST ROAD,  
SUITE 200  
CHERRY HILL, NJ  
08003-3620  
856-669-5400  
pleadings@udren.com  
HSBC Bank USA, N.A.,  
as Indenture Trustee for the  
Registered Noteholders of  
Renaissance Home Equity Loan  
Trust 2007-1  
Plaintiff

v.  
BENNIETA LOUISE ELA  
A/K/A  
BENNEITTA LOUISE ELA  
A/K/A  
BONNIE LOUISE ELA  
Defendant(s)

COURT OF COMMON  
PLEAS  
CIVIL DIVISION  
Pike County

MORTGAGE  
FORECLOSURE

NO. 347 2012

SHORT DESCRIPTION FOR  
ADVERTISING  
ALL THAT CERTAIN  
LOT OF LAND SITUATE  
IN TOWNSHIP OF  
LEHMAN, PIKE COUNTY,  
PENNSYLVANIA:  
BEING KNOWN AS 345  
Mockingbird Trail, Bushkill, PA  
18324  
PARCEL NUMBER:

189.02-03-40  
IMPROVEMENTS:  
Residential Property

UDREN LAW OFFICES, P.C.  
S/  
JOHN ERIC KISHBAUGH,  
ESQUIRE  
PA ID 33073

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Bennieta Louise Ela a/k/a  
Benneitta Louise Ela a/k/a  
Bonnie Louise Ela  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$97,748.99,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Bennieta  
Louise Ela a/k/a Benneitta  
Louise Ela a/k/a Bonnie  
Louise Ela DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$97,748.99 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices, PC  
111 Woodcrest Road, ste. 200  
Cherry Hill, NJ 08003-3620  
**07/19/13 • 07/26/13 • 08/02/13**

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**SHERIFF SALE**

**August 14, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 449-2012r SUR  
JUDGEMENT NO. 449-2012  
AT THE SUIT OF Wells  
 Fargo Bank, NA vs Alice  
 Denicola 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  
 August 14, 2013 at 11:00 AM  
 PREVAILING TIME IN THE  
 AFORENOON OF SAID

DATE:

SHORT DESCRIPTION FOR  
ADVERTISING

By virtue of a Writ of Execution  
No. 449-2012  
WELLS FARGO BANK, N.A.  
vs.

ALICE DENICOLA  
owner(s) of property situate  
in the TOWNSHIP OF  
BLOOMING GROVE, Pike  
County, Pennsylvania, being  
116 BUCKBOARD LANE,  
LORDS VALLEY, PA 18428  
Parcel No.: 107.03-05-57  
(Acreage or street address)  
Improvement thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$200,317.76  
Attorney 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 Alice Denicola  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$200,317.76 ,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES

AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Alice Denicola  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$200,317.76 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  
07/19/13 • 07/26/13 • 08/02/13

---

**SHERIFF SALE**

**August 14, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
460-2012r SUR JUDGEMENT  
NO. 460-2012 A T THE SUIT  
OF JPMorgan Chase Bank,  
National Association vs Susan  
Bertonlini 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  
August 14, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 460-2012 CIVIL  
JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION  
v.  
SUSAN BERTOLINI  
owner(s) of property situate  
in the TOWNSHIP OF  
DINGMAN, PIKE County,  
Pennsylvania, being  
518 RAYMONDSKILL  
ROAD, MILFORD, PA  
18337-7308  
Parcel No. 111.03-04-03  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$195,032.59  
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 Susan Bertolini  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE

AMOUNT OF \$195,032.59,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Susan  
Bertonlini DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$195,032.59 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Center  
Philadelphia, PA 19103  
**07/19/13 • 07/26/13 • 08/02/13**

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**SHERIFF SALE**  
**August 14, 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED

OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
469-2009r SUR JUDGEMENT  
NO. 469-2009 AT THE  
SUIT OF First Horizon Home  
Loan Corporation Federal  
National Mortgage Association,  
Fannie Mae vs Rebecca  
Apostol 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  
August 14,2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION FOR  
ADVERTISING

By virtue of a Writ of Execution  
No. 469-2009-CV  
FANNIE MAE ("FEDERAL  
NATIONAL MORTGAGE  
ASSOCIATION")

vs.

REBECCA APOSTOL  
owner(s) of property situate  
in the TOWNSHIP OF  
DELAWARE, Pike County,  
Pennsylvania, being  
140 FAIRVIEW DRIVE,  
DINGMANS FERRY, PA  
18328-4007

Parcel No.: 168.04-05-29

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment amount: \$101,628.81

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 Rebecca Apostol  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$101,628.81,  
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 Rebecca  
Apostol DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$101,628.81 PLUS COSTS  
AND INTEREST AS

AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallisnau LLP  
1617 JFK Blvd., ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103

07/19/13 • 07/26/13 • 08/02/13

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**SHERIFF SALE**

**August 14, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
485-2008r SUR JUDGEMENT  
NO. 485-2008 AT THE SUIT  
OF Wilmington Trust, National  
Association, as successor Trustee  
to Citibank, NA, as Trustee  
for Bear Stearns Alt-A Trust  
2006-4, Mortgage Pass-Through  
Certificates, Series 2006-4 vs  
Gustavo Arias and Josephine  
Arias 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  
August 14, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN lot  
of land, in Blooming Grove  
Township, Pike County,

Pennsylvania, known and  
designated as follows:

BEING Lot No. 896 Map  
4, of Plan of Lots prepared  
for Tanglwood Lakes Inc., by  
Harry F. Schoenagel, Registered  
Surveyor, dated March 9, 1972  
and recorded on March 9, 1972  
in the Office of the Recorder of  
Deeds for Pike County in Plat  
Book No. 10 Page 59.

TOGETHER WITH all rights  
of way and UNDER AND  
DUSBJECT to all covenants,  
reservations, restrictions and  
conditions of record, as found in  
the chain of title.

TAX PARCEL #056.02-02-68  
Control# 01-0-072634

BEING KNOWN AS: 896 Pico  
Lane Tanglwood North, Tafton,  
PA 18464

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Gustavo Arias and Josephine  
Arias DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$212,810.37,  
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 Rebecca  
Apostol DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$212,810.37 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
**07/19/13 • 07/26/13 • 08/02/13**

---

**SHERIFF SALE**  
**August 14, 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO672-2012r  
SUR JUDGEMENT NO.

672-2012 AT THE SUIT OF  
US Bank, National Association,  
as Trustee for Credit Suisse  
First Boston Mortgage  
Securities Corp., Mortgage  
Pass- Through Certificates,  
Series 2006-3 vs Bashiri  
Johnson 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  
August 14, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION FOR  
ADVERTISING**

By virtue of a Writ of Execution  
No. 672-2012

US BANK NATIONAL  
ASSOCIATION, AS  
TRUSTEE FOR CREDIT  
SUISSE FIRST BOSTON  
MORTGAGE SECURITIES  
CORP., MORTGAGE  
PASS-THROUGH  
CERTIFICATES, SERIES  
2006-3

vs.

**BASHIRI JOHNSON**  
owner(s) of property situate  
in the TOWNSHIP OF  
DINGMAN, Pike County,  
Pennsylvania, being  
152 WATER FOREST  
DRIVE, MILFORD, PA  
18337-7568

Parcel No.: 123.04-01-38-  
(Acreage or street address)  
Improvements thereon:

RESIDENTIAL DWELLING  
Judgment amount: \$315,199.85  
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 Bashiri Johnson  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$315,199.85,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

OWNERS TO COLLECT  
\$315,199.85 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  
**07/19/13 • 07/26/13 • 08/02/13**

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**SHERIFF SALE**

**August 14, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO1013-2009r SUR  
JUDGEMENT NO. 1013-2009  
AT THE SUIT OF National  
City Bank fka National City  
Mortgage, as division of  
National City Bank vs Michael  
A. Batte, Jr. and Debra L. Batte  
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  
August 14, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION FOR  
ADVERTISING  
By virtue of a Writ of Execution



No. 1013-2009 CV  
NATIONAL CITY BANK  
F/K/A NATIONAL CITY  
MORTGAGE, A DIVISION  
OF NATIONAL CITY BANK

vs.

MICHAEL A. BATTE, JR  
DEBRA L. BATTE

owner(s) of property situate  
in the TOWNSHIP OF  
DINGMAN, Pike County,  
Pennsylvania, being  
175 PHILWOOD LANE  
A/K/A 4332 CONASHAUGH  
LAKE, MILFORD, PA 18337  
Parcel No.: 121.04-01-81  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$326,198.64  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Michael A. Batte,  
Jr. and Debra L. Batte  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$326,198.64,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Michael A.  
Batte, Jr. and Debra L. Batte  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$326,198.64 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan LLP  
1617 JFK Blvd., ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
**07/19/13 • 07/26/13 • 08/02/13**

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**SHERIFF SALE**

**August 14, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1255-2012r SUR  
JUDGEMENT NO. 1255-2012  
AT THE SUIT OF One West  
Bank, FSB vs Unknown Heirs,  
Successors, Assigns and All

Persons, Firms or Associations  
Claiming Right, Title or interest  
from or under George Dietrich  
aka George Dietrick aka  
George L. Dietrick, Deceased  
Estate of George Dietrich aka  
George Dietrick aka George I.  
Dietrick, c/o Jennette Deitrick,  
Personal Representative,  
Jeanette Dietrick, Personal  
Representative, of the Estate  
of George Dietrich aka George  
Dietrich aka George Dietrick  
aka George L. Dietrick  
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  
August 14, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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

UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS  
AND ALL PERSONS,  
FIRMS OR ASSOCIATIONS

CLAIMING RIGHT, TITLE  
OR INTEREST FROM  
OR UNDER GEORGE  
DIETRICH A/K/A  
GEORGE DIETRICK A/K/A  
GEORGE L. DIETRICK,  
DECEASED ESTATE  
OF GEORGE DIETRICH  
A/K/A GEORGE DIETRICK  
A/K/A GEORGE L.  
DIETRICK, C/O JEANETTE  
DIETRICK, PERSONAL  
REPRESENTATIVE  
JEANETTE DIETRICK,  
PERSONAL  
REPRESENTATIVE OF  
THE ESTATE OF GEORGE  
DIETRICH A/K/A GEORGE  
DIETRICK A/K/A GEORGE  
L. DIETRICK  
Defendant(s)

SHORT DESCRIPTION FOR  
ADVERTISING  
ALL THAT CERTAIN  
LOT OF LAND SITUATE  
IN TOWNSHIP OF  
LEHMAN, PIKE COUNTY,  
PENNSYLVANIA:  
BEING KNOWN AS 1178  
Pine Ridge Bushkill, PA a/k/a  
142 Cranberry Drive, Bushkill,  
PA 18324  
PARCEL NUMBER:  
06-0-188.04-02-31  
IMPROVEMENTS:  
Residential Property

UDREN LAW OFFICES, P.C.  
S/  
Attorney for Plaintiff  
#311968

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

THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or interest from or under George Dietrich aka George Dietrick aka George L. Dietrick, Deceased Estate of George Dietrich aka George Dietrick aka George l. Dietrick, c/o Jennette Deitrick, Personal Representative, Jeanette Dietrick, Personal Representative, of the Estate of George Dietrich aka George Dietrich aka George Dietrick aka George L. Dietrick DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$40,590.33, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or interest from or under George Dietrich aka George Dietrick aka George L. Dietrick, Deceased Estate of George Dietrich aka George Dietrick aka George l. Dietrick, c/o Jennette Deitrick, Personal Representative, Jeanette Dietrick, Personal Representative, of the Estate of George Dietrich aka George Dietrich aka George Dietrick aka George L. Dietrick DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$40,590.33 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Office, 111  
Woodcrest Road,  
Cherry Hill, NJ 08003-3620  
**07/19/13 • 07/26/13 • 08/02/13**

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**SHERIFF SALE**  
**August 14, 2013**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1278-2011r SUR JUDGEMENT NO.1278-2011 AT THE SUIT OF Wells

Fargo Bank, NA vs James Shevlin and Ramon Antonio Rosales 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 August 14, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF BLOOMING GROVE, COUNTY OF PIKE AND COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

BEING LOT 25, BLOCK 10, STATE 47, HEMLOCK FARMS AS SHOWN ON PLAN OF LOTS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF PIKE COUNTY IN PLOT BOOK 5 PAGE 92.

THE IMPROVEMENTS THEREON BEING COMMONLY KNOWN AS 605 FOREST DRIVE, HAWLEY, PA 18428.

PARCEL NO. 120.03-07-46

BEING THE SAME PREMISES WHICH JAMES SHEVLIN, BY DEED DATED DECEMBER 13, 2008 AND RECORDED DECEMBER 23, 2008 IN AND FOR PIKE COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 2296, PAGE 1165, GRANTED AND CONVEYED UNTO JAMES SHEVLIN AND RAMON ANTONIO ROSALES

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO James Shevlin and Ramon Antonio Rosales DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$230,298.92, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF James Shevlin and Ramon Antonio Rosales DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$230,298.92 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Zucker, Goldberg & Ackerman  
200 Sheffield Street, Ste. 101  
Mountianside, NJ 07092  
07/19/13 • 07/26/13 • 08/02/13

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**SHERIFF SALE**

**August 14, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1292-2012r SUR JUDGEMENT NO. 1292-2012 AT THE SUIT OF CNB Realty Trust, Assignee of PennStar Bank, a division of NBT Bank, NA vs Jose G. Machiavello and Sonia A. Machiavello 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 August 14, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

EXHIBIT "A"

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: Lot 50, Block M-302, Section 3, as shown on a map or plan of Marcel Lake Estates on file in the Recorder of Deeds Office at Milford, Pike County, Pennsylvania.

IT BEING THE SAME PREMISES which Marshalls Creek Homes, Inc., conveyed on August 14, 2004 to Jose G. Machiavello and Sonia A. Machiavello, husband and wife, and recorded in the Recorder of Deeds Office in and for Pike County, Pennsylvania, on August 17, 2004 in Deed Book Volume 2064 Page 443.

SUBJECT to the same conditions, exceptions, and reservations as are set forth in prior deeds forming the chain of title.

This property is improved with a residential dwelling, and is identified by Map No. 148.04- 04-44 and Control No.

02-0-067380.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jose G. Machiavello and Sonia A. Machiavello DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$160,345.64, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

\$160,345.64 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
David M. Gregory  
307 Erie Street  
Honesdale, PA 18431  
**07/19/13 • 07/26/13 • 08/02/13**

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**SHERIFF SALE**

**August 14, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1360-2012r SUR JUDGEMENT NO. 1360-2012 AT THE SUIT OF The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for the holders of the Certificates, First Horizon Mortgage Pass-Through Certificates Series FHAMS 2005-FA4, by First Horizon Home Loans, a division of First Tennessee Bank National association, Master Servicer, in its capacity as agent for the Trustee under the Pooling and Servicing Agreement vs Dennis Gilpin and Lisa Gilpin 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

August 14, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

### LEGAL DESCRIPTION

All those certain lots, pieces  
or parcels of land situate, lying  
and being in the borough of  
Milford, County of Pike and  
commonwealth of Pennsylvania,  
more particularly described as  
follows, to wit:

#### PARCEL 1

Being lot numbered 457 as  
laid down and marked by John  
Biddis, the elder, deceased, the  
former proprietor thereof, on  
a map of said town of Milford,  
Bounded on the Northeast by  
Ann Street, on the northwest by  
lot numbered, as aforesaid, 480,  
and on the southwest by Pear  
Alley and on the southeast by  
lot numbered, as aforesaid, 452,  
being sixty (60) feet in front on  
Ann Street in depth one hundred  
sixty (160) feet to Pear Alley.

#### PARCEL 2

Beginning at an iron bar located  
in the southeasterly line of Ann  
Street, said point of beginning  
being located south 36 degrees  
10 minutes east 114 feet from  
the southeasterly line of fifth  
street; thence running along the  
southeasterly line of Ann Street,  
South 36 degrees 10 minutes  
east 6.0 feet to a point for a  
corner; thence running along the  
line between lot No. 457 and

lot No. 480, south 53 degrees  
50 minutes west 160.0 feet to a  
point in the northeasterly line of  
Pear Alley; thence along the line  
of said alley, North 36 degrees  
10 minutes west 1.5 feet to an  
iron bar for a corner; thence  
cutting through lot No. 480,  
North 53 degrees 50 minutes  
east 45 feet to an iron bar for a  
corner; thence still cutting same,  
north 51 degrees 35 minutes 34  
seconds east 115.09 feet to the  
point and placed of beginning.  
Containing 498.66 Square feet  
and being part of lot No. 480.  
as surveyed by Victor E. Orben,  
R.S., August 3, 1972. Drawing  
No. K-140.

TAX MAP OR PARCEL ID  
NO.: 113-13-02-44

ADDRESS: 110 W Ann Street;  
Milford, PA 18337

Title to said premises is vested  
in Dennis Gilpin and Lisa  
Gilpin, his wife, by deed from  
Ruth Cole, now by marriage  
Ruth Cummings Kurz, dated  
5/31/1994 and recorded  
6/1/1994 in Volume 901, Page  
305.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Dennis Gilpin and Lisa Gilpin  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR

EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$275,656.26,  
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 Dennis  
Gilpin and Lisa Gilpin  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$275,656.26 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Parker McCay  
9000 Midlantic Drive, Ste. 300  
PO Box 5054  
Mount Laurel, NJ 08054-1539  
07/19/13 • 07/26/13 • 08/02/13

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**SHERIFF SALE**

**August 14, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1365-2012r  
SUR JUDGEMENT  
NO. 1365-2012 AT THE  
SUIT OF JPMorgan Chase  
Bank, NA vs Joanne Rivera,  
Angela Pineda and Charlie  
Sanitago 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  
August 14, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION FOR  
ADVERTISING**

By virtue of a Writ of Execution  
No. 1365-2012  
JPMORGAN CHASE BANK,  
N.A.

vs.  
JOANNE RIVERA  
ANGELA PINEDA  
CHARLIE SANTIAGO  
owner(s) of property situate  
in the TOWNSHIP OF  
DINGMAN, Pike County,  
Pennsylvania, being  
127 SUNNYLANDS ROAD,  
MILFORD, PA 18337-5099  
Parcel No.: 122.02-02-12-  
(Acreage or street address)



Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$340,858.36  
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 Joanne Rivera, Angela  
Pineda and Charlie Sanitago  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$340,858.36,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

Angela Pineda and Charlie  
Sanitago DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$340,858.36 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Center  
Philadelphia, PA 19103  
**07/19/13 • 07/26/13 • 08/02/13**

---

**SHERIFF SALE**

**August 14, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1384-2012r SUR  
JUDGEMENT NO. 1384-2012  
AT THE SUIT OF Suntrust  
Mortgage, Inc. vs Michael  
Geniton 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  
August 14, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION FOR  
ADVERTISING  
By virtue of a Writ of Execution

No. 1384-2012  
SUNTRUST MORTGAGE,  
INC.  
vs.  
MICHAEL GENITON  
owner(s) of property situate  
in the TOWNSHIP OF  
LACKAWAXEN, Pike County,  
Pennsylvania, being  
LOT 33 SECTION 8  
FALLING, A/K/A 126  
FALLING BROOK COURT,  
HAWLEY, PA 18428  
Parcel No.: 009.04.02-30.001  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$53,893.78  
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 Michael Geniton  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$53,893.78,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT

A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Michael  
Geniton DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$53,893.78 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  
**07/19/13 • 07/26/13 • 08/02/13**

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**SHERIFF SALE**

**August 14, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1425-2012r  
SUR JUDGEMENT NO.  
1425-2012 AT THE SUIT  
OF JPMorgan Chase Bank,  
National Association vs Tammy  
J. Predmore aka Tammy  
Predmore 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  
August 14, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION FOR  
ADVERTISING

By virtue of a Writ of Execution  
No. 1425-2012

JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION  
vs.

TAMMY J. PREDMORE  
A/K/A TAMMY  
PREDMORE

owner(s) of property situate  
in the TOWNSHIP OF  
DELAWARE, Pike County,  
Pennsylvania, being  
12371 MARCEL ESTATES,  
A/K/A 103 COLETTE LANE,  
DINGMANS FERRY, PA  
18328

Parcel No.: 148.02-01-94 -  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING

Judgment amount: \$140,067.98

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 Tammy J. Predmore  
aka Tammy Predmore

DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$140,067.98,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Tammy J.  
Predmore aka Tammy Predmore  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$140,067.98 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

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

07/19/13 • 07/26/13 • 08/02/13

**SHERIFF SALE**

**August 14, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO1436-2012r  
SUR JUDGEMENT NO.  
1436-2012 AT THE SUIT  
OF Nationstar Mortgage, LLC  
vs Ernst Gaston and Marilyn  
Gaston 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  
August 14, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION FOR  
ADVERTISING**

By virtue of a Writ of Execution  
No. 1436-2012  
NATIONSTAR  
MORTGAGE, LLC  
vs.  
ERNST GASTON  
MARILYN GASTON  
owner(s) of property situate  
in the TOWNSHIP OF  
LEHMAN, Pike County,  
Pennsylvania, being  
234 STAFFORD DRIVE  
A/K/A LOT 1897/4 SAW  
CREEK ESTATES,  
BUSHKILL, PA 18324

Parcel No.: 196.04-05-04-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$187,910.12  
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  
Ernst Gaston and Marilyn  
Gaston DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$187,910.12 ,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

IN EXECUTION AS THE  
PROPERTY OF Ernst  
Gaston and Marilyn Gaston  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$187,910.12 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  
07/19/13 • 07/26/13 • 08/02/13

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**SHERIFF SALE**

**August 14, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1619-2012r  
SUR JUDGEMENT NO.  
1619-2012 AT THE SUIT  
OF Wells Fargo Bank vs  
Timothy J. Rosario and Irman  
Rosario 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  
August 14, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN piece,

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

BEING Lot No. 535, Section  
No. 5 as shown on map entitled  
subdivision of Section 5,  
Pocono Mountain Lake Forest  
Corporation, on file in the  
Recorder's Office at Milford,  
Pennsylvania in Plot Book No.  
9, Page 228.

BEING the same premises  
which Harris Diamond  
Corporation, a New Jersey  
Corporation, by Deed dated  
October 27, 2006 recorded  
October 27, 2006, in the Office  
for the Recorder of Deeds in  
and for Pike County, in Deed  
Book Volume 2201, Page  
2609, conveyed unto Timothy  
J. Rosario and Irma Rosario,  
husband and wife.

BEING known as 141 Weasel  
Road, Dingmans Ferry, PA  
18337

TAX PARCEL: #02-0-031073

IMPROVEMENTS:  
Residential property.

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

DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$289,860.37,  
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 Timothy  
J. Rosario and Irman Rosario  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$289,860.37 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Gregory Javardin, Esq.  
1310 Industrial Blvd., 1st Floor,  
Ste. 101  
Southampton, PA 18966

07/19/13 • 07/26/13 • 08/02/13

**SHERIFF SALE**

**August 14, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO1643-2012r  
SUR JUDGEMENT NO.  
1643-2012 AT THE SUIT OF  
JPMorgan Chase Bank, National  
Association, successor in interest  
by purchase from the Federal  
Deposit Insurance Corporation  
as Receiver of Washington  
Mutual Bank, f/k/a Washington  
Mutual Bank, FA vs Keith F.  
Jaconetti 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  
August 14, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION FOR  
ADVERTISING**

By virtue of a Writ of Execution  
No. 1643-2012  
JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION,  
SUCCESSOR IN  
INTEREST BY PURCHASE  
FROM THE FEDERAL  
DEPOSIT INSURANCE  
CORPORATION  
AS RECEIVER OF

WASHINGTON MUTUAL  
BANK FORMERLY KNOWN  
AS WASHINGTON  
MUTUAL BANK, FA  
VS.

KEITH F. JACONETTI  
owner(s) of property situate  
in the TOWNSHIP OF  
DELAWARE, Pike County,  
Pennsylvania, being  
109 PEPPERIDGE ROAD,  
DINGMANS FERRY, PA  
18328-9154  
Parcel No.: 162.02-14-62  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$69,461.12  
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 Keith F. Jaconetti  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$69,461.12 ,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT

A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Keith F.  
Jaconetti DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$69,461.12 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  
07/19/13 • 07/26/13 • 08/02/13

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**SHERIFF SALE**

**August 14, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1644-2010r SUR  
JUDGEMENT NO. 1644-2010  
AT THE SUIT OF BAC  
Home Loans Servicing, LP  
fka Countrywide Home Loans  
Servicing, LP vs Edward L.  
Johnson, Sr. 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  
August 14, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
ALL THAT CERTAIN  
PIECE, PARCEL AND  
TRACT OF LAND  
SITUATE, LYING  
AND BEING IN THE  
TOWNSHIP OF PORTER,  
COUNTY OF PIKE AND  
COMMONWEALTH OF  
PENNSYLVANIA.

Tax Parcel No.: 172.00-01-02

Property Address: 2 Spruce Run  
Creek a/k/a 112 Spruce Run  
Drive Dingmans Ferry (Porter  
Township), PA 18328

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Edward L. Johnson, Sr.  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$189,763.42,  
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 Edward L.  
Johnson, Sr. DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$189,763.42 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices  
111 Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003-3620  
**07/19/13 • 07/26/13 • 08/02/13**

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**SHERIFF SALE**  
**August 14, 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION



NO1853-2011r SUR  
JUDGEMENT NO.1853-2011  
AT THE SUIT OF Wells  
Fargo Bank, NA, as certificate  
trustee (not in its individual  
capacity but solely as certificate  
trustee), in Trust for Registered  
Holders of VNT Trust  
Series 2010-2 vs Paulette  
Ryans-Chinn 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  
August 14, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

#### LEGAL DESCRIPTION

ALL THAT CERTAIN lot or  
parcel of land situate and lying  
in the Township of Lehman,  
County of Pike and State of  
Pennsylvania, being Lot 612,  
Phase IV, Section IV, as is more  
particularly shown on a map  
entitled "THE FALLS AT  
SAW CREEK", recorded in  
the Office for the Recording of  
Deeds in and for the County of  
Pike at Milford, Pennsylvania in  
Plot Book Volume 26, Page 109.

BEING A PART of the same  
premises which Townhouse  
Properties, Inc. by indenture  
bearing date the 11th day of  
March, 1988 and recorded at  
Milford, Pennsylvania in the  
Office for the Recording of

Deeds in and for the County  
of Pike on the 28th day of  
December, 1988 in Deed Book  
Volume 1310, page 050, granted  
and conveyed unto Lehman-Pike  
Development Corporation,  
grantor herein in fee. BEING  
the same premises which Robert  
Gilmartin and Gilda Gilmartin,  
Husband & Wife, by its Deed  
recorded in the Office for the  
Recording of Deeds in and for  
the County of Pike, at Milford,  
Pennsylvania in Deed Book  
Volume 1027, Page 141 granted  
and conveyed unto Lehman-Pike  
Development Corporation,  
grantor herein, in fee.

THIS CONVEYANCE is  
specifically under and subject  
to the terms, easements and  
conditions contained in the  
Declaration of Restrictions,  
Covenants, Easements, etc.  
dated March 25, 1983 and  
recorded in the said Office  
for the Recording of Deeds,  
Pike County, Pennsylvania, at  
Volume 859, Page 179; and  
further under and subject to the  
terms and conditions set forth  
on the Plot Plan of "The Falls  
at Saw Creek" recorded in said  
office at Volume 26, Page 109.  
The said Declaration and Plot  
Plan are expressly incorporated  
herein by reference, as if each  
were set forth in full.

Parcel No. 106056

BEING the same premises  
which Lehman-Pike  
Development Corporation,  
d/b/a The Falls, a Pennsylvania

Business Corporation, by Deed dated 8/28/1996 and recorded 9/23/1996 in Deed Book Volume 1255, Page 144, granted and conveyed unto Paulette Ryans-Chinn.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Paulette Ryans-Chinn DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$78,690.66 , PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

Ryans-Chinn DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$78,690.66 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Federman & Associates  
305 York Road, Ste. 300  
Jenkintown, PA 19046  
**07/19/13 • 07/26/13 • 08/02/13**

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**SHERIFF SALE**

**August 14, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY CIVIL DIVISION TO EXECUTION NO 1896-2012r SUR JUDGEMENT NO. 1896-2012 AT THE SUIT OF GMAC Mortgage, LLC vs Keith J. Methner, in his capacity as Executor of the Estate of Kevin M. Michalik a/k/a Kevin Michalik a/k/a Kevin Martin Michalik 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 August 14, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR

ADVERTISING

By virtue of a Writ of Execution  
No. 1896-2012

GMAC MORTGAGE, LLC  
vs.

KEITH J. METHNER,  
IN HIS CAPACITY AS  
EXECUTOR OF THE  
ESTATE OF KEVIN M.  
MICHALIK A/K/A KEVIN  
MICHALIK A/K/A KEVIN  
MARTIN MICHALIK

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

111 HUFFMAN CIRCLE  
A/K/A 85 HUFFMAN  
CIRCLE A/K/A 1925 PINE  
RIDGE, BUSHKILL, PA  
18324

Parcel No.: 188.02-01-66-  
(Acreage or street address)

Improvement thereon:  
RESIDENTIAL DWELLING

Judgment amount: \$106,237.21

Attorney 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 Keith J. Methner, in his  
capacity as Executor of the  
Estate of Kevin M. Michalik  
a/k/a Kevin Michalik a/k/a  
Kevin Martin Michalik  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE

AMOUNT OF \$106,237.21,  
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 Keith J.  
Methner, in his capacity as  
Executor of the Estate of  
Kevin M. Michalik a/k/a Kevin  
Michalik a/k/a Kevin Martin  
Michalik DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$106,237.21 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

07/19/13 • 07/26/13 • 08/02/13

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**SHERIFF SALE**

**August 14, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2031-2012r SUR JUDGEMENT NO. 2031-2012 AT THE SUIT OF Deutsche Bank National Trust Company, as trustee for Morgan Stanley ABS Capital I Inc. Trust 2007-HE2 Mortgage pass-Through Certificates, series 2007-HE2, by its attorney infact Ocwen Loan Servicing, LLC vs Melissa Sheehan 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 August 14, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, parcel, or piece of ground situate in the Township of Lackawaxen, County of Pike, and Commonwealth of Pennsylvania, being Lot Number 42, Section 1, Forest View, as shown on map of Fawn Lake Forest on file in the Recorder of Deeds Office at Milford, Pennsylvania in Plat Book No. 7, at Page 104.

PARCEL #013.01-04-18

BEING the same premises which Salvatore Mazzella and Elaine T. Mazzella, his wife, by Deed dated October 26, 2006 and recorded on November 9, 2006 in the Office of the Recorder of Deeds in and for Pike County in Deed Book 2204 Page 291, granted and conveyed unto Melissa Sheehan, single

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Melissa Sheehan DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$179,133.91, 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 Melissa  
Sheehan DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$179,133.91 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg  
261 Old York Road, Ste. 410  
Jenkingtown, PA 19046  
**07/19/13 • 07/26/13 • 08/02/13**

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**SHERIFF SALE**

**August 14, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 2035-2011r  
SUR JUDGEMENT NO.  
2035-2011 AT THE SUIT  
OF Wilmington Trust  
Company as successor Trustee  
to Bank of America National  
Association as successor by  
merger to LaSalle Bank National  
Association, as Trustee under  
the Trust Agreement for the  
Structured Asset Investment  
Loan Trust Series 2005-1 vs  
Craig J. Karinja and Dolores  
M. Karinja 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  
August 14, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 2035-2011  
WILMINGTON TRUST  
COMPANY AS SUCCESSOR  
TRUSTEE TO BANK OF  
AMERICA NATIONAL  
ASSOCIATION AS  
SUCCESSOR BY MERGER  
TO LASALLE BANK  
NATIONAL ASSOCIATION,  
AS TRUSTEE UNDER THE  
TRUST AGREEMENT FOR  
THE STRUCTURED ASSET  
INVESTMENT LOAN  
TRUST SERIES 2005-1

v.

CRAIG J. KARINJA  
DOLORES M. KARINJA  
owner(s) of property situate  
in the TOWNSHIP OF  
LEHMAN, PIKE County,  
Pennsylvania, being  
138 LAUREL COURT,  
AKA 1460 PINE RIDGE,  
BUSHKILL, PA 18324-9769  
Parcel No. 193.02-02-11  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$150,792.21  
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 Craig J. Karinja  
and Dolores M. Karinja  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$150,792.21,  
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 Craig J.  
Karinja and Dolores M. Karinja  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$150,792.21 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  
**07/19/13 • 07/26/13 • 08/02/13**

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**SHERIFF SALE**

**August 14, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO2055-2009r SUR  
JUDGEMENT NO. 2055-2009  
AT THE SUIT OF US Bank  
National Association as trustee  
for the Certificateholders LXS  
2007-15N vs Jacek Grunwald  
and Aneta M. Grunwald  
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  
August 14, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION FOR  
ADVERTISING**

By virtue of a Writ of Execution  
No. 2055-2009-CIVIL  
U.S. BANK NATIONAL  
ASSOCIATION, AS  
TRUSTEE, FOR THE  
CERTIFICATEHOLDERS  
LXS 2007-15N  
vs.  
JACEK GRUNDWALD

ANETA M. GRUNDWALD  
owners of property situate in the  
TOWNSHIP OF LEHMAN,  
Pike County, Pennsylvania,  
being  
505 GALION DRIVE A/K/A  
LOT 102 GALION DRIVE  
THE GLEN, TAMIMENT,  
PA 18371  
Parcel No.: 187.02-01-74-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$314,678.41  
Attorney 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 Jacek Grunwald and  
Aneta M. Grunwald  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$314,678.41,  
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 Jacek  
Grunwald and Aneta M.  
Grunwald DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$314,678.41 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  
07/19/13 • 07/26/13 • 08/02/13

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**SHERIFF SALE**  
**August 14, 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 2151-2011R SUR  
JUDGEMENT NO. 2151-2011  
AT THE SUIT OF Wells Fargo  
Financial Pennsylvania VS Mary  
L. Mouser-Falcone a/k/a Mary  
L. Falcone a/k/a Mary Louise  
Mouser- Falcone and John B.  
Mouser 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  
August 14, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION FOR  
ADVERTISING

By virtue of a Writ of Execution  
No. 2151-2011  
WELLS FARGO  
FINANCIAL  
PENNSYLVANIA, INC.  
vs.

MARY L.  
MOUSER-FALCONE  
A/K/A MARY L. FALCONE  
A/K/A MARY LOUISE  
MOUSER-FALCONE  
JOHN B. MOUSER

owner(s) of property situate  
in the TOWNSHIP OF  
DELAWARE, Pike County,  
Pennsylvania, being  
152 BASSWOOD DRIVE,  
A/K/A 2031 BIRCHWOOD  
LAKES, DINGMANS  
FERRY, PA 18328-4201  
Parcel No.: 149.04-06-42  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$137,824.29  
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  
Mary L. Mouser-Falcone  
a/k/a Mary L. Falcone a/k/a  
Mary Louise Mouser-Falcone  
and John B. Mouser  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$137,824.29,  
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 Mary L.  
Mouser-Falcone a/k/a Mary  
L. Falcone a/k/a Mary Louise  
Mouser-Falcone and John B.  
Mouser DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$137,824.29 PLUS COSTS  
AND INTEREST AS  
AFORESAID.



PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallisnau LLP  
1617 JFK Blvd., ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
**07/19/13 • 07/26/13 • 08/02/13**

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**SHERIFF SALE**

**August 14, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO2165-2012r SUR  
JUDGEMENT NO. 2165-2012  
AT THE SUIT OF PNC  
Mortgage, a division of PNC  
Bank, NA, s/b/m to National  
City Mortgage Company, a  
division of National City Bank  
vs Michael Wright aka Michael  
J. Wright 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  
August 14, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION FOR  
ADVERTISING**

By virtue of a Writ of Execution  
No. 2165-2012-CV  
PNC MORTGAGE, A  
DIVISION OF PNC BANK,  
N.A., S/B/M TO NATIONAL

CITY MORTGAGE  
COMPANY, A DIVISION OF  
NATIONAL CITY BANK

vs.

MICHAEL WRIGHT A/K/A  
MICHAEL J. WRIGHT  
owner(s) of property situate  
in the TOWNSHIP OF  
LEHMAN, Pike County,  
Pennsylvania, being  
LOT 821 SEC 1  
RANCLANDS, A/K/A  
821 MALLARD LANE,  
BUSHKILL, PA 18324  
Parcel No.: 182.04-08-81  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$319,503.69  
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 Michael Wright  
aka Michael J. Wright  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$319,503.69,  
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 Michael  
Wright aka Michael J. Wright  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$319,503.69 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallisnau LLP  
1617 JFK Blvd., ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
**07/19/13 • 07/26/13 • 08/02/13**

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**SHERIFF SALE**

**August 14, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 2191-2012r SUR  
JUDGEMENT NO.2191-2012  
AT THE SUIT OF Fannie Mae  
("Federal National Mortgage  
Association") vs Linda A.  
Souza 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  
August 14, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION FOR  
ADVERTISING**

By virtue of a Writ of Execution  
No. 2191-2012-CIVIL  
FANNIE MAE ("FEDERAL  
NATIONAL MORTGAGE  
ASSOCIATION")

vs.

LINDA A. SOUZA  
owner(s) of property situate  
in the TOWNSHIP OF  
DELAWARE, Pike County,  
Pennsylvania, being  
127 GABRIELLE LANE  
A/K/A, 5 GABRIELLE  
STREET, DINGMANS  
FERRY, PA  
18328-3105

Parcel No.: 148.04-06-28 -  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$34,943.65  
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 Linda A. Souza

DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$34,943.65,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Linda A.  
Souza DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$34,943.65 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

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

07/19/13 • 07/26/13 • 08/02/13

**SHERIFF SALE**

**August 14, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 2235-2012r SUR  
JUDGEMENT NO.2235-2012  
AT THE SUIT OF Bank of  
New York Mellon as trustee for  
Mortgage Equity Conversion  
Asset Trust 2010-1 vs Roy  
B. Lowe 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  
August 14, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

All that certain piece or parcel of  
land in Lackawaxen Township,  
Pike County, Commonwealth  
of Pennsylvania as laid out on a  
map titled "Lot Improved Survey  
for Michael & Jody Cahill" dated  
6/22/89, Drawing No. FF-419,  
bearing the name and seal of  
Victor E. Orben, Registered  
Surveyor, which map is recorded  
in Pike County Plat Book 27,  
at page 92, which premises is  
more particularly bounded and  
described as follows:

Beginning at a point marked

by a pipe marker on the right-of-way line of Route 590, the Northeasterly most corner of the premises conveyed; thence along said right-of-way line Southeasterly ninety-seven and no-tenths (97.0) feet; thence South forty-six (46) degrees fifty-two (52) minutes forty-nine (49) seconds West twenty and no-tenths (20.0) feet; thence crossing "Grove Street" in a Southeasterly direction thirty and nine-tenths (30.9) feet to the Southerly line of "Grove Street"; thence along the Southerly side of said street South forty-six (46) degrees fifty-two (52) minutes forty-nine (49) seconds West one hundred ninety and forty-two one-hundredths (190.42) feet to a point on the West side of "John Street" marked by a pipe corner; thence crossing "John Street", North forty-three (43) degrees seven (07) minutes eleven (11) seconds West eighty and no-tenths (80.0) feet to a corner; thence South forty-six (46) degrees fifty-two (52) minutes forty-nine (49) seconds West one hundred and no-lengths (100.0) feet to a pipe corner; thence North seventy-four (74) degrees fifty-four (54) minutes two (02) seconds West ninety-one and forty-seven one-hundredths (91.47) feet to a bar set corner; thence along line of lands now or formerly of Walter and Ruth Schoeustein North fifty-seven (57) degrees twenty-two (22) minutes twenty-two (22) seconds East one hundred fifty and no-tenths (150.0) feet to an iron

pipe marked; thence crossing "John Street" on the same course forty and sixty-two one hundredths (40.62) feet to an iron pipe marker; thence along line of land now or formerly of Samuel E. & Patricia F. Cohen, North forty-seven (47) degrees forty-four (44) minutes forty-nine (49) seconds East two hundred and no-tenths (200.0) feet to the point or place of Beginning. Containing seven hundred sixty-eight one-thousandths (0.768) of an acre of land, be the same more or less.

Being the same premises which William Payne by Deed dated March 15, 2005 and recorded March 16, 2005 in Pike County in Deed Book Volume 2098 Page 2371 conveyed unto Roy B. Lowe, in fee.

PARCEL ID NUMBER:  
019-04-01-54.001

BEING KNOWN AS: 101  
Grove Street, Lackawaxen, PA,  
18435

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

AMOUNT OF \$152,295.05,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Roy B. Lowe  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$152,295.05 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
**07/19/13 • 07/26/13 • 08/02/13**

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**SHERIFF SALE**  
**August 14, 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,

PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 2282-2010 Or SUR  
JUDGEMENT NO. 2282-2010  
AT THE SUIT OF Citibank,  
NA as Trustee for First Franklin  
Mortgage Loan Trust, Mortgage  
Loan Asset-Backed Certificates,  
Series 2005-FF12 vs Geoffrey  
Ramsey DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
August 14, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION FOR  
ADVERTISING**

By virtue of a Writ of Execution  
No. CIVIL-2282-2010  
CITIBANK, N.A., AS  
TRUSTEE FOR FIRST  
FRANKLIN MORTGAGE  
LOAN TRUST, MORTGAGE  
LOAN ASSET-BACKED  
CERTIFICATES, SERIES  
2005-FF12

vs.  
GEOFFREY RAMSEY  
owner(s) of property situate  
in the TOWNSHIP OF  
SHOHOLA, Pike County,  
Pennsylvania, being  
102 CHRIS ROAD,  
SHOHOLA, PA 18458-2718  
Parcel No.: 049.03-01-47  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING

Judgment amount: \$162,394.20  
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 Geoffrey Ramsey DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$162,394.20, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

\$162,394.20 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  
**07/19/13 • 07/26/13 • 08/02/13**

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**SHERIFF SALE**

**August 14, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO2291-2012r SUR JUDGEMENT NO.2291-2012 AT THE SUIT OF Deutsche Bank National Trust Company, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2007-CH5, Asset Backed Pass-Through Certificates, Series 2007-CH5 vs Todd Polakoff and Olena Polakoff 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 August 14, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR

ADVERTISING

By virtue of a Writ of Execution  
No. 2291-2012-CV  
DEUTSCHE BANK  
NATIONAL TRUST  
COMPANY, AS  
TRUSTEE FOR J.P.  
MORGAN MORTGAGE  
ACQUISITION TRUST  
2007-CH5, ASSET BACKED  
PASS-THROUGH  
CERTIFICATES, SERIES  
2007-CH5

vs.

TODD POLAKOFF  
OLENA POLAKOFF  
owner(s) of property situate  
in the TOWNSHIP OF  
LEHMAN, Pike County,  
Pennsylvania, being  
LOT-35 PHASE-3 THORIN  
WAY, A/K/A 104 THORIN  
WAY, TAMIMENT, PA  
18371  
Parcel No.: 187.02-01-06 -  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$295,711.73  
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  
Todd Polakoff and Olena  
Polakoff DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE

AMOUNT OF \$295,711.73,  
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 Todd Polakoff  
and Olena Polakoff  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$295,711.73 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  
**07/19/13 • 07/26/13 • 08/02/13**

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**SHERIFF SALE**  
**August 14, 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED

OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 2292-2012r SUR  
JUDGEMENT NO. 2292-2012  
AT THE SUIT OF Wells Fargo  
Bank, NA s/b/m Wells Fargo  
Home Mortgage, Inc. vs Deanna  
L. Haygood and Edward D.  
Haygood 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  
August 14, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION FOR  
ADVERTISING

By virtue of a Writ of Execution  
No. 2292-2012  
WELLS FARGO BANK,  
N.A., S/B/M WELLS FARGO  
HOME MORTGAGE, INC.  
vs.  
DEANNA L. HAYGOOD  
EDWARD D. HAYGOOD  
owner(s) of property situate in  
DINGMAN TOWNSHIP,  
Pike County, Pennsylvania,  
being  
103 TROUT TERRACE,  
MILFORD, PA 18337-4323  
Parcel No.: 122.01-05-20-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$151,377.78  
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 Deanna L. Haygood  
and Edward D. Haygood  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$151,377.78,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
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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 Deanna  
L. Haygood and Edward D.  
Haygood DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT



\$151,377.78 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  
**07/19/13 • 07/26/13 • 08/02/13**

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