

LEGAL NOTICES

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

ESTATE NOTICES

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

EXECUTRIX'S NOTICE

Estate OF William A.
Peachman, late of Dingmans
Ferry, 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

Mary Ann Denny
105 White Oak Court
Milford, PA 18337
Executrix

06/20/14 • 06/27/14 • 07/04/14

LEGAL NOTICE

**Estate of Fred L. Wortman,
Deceased
Late of Milford, Pike County,
Pennsylvania**

Letters Testamentary on the above Estate having been granted to Joan M. Wortman

and Robert W. Cockren, all persons indebted to said Estate are requested to make payment and those having claims should present the same without delay to Joan M. Wurtman, P.O. Box 272, Milford, Pennsylvania 18337 or to Robert W. Cockren, c/o of Dentons US LLP, 101 JFK Parkway, Short Hills, New Jersey 07078.

06/20/14 • 06/27/14 • 07/04/14

ESTATE NOTICE

Notice is hereby given that Letters of Testamentary have been granted in the **ESTATE OF ELIZABETH ALTHOUSE A/K/A ELIZABETH E. ALTHOUSE** late of 84 Long River Road, Newfoundland, Wayne County, Pennsylvania (died January 24, 2014), to Robert G. Althouse, Jr., Executor. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Executor named above in c/o Tammy Lee Clause, Esquire, P.O. Box 241, Newfoundland, PA 18445.

06/20/14 • 06/27/14 • 07/04/14

ESTATE NOTICE

Estate of **Paul W. Gosch**, late of Shohola, Pike County, Pennsylvania, deceased.
LETTERS TESTAMENTARY in the above-named estate having been granted to the

undersigned, who requests all persons indebted to the estate to make immediate payment and those having claims against the Estate are directed to present the same without delay to the undersigned or his attorney within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of PIKE County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.

Daniel P. Gosch, Executor
c/o Lara Anne Dodsworth, Esq.
John J. Schneider, Esq.
115 Steele Lane, Suite 1
Milford, PA 18337

06/27/14 • 07/04/14 • 07/11/14

ESTATE NOTICE

Letters Testamentary have been issued in the Estate of **GEORGE W. KASTLER**, who died on June 3, 2014. Any person having claim against the estate or indebted to the estate should immediately present them to: Executor, **GEORGE D. KASTLER**, 105 Friendship Drive, Hawley, PA 18428, or to Attorney **ERROL C. FLYNN**, 926 Court St., Honesdale, PA 18431.

06/27/14 • 07/04/14 • 07/11/14

NOTICE OF ADMINISTRATION

Notice is hereby given that Letters Testamentary have been granted in the ESTATE of **HAROLD D. CARGILL**, late of Lackawaxen Township, Pike

County, Pennsylvania (died May 9, 2014). All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to the Executrix, Sandra Reisen of 957 Route 434, Greeley, PA 18425 or Leatrice A. Anderson, Esquire, Attorney for the Estate, 2573 Rt. 6, Hawley, Pennsylvania 18428.

LEATRICE A.
ANDERSON, ESQUIRE
06/27/14 • 07/04/14 • 07/11/14

EXECUTOR NOTICE

Estate of JEAN CASE, late of Lackawaxen Township, Pike County, PA.

Any person or persons having claim against or indebted to estate present same to CO-EXECUTORS: William J. Case, 376 Welcome Lake Rd., Beach Lake, PA 18405, Douglas G. Case, 354 Welcome Lake Road, Beach Lake, PA 18405, and Craig A. Case, 281 Perkins Pond Rd., Beach Lake, PA 18405; Attorney for ESTATE: Nicholas A. Barna, Esq., 831 Court Street, Honesdale, PA 18431.

06/27/14 • 07/04/14 • 07/11/14

ESTATE NOTICE

Estate of Rita A Borsilli, late of Delaware Township, Pike County, Pennsylvania.

Letters of Administration on the above estate having been granted to John F Borsilli, all persons indebted to the said estate are requested to make payment, and those having

claims to present the same without delay to his attorney, Joseph Kosierowski of Ridley, Chuff, Kosierowski & Scanlon, P.C., 400 Broad Street, 2nd Floor, Milford, PA 18337.

06/27/14 • 07/04/14 • 07/11/14

**NOTICE OF ACTION
IN MORTGAGE
FORECLOSURE
IN THE COURT OF
COMMON PLEAS OF PIKE
COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW**

WELLS FARGO BANK, N.A.
Plaintiff

vs.

JOSHUA SMITH, in his capacity as Heir of BLAKE S. SMITH, Deceased
UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS,
AND ALL PERSONS,
FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE
OR INTEREST FROM OR
UNDER BLAKE S. SMITH,
DECEASED

Defendants

**COURT OF COMMON
PLEAS
CIVIL DIVISION
PIKE COUNTY
No. 326-2014**

NOTICE

To UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS,
AND ALL PERSONS,
FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE
OR INTEREST FROM OR
UNDER BLAKE S. SMITH,

DECEASED

You are hereby notified that on February 28, 2014, Plaintiff, WELLS FARGO BANK, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of PIKE County Pennsylvania, docketed to No. 326-2014. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 310 AVENUE F, MATAMORAS, PA 18336-1114 whereupon your property would be sold by the Sheriff of PIKE County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

**YOU SHOULD TAKE
THIS NOTICE TO YOUR
LAWYER AT ONCE. IF
YOU DO NOT HAVE A
LAWYER, GO TO OR**

TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

Notice to Defend:
Pike County
Commissioner's Office
Pike County Administration
Building
506 Broad Street
Milford, PA 18337
(570) 296-7613

Lawyer Referral Service:
Pennsylvania Lawyer Referral
Service
Pennsylvania Bar Association
100 South Street
P.O. Box 186
Harrisburg, PA 17108
(800) 692-7375

NOTICE OF NAME CHANGE

Notice is hereby given that Darlene M. Flores, of Bushkill, Pennsylvania, is due to petition the Court of Common Pleas of Pike County, Pennsylvania, on the 8th day of July, 2014; in effort to resume her maiden name, Darlene Marie Harrison.

SHERIFF SALES

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

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 89-2010r SUR JUDGEMENT NO. 89-2010 AT THE SUIT OF Wells Fargo Bank, NA s/b/m Wells Fargo Home Mortgage, Inc. vs Gregory P. Pallay and Cathie M. Pallay 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 July 23, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 89-2010 WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE, INC. v. GREGORY R. PALLAY CATHIE M. PALLAY

owner(s) of property situate
in the TOWNSHIP OF
LEHMAN, PIKE County,
Pennsylvania, being
2171 LANCASTER DRIVE
A/K/A 3418 SECT 36
SAW CREEK A/K/A 3418
LANCASTER DRIVE,
BUSHKILL, PA 18324
Parcel No. 197.03-06-50
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$222,212.91
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 Gregory P. Pallay
and Cathie M. Pallay
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$222,212.91,
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 Gregory P.
Pallay and Cathie M. Pallay
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$222,212.91 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
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE
July 23, 2014
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 181-2013r SUR
JUDGEMENT NO. 181-2013
AT THE SUIT OF Fifth
Third Mortgage Company vs
Dan Moses 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
July 23, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. 181-2013
FIFTH THIRD MORTGAGE
COMPANY

v.
DAN MOSES
owner(s) of property situate
in the TOWNSHIP of
LACKAWAXEN, County
of PIKE, and State of
Pennsylvania, being
561 EASTWOOD CIRCLE
A/K/A, 111 EASTWOOD
CIRCLE, HAWLEY, PA
18428
Parcel No. 016.04-02-13 -
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$270,379.45
Attorneys for Plaintiff
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Dan Moses DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$270,379.45,
PLUS COSTS & INTEREST.

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Dan Moses
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$270,379.45 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1 Penn Ctr @ Suburban Station
1617 JFK Blvd, Ste. 1400
Philadelphia, PA 19103
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE
July 23, 2014
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL

DIVISION, TO EXECUTION
NO296-2013r SUR
JUDGEMENT NO.296-2013
AT THE SUIT OF Bank
of New York, NA, successor
by merger to BAC Home
Loans Servicing, LP fka
Countrywide Home Loans
Servicing. LP vs Anthony P.
Fontana 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
July 23, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 296-2013
BANK OF AMERICA, N.A.,
SUCCESSOR BY MERGER
TO BAC HOME LOANS
SERVICING, LP FKA
COUNTRYWIDE HOME
LOANS SERVICING LP
v.
ANTHONY P. FONTANA
owner(s) of property situate in
the DINGMAN TOWNSHIP,
PIKE County, Pennsylvania,
being
106 BLUEBERRY DRIVE,
MILFORD, PA 18337-9006
Parcel No. 110.04-04-38 -
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$158,050.83
Attorneys for Plaintiff

Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Anthony P. Fontana
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$158,050.83,
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 Anthony P.
Fontana DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$158,050.83 PLUS COSTS
AND INTEREST AS

AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Phelan & Hallinan

1617 JFK Blvd., Ste. 1400

Philadelphia, PA 19103

06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 353-2013r SUR
JUDGEMENT NO. 353-2013
AT THE SUIT OF Green
Tree Servicing LLC vs Noel
Rodriguez 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
July 23, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 353-2013

GREEN TREE SERVICING
LLC

v.

NOEL RODRIGUEZ

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

being

LOT 155 STAGE 6 PINE
RIDGE, BUSHKILL, PA
18324

Parcel No. 188.04-02-13-

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$226,957.36

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 Noel Rodriguez
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$226,957.36,
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 Noel
Rodriguez DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$226,957.36 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
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
430-2013r SUR JUDGEMENT
NO. 430-2013 AT THE
SUIT OF The Bank of New
York Mellon fka The Bank of
New York, as trustee for the
Certificateholders SWABS,
Inc. asset-Backed Certificates,
Series 2005- SD2 vs Benigno
Rodriguez 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

July 23, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
DOCKET NO: 430-2013
ALL THAT CERTAIN lot
or piece of ground situate in
Lehman Township, County of
Pike, and Commonwealth of
Pennsylvania
TAX PARCEL NO:
06-0-038595
PROPERTY ADDRESS Lot
14 Pine Ridge Bushkill, PA
18324
IMPROVEMENTS: a
Residential Dwelling
SOLD AS THE PROPERTY
OF: Benigno Rodriguez
ATTORNEY'S NAME: Robert
W. Williams, Esquire
SHERIFF'S NAME: Phil Bueki

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Benigno Rodriguez
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$200,010.90,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Benigno Rodriguez DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$200,010.90 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Associates
1 East Stow Road
Marlton, NJ 08053
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 489-2010r SUR JUDGEMENT NO.489-2010 AT THE SUIT OF Bank of America, NA as successor by merger to BAC Home Loans Servicing, LP vs Michael

Lyons aka Michael J. Lyons and Maria Lyons aka Maria L. Lyons 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 July 23, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 489-2010-CIVIL BANK OF AMERICA, N.A. AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP
v.

MICHAEL LYONS A/K/A
MICHAEL J. LYONS
MARIA LYONS A/K/A
MARIA L. LYONS
owner(s) of property situate in the TOWNSHIP OF BLOOMING GROVE, PIKE County, Pennsylvania, being 3369 HEMLOCK FARMS, A/K/A 109 CURLEW DRIVE, HAWLEY, PA 18428-9145 Parcel No. 120.02-01-76 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$181,606.18 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 Lyons aka
Michael J. Lyons and Maria
Lyons aka Maria L. Lyons
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$181,606.18,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Michael
Lyons aka Michael J. Lyons and
Maria Lyons aka Maria L. Lyons
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$181,606.18 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1 Penn Ctr @ Suburban Station
1617 JFK Blvd, Ste. 1400
Philadelphia, PA 19103
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 569-2012r
SUR JUDGEMENT NO.
569-2012 AT THE SUIT OF
Washington Federal vs Denise
Jenious 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
July 23, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION

ALL that certain lot or lots,
parcel or piece of ground in
Lehman Township, Pike
County, Pennsylvania, being Lot
or Lots No. 1, Section 24, as is
more particularly set forth on
the Plat Map of Lehman Pike
Development Corporation, Saw
Creek Estates, as same is duly
recorded in the Office for the

Recording of Deeds, Milford,
Pike County, Pennsylvania in
Plat Book Volume 12, Page 128.

Being known as:
549 SAW CREEK
ESTATES, BUSHKILL,
PENNSYLVANIA
18324-0000.

Title to said premises is vested
in Denise Jenious by deed from
Regina B. Guerin, Surviving
Spouse of Francis J. Guerin
dated March 17, 2004 and
recorded April 21, 2004 in Deed
Book 2041, Page 2020.

TAX I.D. #: 06-0-100615

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

TO Denise Jenious
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$205,948.40,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Denise Jenious
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$205,948.40 PLUS
COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street,
Ste. 1400
Philadelphia, PA 19109
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 588-2010r SUR
JUDGEMENT NO. 588-2010
AT THE SUIT OF Saw
Creek Estates Community
Association, Inc. vs Edward
Modzelewski and Sharon
Modzelewski 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
July 23, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN
Lot or Lots, parcel or piece
of ground situate in Lehman
Township, Pike County,
Pennsylvania, being Lot or Lots
No. 39, Section No. 26 as is
more particularly set forth on
the Plot Map of Lehman-Pike
Development Corporation, Saw
Creek Estates, as same is duly
recorded in the Office for the
Recording of Deeds, Milford,
Pike County, Pennsylvania, in
Plot Book Volume 12, page 130.

BEING THE SAME
PREMISES which Gabriel and
Borrealo and Theresa Borrealo,
his wife, by deed dated October
13, 1980 and recorded October
17, 1980 in the Office for the
Recorder of Deeds, in and for
Pike County, Pennsylvania, in
Deed Book Volume 742, page
216, granted and conveyed unto
Edward J. Modzelewski and
Sharon M. Modzelewski, his
wife.
TAX CODE NO. 06-0-038105.
PIN #192.03-01-51
THIS IS AN IMPROVED
PROPERTY.

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

THE COMMONWEALTH
OF PENNSYLVANIA
TO Edward Modzelewski
and Sharon Modzelewski
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$10,380.00,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Edward
Modzelewski and Sharon
Modzelewski DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$10,380.00 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,

PENNSYLVANIA
Gregory D. Malaska
802 Main Street
Stroudsburg, PA 18360-1602
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
595-2012r SUR JUDGEMENT
NO. 595-2012 AT THE
SUIT OF Bank of America,
NA vs Gina Wilson and Gary
Wilson DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
July 23, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 595-2012
BANK OF AMERICA, N.A.
v.
GINA WILSON
GARY WILSON
owner(s) of property situate
in the TOWNSHIP OF
DINGMAN, PIKE County,
Pennsylvania, being
178 PHILWOOD LANE,
MILFORD, PA 18337-9758
Parcel No. 121.04-02-11-

(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$407,606.39
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
Gina Wilson and Gary Wilson
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$407,606.39,
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 Gina

Wilson and Gary Wilson
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$407,606.39 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1 Penn Ctr @ Suburban Station
1617 JFK Blvd, Ste. 1400
Philadelphia, PA 19103
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 786-2013r SUR
JUDGEMENT NO.786-2013
AT THE SUIT OF PNC
Bank, National Association
vs Eugene Powell and Iris
Powell 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
July 23, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

Exhibit A

ALL THAT CERTAIN piece,

parcel or lot of land, lying and
being situate in the Township
of Lehman, County of Pike,
and State of Pennsylvania, more
particularly described as follows,
to wit:

Lot Number 91, Stage 5, Pine
Ridge, as shown on Plat of Pine
Ridge, Inc., Stage 5, recorded
in the Office of the Recorder of
Deeds of Pike County in Plat
Book Vol. 9, at page 219 on July
21, 1972.

Being more commonly known
and numbered as 1316 Pine
Ridge, Bushkill, PA 18324
Being known as Map Number
193.02-03-50.

BEING KNOWN AS:
1316 Pine Ridge, (Lehman
Township), Bushkill, PA 18324

PROPERTY ID NO.:
06-0-041334

TITLE TO SAID PREMISES
IS VESTED IN EUGENE
POWELL AND IRIS
POWELL, HUSBAND
AND WIFE BY DEED
FROM ANTHONY G.
DI DOMENICO AND
MARLENE DI DOMENICO,
HUSBAND AND WIFE
DATED 04/11/1998
RECORDED 04/22/1998 IN
DEED BOOK 1513 PAGE
241.

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

OF PENNSYLVANIA TO Eugene Powell and Iris Powell DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$173,666.07, 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 Eugene Powell and Iris Powell DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$173,666.07 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
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 825-2012r SUR JUDGEMENT NO.825-2012 AT THE SUIT OF The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc. Asset-Backed Certificates, Series 2004-12 vs Norrel Armstrong 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 July 23, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 825-2012 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-12

v.
NORREL ARMSTRONG
owner(s) of property situate
in the TOWNSHIP OF
BLOOMING GROVE, PIKE
County, Pennsylvania, being
109 HILLCREST DR AKA
LOT 11, BLK 8, HAWLEY,
PA 18428
Parcel No. 120.03-05-65
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$184,705.73
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 Norrel Armstrong
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$184,705.73,
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 Norrel
Armstrong DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$184,705.73 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
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
841-2011r SUR JUDGEMENT
NO. 841-2011 AT THE SUIT
OF Citimortgage, Inc vs Sean
T. Mulligan and Sallie H.
Mulligan 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
July 23, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 841-2011

CITIMORTGAGE, INC.

v.

SEAN T. MULLIGAN
SALLIE H. MULLIGAN

owner(s) of property situate
in the TOWNSHIP OF
LACKAWAXEN, PIKE
County, Pennsylvania, being
170 TINKWIG DRIVE,
HAWLEY, PA 18428-7818
Parcel No. 011.02-01-02/05
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$154,869.07

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 Sean T. Mulligan
and Sallie H. Mulligan
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$154,869.07,
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 Sean T.
Mulligan and Sallie H. Mulligan
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$154,869.07 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
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 862-2012r SUR

JUDGEMENT NO. 862-2012
AT THE SUIT OF Wells
Fargo Bank, NA vs Robert
J. Reistad 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
July 23, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION
ALL THAT CERTAIN
LOT OR TRACT OF LAND
BEING KNOWN AS LOT
NO. 27 (ERRONEOUSLY
STATED AS LOT NO. 37 IN
PRIOR DEED) SECTION 24,
AS SHOWN ON A FINAL
SUBDIVISION PLAN OF
SAW CREEK ESTATES
AS RECORDED IN PLAN
BOOK VOLUME 12, PAGE
128, SITUATE IN THE
TOWNSHIP OF LEHMAN,
COUNTY OF PIKE AND
COMMONWEALTH OF
PENNSYLVANIA.
PARCEL NO. PARCEL NO.
196.01-01-70
CONTROL NO. 06-0-040661
BEING KNOWN AND
NUMBERED AS 27
DECKER ROAD AKA 743
SAW CREEK ESTATES,
BUSHKILL, PA, 18324.
BEING THE SAME
PREMISES WHICH THE
BANK OF NEW YORK
TRUST COMPANY, N.A.

AS SUCCESSOR TO
JPMORGAN CHASE BANK,
N.A., AS TRUSTEE BY
THEIR ATTORNEY-IN-
FACT, RESIDENTIAL
FUNDING COMPANY,
LLC, SPECIALLY
CONSTITUTED BY POWER
OF ATTORNEY DATED
JUNE 16, 2008, BY DEED
DATED DECEMBER 17,
2008 AND RECORDED
JANUARY 26, 2009 IN
AND FOR PIKE COUNTY,
PENNSYLVANIA, IN DEED
BOOK VOLUME 2298,
PAGE 1275, GRANTED
AND CONVEYED UNTO
ROBERT J. REISTAD, AS
SOLE OWNER

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Robert J. Reistad
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$160,577.88,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT

A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Robert J. Reistad DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$160,577.88 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Zucker, Goldberg & Ackerman
PO Box 650
Hershey, PA 17033
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 949-2012r SUR JUDGEMENT NO. 949-2012 AT THE SUIT OF Bank of America, NA successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP vs Edward L. Gumpfer and Frances A. Gumpfer 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 July 23, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 949-2012
BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP EDWARD L. GUMPPER. FRANCES A. GUMPPER owners(s) of property situate in the TOWNSHIP OF DINGMAN, PIKE County, Pennsylvania, being 167 BUTTERNUT ROAD, MILFORD, PA 18337-5007 Parcel No. 122.04-01-21 - (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$199,739.75 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 Edward L. Gumpfer and Frances A. Gumpfer

DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$199,739.75,
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 Edward
L. Gumper and Frances A.
Gumper DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$199,739.75 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
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1072-2010r
SUR JUDGEMENT NO.
1072-2010 AT THE SUIT OF
Wilmington Trust Company
as successor to The Bank of
New York as successor to
JPMorgan Chase Bank, National
Association as Successor Trustee
for C-BASS Mortgage Loan
Asset-Backed Certificates, Series
2005-CB6 vs Margaret D. Jagel
and Louis J. Jagel aka Louis
J. Jagel Jr. DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY,
July 23, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN piece,
parcel and tract of land situate,
lying and being in the Township
of Dingman, County of Pike and
Commonwealth of Pennsylvania,
more particularly described as
LOT NUMBER 42, SECTION
NUMBER 15, of Sunrise Lake
as shown on the plat or map of

Sunrise lake Section 15, recorded in the Office of the Recorder of Deeds in Pike County in Plat Book Volume 26 at page 35 and 37.

BEING THE SAME PREMISES which Associates Relocation Management Company, Inc. by Deed dated February 21, 1996 and recorded May 2, 1996 in the Office for the Recording of Deeds in and for the County of Monroe in Record Book 1195, Page 3, granted and conveyed unto Laurence A Wayman, the Grantor herein, in fee.

UNDER AND SUBJECT to the conditions and restrictions as appear of record and in the deed recorded in said Recorder's Office in Deed Book 118, Page 333.

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

BEING KNOWN AS: 219 WILD MEADOW DRIVE,

MILFORD, PA 18337
PROPERTY ID NO.:
108.00-02-33
CONTROL NO.: 03-0-106368

TITLE TO SAID PREMISES IS VESTED IN LOUIS J. JAGEL, JR. AND MARGARET D. JAGEL, HIS WIFE BY DEED FROM LAWRENCE A. WAYMAN AND ANGELA L. WAYMAN, HIS WIFE DATED 04/18/2005 RECORDED 04/19/2005 IN DEED BOOK 2104 PAGE 1732.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Margaret D. Jagel and Louis J. Jagel aka Louis J. Jagel Jr. DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$265,096.14, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Margaret D.
Jagel and Louis J. Jagel aka Louis
J. Jagel Jr. DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$265,096.14 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
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1237-2013r SUR
JUDGEMENT NO. 1237-2013
AT THE SUIT OF PNC
Bank, National Association vs
Richard Allen and Dalmane
McGowan 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
July 23, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN lot or
lots, parcel or piece of ground
situate in Lehman Township,
Pike County, Pennsylvania,
being lot or lots No. 1116,
Section No. 16 as is more
particularly set forth on the
Plot Map of Lehman-Pike
Development Corporation, Saw
Creek Estates, as same is duly
recorded in the Office for the
Recording of Deeds, Milford,
Pike County, Pennsylvania in
Plot Book Volume 17, Page 3.

BEING the same premises
which Richard Allen, by his
Deed dated December 27, 2006
and Recorded in the Office of
Recorder of Deeds in and for
Pike County, Pennsylvania,
as in Record Book Volume
_____, page _____; granted
and conveyed unto Richard
Allen, single man, and Dalmane
McGowan, single man,
mortgagors hereof in fee.

UNDER AND SUBJECT
to all the rights, privileges,
benefits, easements, covenants,
conditions, restrictions,
reservations, terms and
provisions as more particularly
set forth in the above recited
deed.

A/K/A Bushkill, PA 18324

BEING KNOWN AS:
LOT 1116 SECTION 16
N/K/A 1116 SAW CREEK
ESTATES, BUSHKILL, PA
18324
PROPERTY ID NO.:
06-0-063510
TITLE TO SAID PREMISES
IS VESTED IN RICHARD
ALLEN, A SINGLE
MAN AND DALMANE
MCGOWAN, A SINGLE
MAN AS JOINT TENANTS
WITH THE RIGHT OF
SURVIVORSHIP AND NOT
AS TENANTS IN COMMON
BY DEED FROM RICHARD
ALLEN, A SINGLE
MAN DATED 01/11/2007
RECORDED 01/24/2007 IN
DEED BOOK 2215 PAGE
2487.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Richard Allen and
Dalmane McGowan
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$218,933.10,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REALESTATE 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
Allen and Dalmane McGowan
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$218,933.10 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
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1258-2012r SUR
JUDGEMENT NO. 1258-2012
AT THE SUIT OF The
Bank of New York Mellon

fka The Bank of New York, as trustee for the Certificate-holders of the CWABS, Inc. Asset-Backed Certificates, Series 2006-21 vs Paul Horne aka Paul J. Horne and Veronica Horne 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 July 23, 2014 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 Lackawaxen, County of Pike and State of Pennsylvania, more particularly described as follows:

Lot(s) Number 48, Section 4, Fawn Lake Forest, as shown on map of Cherry Shores Division on file in the Recorder of Deeds Office at Milford, Pennsylvania in Plan Book Volume 7, at Page(s) 17.

BEING the same premises which Michael A. Stevenson and Jacqueline L. Stevenson, by a certain Deed dated November 10, 2006 and recorded in the Office of the Recorder of Deeds in and for Pike County, in Record Book Volume 2205 Page 62 granted and conveyed unto Paul J. Home and Veronica Home, his wife.

The improvements thereon are:
Residential Dwelling

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Paul Horne aka Paul J. Horne and Veronica Horne DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$181,593.94, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

OWNERS TO COLLECT
\$181,593.94 PLUS COST
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Federman & Associates
305 York Road, Ste 300
Jenkintown, PA 19046
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1315-2012r
SUR JUDGEMENT NO.
1315-2012 AT THE SUIT
OF Aurora Bank, FSB vs John
C. Dibble 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
July 23, 2014 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 WESTFALL,

COUNTY OF PIKE AND
COMMONWEALTH
OF PENNSYLVANIA,
MORE PARTICULARLY
DESCRIBED AS FOLLOWS
TO WIT:

BEING MORE
PARTICULARLY
DESCRIBED IN SURVEY
PREPARED BY VICTOR
E. ORBEN, RS., DATED
AUGUST 31, 1981,
DRAWING DD-114, AS
FOLLOWS TO WIT:

BEGINNING AT AN IRON
BAR THE SOUTH LINE
OF MARGARET STREET
LOCATED NORTH 49
DEGREES 20 MINUTES
EAST 125 FEET FROM
OAK AVENUE AND BEING
A COMMON CORNER
OF LOT 84 AND LOT
82; THENCE RUNNING
ALONG THE LINE OF
MARGARET STREET
NORTH 49 DEGREES
20 MINUTES EAST 50.00
FEET TO AN IRON BAR;
THENCE ALONG LOTS
78, 79, 80 AND CUTTING
THROUGH LOT 81, SOUTH
40 DEGREES 40 MINUTES
EAST 200.00 FEET TO
AN IRON BAR; THENCE
ALONG OTHER LANDS
SOUTH 49 DEGREES,
20 MINUTES WEST 25
FEET TO AN IRON BAR,
THENCE ALONG LOT
87 NORTH 40 DEGREES
40 MINUTES WEST 50
FEET TO AN IRON BAR,
THENCE ALONG LOT

87 SOUTH 20 MINUTES
WEST 25 FEET TO AN
IRON BAR; THENCE
ALONG LOTS 86, 85 AND
84 NORTH 40 DEGREES
40 MINUTES WEST 150.00
FEET TO THE POINT AND
PLACE OF BEGINNING.
CONTAINING LOT 82 AND
PART OF LOT 81.

PARCEL No. 083180125.001
CONTROL No. 13-0-103628
BEING known and numbered
as 1014 Margaret Street,
Matamoras, PA, 18336.

BEING the same premises
which JOHN C. DIBBLE
AND JODI L. DIBBLE, HIS
WIFE, by Deed dated March
2, 2006 and recorded March 29,
2006 in and for Pike County,
Pennsylvania, in Deed Book
Volume 2166, Page 338, granted
and conveyed unto John C.
Dibble

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO John C. Dibble
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$248,185.24,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT

REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF John C.
Dibble DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$248,185.24 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Zucker, Goldberg & Ackerman
PO Box 650
Hershey, PA 17033
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE
July 23, 2014
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1344-2013r SUR
JUDGEMENT NO. 1344-2013

AT THE SUIT OF Nationstar Mortgage LLC d/b/a Champion Mortgage Company vs Nino Infante 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 July 23, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION

ALL THOSE CERTAIN pieces, parcels and tracts of land situate, lying and being in the Township of Palmyra, County of Pike and Commonwealth of Pennsylvania as more particularly laid out and plotted upon a "Survey Map of Land, surveyed for Ralph Probst and Arthur Manhart, Palmyra Township, Pike County, Penna., Scale 1"=50', surveyed by Victor E. Orben, County Surveyor, March 15, 1966, Dwg. N B 300", as more particularly bounded and described as follows:

PARCEL A: BEGINNING at a point for a corner said point of beginning being in the center of the Public Road leading from the Mountain Bay Airpark to State Highway Route No. 507 and said point of beginning also being the southernmost corner of lands N/F conveyed to Arthur Manhart, et ux and being South

28 degrees 20 minutes West 16 feet from the Southeast corner of lands N/F of Arthur Manhart, et ux; thence along the lands N/F conveyed to Arthur Manhar, et ux 71 degrees 38 minutes West 247.5 feet to a pipe for a corner in line of lands N/F of John Apple; thence along the line of lands N/F of John Apple South 18 degrees 22 minutes Easy 200 feet to a point of a corner; thence through the lands of the prior Grantors and along the center line of a proposed 33 foot wide roadway North 71 degrees 38 minutes East 284 feet to the center of the aforesaid Public Road; thence along the center of the aforesaid Public Road North 28 degrees 50 minutes West 152 feet to a point for a corner and thence further along the center of the aforesaid Public Road North 28 degrees 20 minutes West 51.4 feet to the point and place of beginning. COMPRISING within said boundaries 1.23 acres, more or less.

EXCEPTING AND REVERSING thereout and therefrom to others in common, however with the Grantee, his heirs and assigns, 16.5 feet from the Southeasterly side of the premises herein describe for the use as a right-of-way to gain access to other lands of adjoining owners bordering the premises herein conveyed on the Southeasterly side.

SUBJECT to those restrictions and condition as set forth in Pike

County Deed Book 210 at page 398.

Tax Map No. 071.01-05-28

Being known as: 225
SHINY MOUNTAIN
ROAD, GREENTOWN,
PENNSYLVANIA 18426,

Title to said premises is vested in Nino Infante by Deed from Nino Infante, Executor of the Estate of Edith McCain dated January 25, 1995 and recorded January 26, 1995 in Deed Book 1001, Page 341.

TAX I.D. #: 071.01-05-28.001
Control Number 10-0-0107614

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Nino Infante DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$165,317.15, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT

A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Nino Infante DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$165,317.15 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street,
Ste. 1400
Philadelphia, PA 19109
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1424-2013r SUR JUDGEMENT NO. 1424-2013 AT THE SUIT OF Ocwen Loan Servicing, LLC vs David Rowe and Jennifer Rowe 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
July 23, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. 1424-2013
OCWEN LOAN SERVICING
LLC
v.
DAVID ROWE
JENNIFER ROWE
owner(s) of property situate in
SHOHOLA TOWNSHIP,
PIKE County, Pennsylvania,
being
140 IROQUOIS ROAD,
SHOHOLA, PA 18458-2412
Parcel No. 049.04-05-64-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$240,069.85

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
David Rowe and Jennifer Rowe
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A

JUDGMENT ON THE
AMOUNT OF \$240,069.85,
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 David
Rowe and Jennifer Rowe
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$240,069.85 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE
July 23, 2014
BY VIRTUE OF WRIT
OF EXECUTION ISSUED

OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1470-2013r SUR
JUDGEMENT NO. 1470-2013
AT THE SUIT OF Federal
National Mortgage Association
vs Wendy Brenner aka Wendy J.
Brenner and Wilbur Brenner
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
July 23, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION
ALL THAT CERTAIN lot,
piece, or parcel of land situate,
lying and being in the Township
of Porter, County of Pike, and
State of Pennsylvania, more
particularly described as Lot
18, Block III, Hemlock Farms
Community, Stage LXI, as
shown on plate of Hemlock
Farms Community, Hemlock
Hills, State LXI, recorded in the
Office of the Recorder of Deeds,
Pike County, In Plat Book 7,
Page 209, on the 27th day of
February 1970.

Title to said premises is vested in
Wendy Brenner a/k/a Wendy J.
Brenner and Wilbur Brenner by
deed from Christine J. Neumeyer
and Donald G. Neumeyer Jr.

and Jean Marie Neumeyer
dated September 10, 2002 and
recorded September 13, 2002
in Deed Book 1944, Page 467,
in the Office of the Recorder of
Deeds and in for the County of
Pike, State of Pennsylvania.

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

TOGETHER with all and
singular, the rights, members
hereditaments and appurtenances
to the said premises belonging
or in anywise incident of
appertaining.

TO HAVE AND TO HOLD
all and singular the premises
before mentioned unto the said
Grantees, their heirs, and assigns
forever.

Being known as: 100
FRANKLIN DRIVE
HEMLOCK FARMS,
HAWLEY, PENNSYLVANIA
18428.

TAX I.D. #: Tax Number:
11-0-133.01-06-10
Control Number: 11-0-001514

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Wendy Brenner aka Wendy J.
Brenner and Wilbur Brenner
DEFENDANTS, OWNER,

OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$286,572.98, 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 Wendy Brenner aka Wendy J. Brenner and Wilbur Brenner DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$286,572.98 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street,
Ste. 1400
Philadelphia, PA 19109

06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1505-2012r SUR JUDGEMENT NO. 1505-2012 AT THE SUIT OF The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificate-holders of the CWABS, Inc. Asset-Backed Certificates, Series 2006-21 vs Francois J. M. Bednar 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 July 23, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

DOCKET NO:

1505-2012-Civil

ALL THAT CERTAIN lot

or piece of ground situate in Blooming Grove Township, County of Pike, and

Commonwealth of Pennsylvania

TAX PARCEL NO:

133.01-03-45

PROPERTY ADDRESS 116

Orchard Drive Hawley, PA

18428

IMPROVEMENTS: a
Residential Dwelling
SOLD AS THE PROPERTY
OF: Francois J. M. Bednar
ATTORNEY'S NAME: Robert
W. Williams, Esquire
SHERIFF'S NAME: Phil Bueki

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Francois J. M. Bednar
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$355,840.25,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

PROPERTY OF Francois J.
M. Bednar DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$355,840.25 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Assoc.
220 Lake Drive East, Ste. 301
Cherry Hill, NJ 08002
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1533-2013r
SUR JUDGEMENT NO.
1533-2013 AT THE SUIT
OF Weichert Financial Services
vs Gregory M. Domanico
and John P. Domanico,
JR, DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
July 23, 2014 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 Delaware, County of Pike and State of Pennsylvania, more particularly described as follows, to wit:

BEING Lot 13, Block M-305, as shown on a map entitled "Section 3, Marcel Lake Estates, Delaware Township, Pike County, Pennsylvania," which map was duly recorded on June 7, 1971 with the Office of the Recorder of Deeds in and for Pike County, Pennsylvania in Plat Book 8, Page 173.

TAX PARCEL # 148-02-03-29
BEING KNOWN AS: 225
Lake Drive, Delaware Township
PA 18328

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Gregory M. Domanico and John P. Domanico, JR. DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$209,180.96, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT

A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Gregory M. Domanico and John P. Domanico, JR. DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$209,180.96 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1580-2013r SUR JUDGEMENT NO. 1580-2013 AT THE SUIT OF Bank of America, NA successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP vs Maxine C. Rooks and Eric

G. Rooks 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
July 23, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1580-2013-CIVIL
BANK OF AMERICA, N.A
SUCCESSOR BY MERGER
TO BAC HOME LOANS
SERVICING, L.P. F/K/A
COUNTRYWIDE HOME
LOANS SERVICING, L.P.

v.

MAXINE C. ROOKS
ERIC G. ROOKS

owner(s) of property situate in
the LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being
318 SAW CREEK ESTATES,
BUSHKILL, PA 18324-9416
Parcel No. 196.04-02-18
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$148,075.83
Attorneys for Plaintiff
Phelan Hallinan, LLP

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

Maxine C. Rooks and Eric
G. Rooks DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$148,075.38,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Maxine
C. Rooks and Eric G. Rooks
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$148,075.38 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
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1599-2013r
SUR JUDGEMENT NO.
1599-2013 AT THE SUIT
OF Citimortgage, Inc. vs
Christopher Chacania
and Sheryl Chacania
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
July 23, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
DOCKET NO: 1599-2013-CV
ALL THAT CERTAIN lot
or piece of ground situate in
Dingman Township, County
of Pike, and Commonwealth of
Pennsylvania
TAX PARCEL NO:
03-0-068959
PROPERTY ADDRESS 144
Southwynd Drive Milford, PA
18337
IMPROVEMENTS: a
Residential Dwelling

SOLD AS THE PROPERTY
OF: Christopher Chacania,
Original Mortgagor Sheryl
Chacania, Original Mortgagor
and Real Owner
ATTORNEY'S NAME: Robert
W. Williams, Esquire
SHERIFF'S NAME: Phil Bueki

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Christopher Chacania
and Sheryl Chacania
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$148,921.11,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Christopher
Chacianas and Sheryl Chacianas
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$148,921.11 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Assoc.
220 Lake Drive East, Ste. 301
Cherry Hill, NJ 08002
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1642-2013r
SUR JUDGEMENT NO.
1642-2013 AT THE SUIT
OF Quicken Loans, Inc. vs
Olga C. Beauchamp aka Olga
Beauchamp 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
July 23, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN

lot, parcel or piece of ground
situate in the Township of
Lehman, County of Pike,
Commonwealth of Pennsylvania,
more particularly described as
Lot 216, Phase I, Section II,
as more particularly shown on
a Map of the The Falls at Saw
Creek, recorded in the Office of
the Recorder of Deeds in and for
Pike County, Plat Book Volume
22, at page 53.

Title to said premises is vested
in Olga C. Beauchamp, by Deed
from Aleksey Adzhi-Girey and
Inna Adzhi Girey, Husband and
Wife as tenants by the Entirety
AND Yelena Adzhi Girey,
Unmarried, as Joint Tenants
dated November 2, 2007 and
recorded November 8, 2007 in
Deed Book 2256, Page 611.
UNDER AND SUBJECT to
the Covenants, Conditions and
Restrictions as set forth in the
chain of title.

Being known as: 216 FALLS
CIRCLE, BUSHKILL,
PENNSYLVANIA 18324.
TAX I.D. #: 196-04-03-46
Control Number 06-0-070897

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

AMOUNT OF \$100,400.61,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Olga
C. Beauchamp aka Olga
Beauchamp DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$100,400.61 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street,
Ste. 1400
Philadelphia, PA 19109
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE
July 23, 2014
BY VIRTUE OF WRIT

OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1657-2012r
SUR JUDGEMENT NO.
1657-2012 AT THE SUIT
OF JPMorgan Chase Bank,
National Association vs Ansel
Fraser 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
July 23, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. 1657-2012
JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION
v.
ANSEL FRASER
owner(s) of property situate in
the LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being
LOT 207 SEC 1B
PORCUPINE DRIVE,
BUSHKILL, PA 18324
Parcel No. 189.04-04-66
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$126,438.73
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 Ansel Fraser DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$126,438.73, 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 Ansel Fraser DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$126,438.73 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1 Penn Ctr @ Suburban Station
1617 JFK Blvd, Ste. 1400
Philadelphia, PA 19103
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1707-2013r SUR JUDGEMENT NO. 1707-2013 AT THE SUIT OF Green Tree Servicing, LLC vs Henry J. Schroeder aka Henry Schroeder and Sharon 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 July 23, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 1707-2013-CV GREEN TREE SERVICING LLC.

v.

HENRY J. SCHROEDER
A/K/A HENRY
SCHROEDER

SHARON SCHROEDER
owner(s) of property situate
in the BOROUGH OF
MILFORD, PIKE County,
Pennsylvania, being
112 WEST HIGH STREET,
MILFORD, PA 18337-1618
Parcel No. 113.13-02-13-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$234,846.45
Attorneys for Plaintiff
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Henry J. Schroeder aka Henry
Schroeder and Sharon Schroeder
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$234,846.45,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Henry J.
Schroeder aka Henry Schroeder
and Sharon Schroeder
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$234,846.45 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1720-2013r SUR
JUDGEMENT NO.
1720-2013 AT THE SUIT
OF Mortgage America, Inc.
vs Andris Bruveris and Daiga
Bruveris and United States of
America DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION

BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY July 23, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT PROPERTY DESCRIPTION BY VIRTUE OF A WRIT OF EXECUTION TO CASE NO. 1720-2013 ISSUED TO PLAINTIFF: MORTGAGE AMERICA, INC. PROPERTY BEING KNOWN AS: ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Dingman, County of Pike, and Commonwealth of Pennsylvania, being Lot 26, Oak Ridge Crossing, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Pike, in Plot Book Volume 28, Page 41. BEING KNOWN AS: 140 Oak Ridge Drive Milford, PA 18337 IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Andris Bruveris and Daiga Bruveris PIN NUMBER, WHICH IS THE ASSESSMENT OR PARCEL NO., MAP, BLOCK AND LOT: 137.01- 01-43, CONTROL #: 03-0-110939 ATTORNEY ON WRIT: MARTHA E. VON ROSENSTIEL, P.C.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Andris Bruveris and Daiga Bruveris and United States of America DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$179,790.34, 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 Andris Bruveris and Daiga Bruveris and United States of America DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$179,790.34 PLUS

COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Martha E. Von Rosenstiel
649 South Avenue, Ste. 7
Secane, PA 19018

06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1770-2013r SUR
JUDGEMENT NO. 1770-2013
AT THE SUIT OF Wells
Fargo Bank, NA vs Dawn M.
Cambridge and Michael D.
Cambridge 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
July 23, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1770-2013
WELLS FARGO BANK, N.A.
v.
DAWN M. CAMBRIDGE
MICHAEL D. CAMBRIDGE
owner(s) of property situate

in the DELAWARE
TOWNSHIP, PIKE County,
Pennsylvania, being
143 SQUIRREL ROAD,
DINGMANS FERRY, PA
18328-3140
Parcel No. 161.01-06-43 -
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$265,614.18
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 Dawn M. Cambridge
and Michael D. Cambridge
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$265,614.18,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

(30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Dawn M. Cambridge and Michael D. Cambridge DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$265,614.18 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
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1818-2012r SUR JUDGEMENT NO. 1818-2012 AT THE SUIT OF BY US Bank National Association not in its individual capacity, but solely as legal Title Trustee for LVS Title Trust I vs Lisa A. Almonte 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 July 23, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LONG FORM DESCRIPTION

ALL THAT CERTAIN lot of land situate and being in the Township of Lehman, County of Pike and Commonwealth, more particularly designated as Lot No. 195, Section 2-C on plot of lots made as a result of a survey by Edward C. Hess Associates, Inc., which survey is recorded in the Office of the Recorder of Deeds in and for Pike County, Pennsylvania, in Map Book Volume 9, page 117, and is described as Lots of Pocono Mountain Lake Estates.

UNDER AND SUBJECT to covenants, easements, restrictions and reservations appearing in the chain of title or otherwise visible upon the land. BEING TAX ID No. 189.02-02-74.

BEING THE SAME PREMISES which Margaret Ford, unmarried, and Margaret Tomasko, unmarried, Daughter and Mother, by Deed dated April 27, 2007 and recorded in the Office of the Recorder of Deeds of Pike County on May 7, 2007 in Deed Book Volume 2230, Page 1548, granted and conveyed unto Lisa A. Almonte.

Control #06-0-037919
Map #189.02-02-74

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Lisa A. Almonte DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$223,914.41, 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 Lisa A. Almonte DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$213,914.41 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Grenen & Birsic
1 Gateway Center, 9 West
Pittsburgh, PA 15222
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1834-2013r SUR JUDGEMENT NO. 1834-2013 AT THE SUIT OF JPMorgan Chase Bank, National Association vs Dennis Menendez and Patricia A. Stenson 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 July 23, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 1834-2013 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION v. DENNIS MENENDEZ PATRICIA A. STENSON owner(s) of property situate in DINGMAN TOWNSHIP,

PIKE County, Pennsylvania,
being
105 GRANITE COURT,
MILFORD, PA 18337-4214
Parcel No. 1: 022-01-01-92
Parcel No. 2: 022-01-01-93
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$165,748.63
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 Dennis Menendez
and Patricia A. Stenson
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$165,748.63,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Dennis
Menendez and Patricia A.
Stenson DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$165,748.63 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1859-2013r
SUR JUDGEMENT NO.
1859-2013 AT THE SUIT
OF PennStar Bank a division
of NBT Bank, NA vs Chuck
& Dale's Courtyard, Inc. aka
Chuck N Dales Courtyard,
Inc. DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD

STREET, MILFORD, PA
18337 ON WEDNESDAY
July 23, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

PROPERTY DESCRIPTION
Exhibit "A"

ALL that certain piece or parcel
of land, situated in the Township
of Blooming Grove, County
of Pike and Commonwealth
of Pennsylvania bounded and
described as follows:

BEGINNING at a point on the
State Road #739 centerline said
point being the Westerly corner
of the other lands of Chuck
N Dales Courtyard, Inc. as
described in Pike County Record
Book 2044 Page 1486;

THENCE along said centerline
North 24 degrees 3 minutes
and 6 seconds West 68.99 feet
to the lands of Chien Ho Lin
as Described in Pike County
Record Book 516 Page 335.

THENCE along said lands and
passing through a found iron pin
at 25.03 feet North 43 degrees
26 minutes and 22 seconds East
195.57 feet to a found iron pipe
corner on other lands of Chien
Ho Lin as described in Pike
County Record Book 1669 Page
302;

THENCE along said lands
South 54 degrees 19 minutes and
47 seconds East 125.27 feet to
a found iron pipe corner on the

line of lands of Chuck N Dales
Courtyard, Inc. as described in
Pike County Record Book 2044
Page 1486;

THENCE along said lands
North 57 degrees and 37 minutes
and 26 seconds East 265.57
feet to a found iron pin corner
common to the lands of Lords
Valley Traders as described in
Pike County Record Book 944
Page 61;

THENCE along said lands
the following two courses and
distances;
1. South 32 degrees 22 minutes
and 34 seconds East 100.00 feet
to a found iron pin Corner;
2. South 57 degrees 37 minutes
and 26 seconds West 518.55
feet to a point on the State Road
#739 centerline;

THENCE along said centerline
North 28 degrees 37 minutes
and 43 seconds West 100.21 feet
to the point of beginning.

BEING a combined description
of lands of Chuck N Dales
Courtyard, Inc. as described in
Pike County Record Book 2044
Page 1486 and also Record Book
2117 Page 2062, being shown
on a lot combination survey map
prepared by Gary M. Flood,
P.L.S., dated July 19, 2005 and
recorded in Pike County Plat
Book 41 Page 118.

Parcel contains 72,075 square
feet or 1.65 acres, be the same,
more or less.

Reserving for use as a Public Highway all that land which lies within the State Road #739 right-of-way.

THE HEREIN DESCRIBED REAL PROPERTY SHALL HENCEFORTH BE AND BE DEEMED TO BE ONE INTEGRAL AND SINGLE PIECE, PARCEL OR LOT OF LAND AND NO PORTION THEREOF SHALL AT ANY TIME IN THE FUTURE BE CONVEYED OR TRANSFERRED SEPARATE FROM THE REMAINDER THEREOF EXCEPT UNDER AND IN ACCORDANCE WITH THE APPLICABLE ORDINANCES OF BLOOMING GROVE TOWNSHIP IN EFFECT AT THE TIME OF ANY SUCH PROPOSED OR CONTEMPLATED CONVEYANCE OR TRANSFER.

TOGETHER WITH all rights of way and UNDER AND SUBJECT to the covenants, reservations, restrictions and conditions as set forth in the chain of title.

TOGETHER with all and singular the land, improvements, ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof;

and all the estate, right, title, interest, property, claim and demand whatsoever of the said grantors, in law, equity or otherwise, howsoever, in and to the same and every part thereof.

IMPROVED: With a commercial property located at 656 Route 739, Lords Valley, Pike County, PA 18428

TAX CODE NO.: 01-0-068185

PIN: 091.00-01-29

ASSESSED VALUE:
\$57,360.00

PREMISES: 656 Route 739
Lords Valley, Pike County,
Pennsylvania 18428

ADDRESS: 656 Route 739
Lords Valley, Pike County,
Pennsylvania 18428

NOTICE is hereby given to all claimants and parties in interest that the Sheriff will for all sales where the filing of a schedule of distribution is required, file the said schedule of distribution not later than thirty (30) days after the sale, in his office, where the same shall be available for inspection and that distribution will be made in accordance with the schedule, unless exceptions are filed thereto within ten (10) days thereafter.

SEIZED AND TAKEN IN EXECUTION AT THE SUIT OF PENNSTAR BANK, A DIVISION OF

NBT BANK, NA, Plaintiff
and against CHUCK &
DALE'S COURTYARD, INC.
a/k/a CHUCK N DALES
COURTYARD, INC.,
Defendant, Judgment entered
to docket #1859-2013-Civil.
Sheriff to collect \$455,164.03,
plus attorney's fees, additional
interest and costs. Writ issued to
Docket No. 1859-2013-Civil.

Sheriff of Pike County
Brice C. Paul, Esquire
Attorney for Plaintiff
PA ID #83232
415 Wyoming Avenue
Scranton, PA 18503
(570) 963-8880

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Chuck & Dale's
Courtyard, Inc. aka Chuck
N Dales Courtyard, Inc.
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$455,164.03,
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 Chuck &
Dale's Courtyard, Inc. aka
Chuck N Dales Courtyard, Inc.
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$455,164.03 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Nogi Appleton Weinberger &
Wren
415 Wyoming Avenue
Scranton, PA 18503
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1886-2012r SUR
JUDGEMENT NO. 1886-2012
THE SUIT OF The Bank
of New York Mellon fka The
Bank of New York, as trustee
for the Certificateholders of

CWALT, Inc. alternative
Loan Trust 2006-12CB,
Mortgage Pass-Thru Certificates
Series 2006-12CB vs Ralph
Desando and Deborah
Desando 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
July 23, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

BEING Lot 36ABC, Block
B-9, as set forth on Plan of
Lots-Birchwood Lakes, Section
2, Delaware Township, Pike
County, Pennsylvania, dated
March 1963 by John B. Aicher,
Monroe Engineering, Inc.,
Stroudsburg, Pennsylvania,
and filed in the Office for the
Recording of Deeds, in and for
Pike County, Pennsylvania, in
Map Book Volume 3, page 238,
on March 27, 1963

Title to said premises is vested
in Ralph Desando and Deborah
Desando by deed from Eugene
Baranowski dated July 1, 2003

and recorded July 2, 2003 in
Deed Book 1991, Page 1479.

Being known as: 113 OUTER
DRIVE, DINGMANS
FERRY, PENNSYLVANIA
18328-0000.

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

TAX I.D. #: 162.02-07-10

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Ralph Desando
and Deborah Desando
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$189,455.32,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Ralph Desando and Deborah Desando DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$189,455.32 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street,
Ste. 1400
Philadelphia, PA 19109
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1897-2012r SUR JUDGEMENT NO. 1897-2012 AT THE SUIT OF Bayview Loan Servicing, LLC vs Nancy L. Palik 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 July 23, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 1897~2012
BAYVIEW LOAN SERVICING, LLC
v.
NANCY L. PALIK
owner(s) of property situate in the DELAWARE TOWNSHIP, PIKE County, Pennsylvania, being 114 OUTER DRIVE, DINGMANS FERRY, PA 18328-4234
Parcel No. 162.02-10-05
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$156,015.58
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 Nancy L. Palik DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$156,015.58, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Nancy
L. Palik DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$156,015.58 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
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

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

NO 1946-2012r SUR
JUDGEMENT NO. 1946-2012
AT THE SUIT OF JPMorgan
Chase Bank, NA vs Ann-Marie
Williams 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
July 23, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1946-2012
JP MORGAN CHASE BANK,
N.A.

v.

ANN-MARIE WILLIAMS
owner(s) of property situate
in the DELAWARE
TOWNSHIP, PIKE County,
Pennsylvania, being
157 FOX ROAD,
DINGMANS FERRY, PA
18328-3090

Parcel No. 020075146

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$127,818.47

Attorneys for Plaintiff

Phelan Hallinan, LLP

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

TO Ann-Marie Williams
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$127,818.47,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Ann-Marie
Williams DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$127,818.47 PLUS COSTS
AND INTEREST AS
AFORESAID.

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

Philadelphia, PA 19103
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1950-2013r SUR
JUDGEMENT NO. 1950-2013
AT THE SUIT OF Nationstar
Mortgage LLC vs Toni M.
Filosa 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
July 23, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1950-2013-CIVIL
NATIONSTAR MORTGAGE
LLC

v.

TONI M. FILOSA
owner(s) of property situate in
the BLOOMING GROVE
TOWNSHIP, PIKE County,
Pennsylvania, being
3414 HEMLOCK FARMS,
LORDS VALLEY, PA
18428-9146
Parcel No. 107.02-05-26-
(Acreage or street address)
Improvements thereon:

RESIDENTIAL DWELLING
Judgment Amount: \$217,527.63
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 Toni M. Filosa
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$217,527.63,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

OWNERS TO COLLECT
\$217,527.63 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 2291-2012r SUR
JUDGEMENT NO. 2291-2012
AT THE SUIT OF Deutsche
Bank National Trust 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
July 23, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
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

v.

TODD POLAKOFF
OLENA POLAKOFF
owner(s) of property situate in
the LEHMAN TOWNSHIP,
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 Ctr Plaza
Philadelphia, PA 19103
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 2333-2010r SUR

JUDGEMENT NO. 2333-2010
AT THE SUIT OF BAC
Home Loans Servicing, LP vs
Hovan Babikian and Rachel
Babikian 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
July 23, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 2333-2010-CV
BAC HOME LOANS
SERVICING, LP

v.

HOVAN BABIKIAN
RACHEL BABIKIAN
owner(s) of property situate
in the TOWNSHIP OF
LEHMAN, PIKE County,
Pennsylvania, being 7
POCONO BOULEVARD,
A/K/A LOT 7 STG 4,
BUSHKILL, PA 18324-0000
Parcel No. 193.04-03-06
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$74,752.55
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 Hovan Babikian
and Rachel Babikian
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$74,752.55,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Hovan
Babikian and Rachel Babikian
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$74,752.55 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
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 2606-2009r SUR
JUDGEMENT NO. 2606-2009
AT THE SUIT OF Green Tree
Servicing, LLC vs Dorothea
I. Schaffner and Edward W.
Schaffner 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
July 23, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 2606-2009-CIVIL
GREEN TREE SERVICING,
LLC
v.
DOROTHEA L.
SCHAFFNER
EDWARD W. SCHAFFNER
owner(s) of property situate
in the TOWNSHIP OF
BLOOMING GROVE, PIKE
County, Pennsylvania, being
804 SOUTH BOULDER

COURT, LORDS VALLEY,
PA 18428-9115
Parcel No. 107.03-08-38
(Acreage or street address)
Improvements thereon:
CONDOMINIUM
Judgment Amount: \$353,295.30
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 Dorothea I. Schaffner
and Edward W. Schaffner
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$353,295.30,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Dorothea
I. Schaffner and Edward W.
Schaffner DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$353,295.30 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
06/27/14 · 07/04/14 · 07/11/14
