

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.

ESTATE NOTICE

Estate of Philip W. Karcher, Jr., late of Dingman Township, Pike County, Pennsylvania.

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

11/15/13 • 11/22/13 • **11/29/13**

ADMINISTRATOR'S NOTICE

ESTATE OF Seeley, Lillian M. late of Palmyra Township Pike County, Pennsylvania, deceased.

Letters of administration

on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present the same without delay to

Claude D Seeley
37 West Seeley Lane
Hawley, PA 18428
Administrator

11/15/13 • 11/22/13 • **11/29/13**

NOTICE

THE ESTATE OF WILLIAM ANDREWS, deceased, late of Shohola Township, Pike County, Pennsylvania.

LETTERS

TESTAMENTARY in the above named estate having been granted on November 12, 2013, all persons and/or entities indebted to the estate are requested to make immediate payment, and all those having claims against the estate are directed to present the same without delay to the undersigned or their attorney within four months from the date of this notice. Direct all payments or claims to:

GALASSO, KIMLER & MUIR, P.C.
308 W. HARFORD STREET
MILFORD, PA 18337

11/22/13 • **11/29/13** • 12/06/13

**LETTERS
TESTAMENTARY**

Estate of David Ross,
Deceased, late of 132 Meath
Lane, Dingmans Ferry,
Pennsylvania 18328.

Letters Testamentary on the
above estate have been granted
to the undersigned. All persons
indebted to the said estate are
requested to make payment, and
those having claims to present
the same without delay to:

Helga Ross
132 Meath Lane
Dingmans Ferry, PA 18328

or to her attorney, Douglas J.
Jacobs, Esq., 515 Broad Street,
Milford, PA 18337.

11/29/13 • 12/06/13 • 12/13/13

**LETTERS
TESTAMENTARY**

Estate of Mary A. Chinn,
Deceased, late of 110 Westwood
Court, Milford, PA 18337.

Letters Testamentary on the
above estate have been granted
to the undersigned. All persons
indebted to the said estate are
requested to make payment, and
those having claims to present
the same without delay to:

Kenneth w. Chinn
82 Smith Street
Nesconset, NY 11767

or

Louis A. Hulbert
9 Woodcrest Drive
East Moriches, NY 11940

or to their attorney, Douglas J.
Jacobs, Esq., 515 Broad Street,
Milford, PA 18337.

11/29/13 • 12/06/13 • 12/13/13

CORPORATE NOTICE

NOTICE IS HEREBY
GIVEN that Articles of
Incorporation were filed with
the Department of State of the
Commonwealth of Pennsylvania,
at Harrisburg, PA, on November
7, 2013, for:

M & S Container Service Inc.
880 Route 6
Shohola, PA 18458

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

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
December 11, 2013**

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
89-2013r SUR JUDGEMENT
NO. 89-2013 AT THE SUIT
OF Wells Fargo Bank, NA
as Trustee for Option One
Mortgage Loan Trust 2001-C,
Asset-Backed Certificates, Series
2001-C vs Jerrie Smith and
Lisa Smith DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION

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

SHORT DESCRIPTION
DOCKET NO: 89-2013
ALL THAT CERTAIN lot or piece of ground situate in Lehman Township, County of Pike, and Commonwealth of Pennsylvania
TAX PARCEL NO: 192.04-05-11
PROPERTY ADDRESS 902 Saw Creek Estates Bushkill, PA 18324
IMPROVEMENTS: a Residential Dwelling
SOLD AS THE PROPERTY OF: Jerrie Smith Lisa Smith
ATTORNEY'S NAME: Patrick J. Wesner, 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 Jerrie Smith and Lisa Smith DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$115,036.35, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT

REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Jerrie Smith and Lisa Smith DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$115,036.35 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Assoc.
220 Lake Drive East, STe. 301
Cherry Hill, NJ 08002
11/15/13 · 11/22/13 · 11/29/13

SHERIFF SALE
December 11, 2013
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 137-2013r SUR JUDGEMENT NO. 137-2013 AT THE SUIT

OF Nationstar Mortgage, LLC
vs Arnold Aravena and Wilma
Velazquez 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
December 11, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN LOT,
PIECE OR PARCEL OF
LAND SITUATE, LYING
AND BEING IN THE
TOWNSHIP OF DINGMAN,
COUNTY OF PIKE AND
COMMONWEALTH
OF PENNSYLVANIA,
MORE PARTICULARLY
DESCRIBED AS FOLLOWS:
TRACT 5223 SECTION
XVIII, CONASHAUGH
LAKES, AS SHOWN ON
PLAT OR MAP RECORDED
IN THE OFFICES OF THE
RECORDER OF DEEDS OF
PIKE COUNTY IN PLAT
BOOK 18, PAGE 141.

THIS CONVEYANCE
IS MADE SUBJECT
TO EASEMENTS,
RESTRICTIONS,
COVENANTS, AND
CONDITIONS OF RECORD,
INCLUDING MATTERS
SHOWN ON RECORDED
PLATS.

BEING THE SAME

PROPERTY CONVEYED
TO ARNOLD ARAVENA
AND WILMA VELAZQUEZ,
JOINT TENANTS
WITH THE RIGHTS
OF SURVIVORSHIP BY
DEED FROM MARY JANE
PAULING, NO STATUS
RECORDED 12/04/2000 IN
DEED BOOK 1869, PAGE
2676, IN THE OFFICE
OF THE RECORDER OF
DEEDS OF PIKE COUNTY,
PENNSYLVANIA.

PARCEL NUMBER:

03-0-067 860

121-Q4-02-43

TAX PARCEL #

03-0-121.04-02-43

BEING KNOWN AS: 103

Bennett Lane a/k/a 4304

Conashaugh Lake, Milford, PA
18337

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Arnold Aravena
and Wilma Velazquez
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$198,684.69,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE

ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Arnold Aravena and Wilma Velazquez DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$198,684.69 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
11/15/13 · 11/22/13 · **11/29/13**

SHERIFF SALE

December 11, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 176-2011r SUR JUDGEMENT NO.176-2011 AT THE SUIT OF U.S. Bank National as Trustee for Home Equity Asset

Trust 2003-4. Home Equity Pass-Through Certificates. Series 2003-4 vs Ronald M. Cholewka and Dawn Cholewka 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 December 11, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the Township of Blooming Grove, County of Pike and Commonwealth of Pennsylvania, more particularly described as Lot 2B, Block LXXVI, Hemlock Farms Community, Stage X, recorded in the Office of the Recorder of Deeds, Pike County, in Plat Book 5, Page 236, on the 27th day of April, 1967.

BEING one-half (1/2) of the same premises which Carmelo Giuffre and Rita F. Giuffre, husband and wife, by Deed dated March 11, 1998, and recorded March 17, 1998, in the Office for the Recording of Deeds in and for the County of Pike, in Record Book 1493, page 310, granted and conveyed to the Grantors herein.

It is the intention of the

Grantees, that the above-recited parcel be joined to and become an inseparable part of an existing lot, now owned by the Grantees, all of which has been represented by the accompanying lot plan, recorded and even date herewith. These two parcels of the aforesaid plan are to form a composite tract and cannot be subdivided, conveyed or sold separately or apart therefrom without prior Township approval.

The aforementioned composite tract is more particularly described as follows:

BEGINNING at an iron pin for corner, said point situated on the Easterly most side right of way of Basswood Drive, said point being the Northwesterly most corner of said Lot #3B, and further being common with the Southwesterly most corner of Lot #4, the following to wit:

Thence; along said Basswood Drive, right of way the following courses and distances:

- 1) South 28 degrees, 04 minutes, 00 seconds West, 47.22 feet to an iron pin corner,
- 2) South 01 degrees, 47 minutes, 00 seconds West, 59.60 feet to an iron pin corner,
- 3) South 65 degrees, 00 minutes, 11 seconds East, 101.87 feet to an iron pin corner,
- 4) South 34 degrees, 52 minutes, 42 seconds West, 97.03 feet to

an iron pin corner,

5) South 47 degrees, 57 minutes, 00 seconds East, 121.00 feet to an iron pin corner, said point being common with the Southwesterly most corner of Lot #1A.

Thence; along the lines of Lot #1A, North 36 degrees, 15 minutes, 16 seconds East, 133.65 feet to an iron pin corner.

Thence; along the lines of Lots #11 and 10, North 22 degrees, 46 minutes, 39 seconds East, 111.46 feet to an iron pin corner.

Thence; along the lines of lot #4, North 67 degrees, 13 minutes, 21 seconds West, 243.82 feet to a point and place of BEGINNING.

CONTAINING 0.914 acres of land more or less.

All these lots ½ or #2 and #3 in Block 76, Stage 10 & 11 of the Hemlock Farms Estates development of Blooming Grove Township are hereby joined together as Lot #3B being one lot and cannot be further sub-divided without township approval, and must comply with all ordinances in effect at the time it is proposed to sub-divide said parcel.
Being known as: 207
BASSWOOD DRIVE,
HAWLEY, PENNSYLVANIA
18428.

Title to said premises is vested

in Dawn Cholewka and Ronald M. Cholewka by deed from Carl E. Griffiths and Patricia L. Griffiths, Husband and Wife dated April 23, 1998 and recorded April 28, 1998 in Deed Book 1517, Page 007.

TAX LD, #: 107.02-02-75

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Ronald M. Cholewka and Dawn Cholweka DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$199,438.21, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Ronald M. Cholewka and Dawn Cholweka DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$199,438.21 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street
Philadelphia, PA 19109
11/15/13 · 11/22/13 · 11/29/13

SHERIFF SALE
December 11, 2013
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 259-2013r SUR JUDGEMENT NO. 259-2013 AT THE SUIT OF The Bank of New York Mellon, fka The Bank of New York, as Trustee for the Benefit of the Certificateholders of The CWABS Inc., Asset-Backed Certificates. Series 2007-BC2 vs Vaughn Vickers and Mary L. Vickers 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

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

ALL THAT CERTAIN
LOT, PIECE OR PARCEL
OF LAND, SITUATE,
LYING AND BEING IN
THE TOWNSHIP OF
LEHMAN, COUNTY
OF PIKE AND STATE
OF PENNSYLVANIA,
MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

LOT NUMBER 117, STAGE
4, PINE RIDGE, AS SHOWN
ON PLAT OF PINE RIDGE,
INC., STAGE 4, RECORDED
IN THE OFFICE OF THE
RECORDER OF DEEDS OF
PIKE COUNTY, IN PLAT
BOOK VOL. 7 AT PAGE 107
ON JULY 19, 1969.

Title to said Premises vested in
Vaughn Vickers and Mary L.
Vickers, husband and wife by
Deed from Linda Mortimer,
Executrix for the Estate of
Sarah Mortimer A/K/A Sarah
A. Mortimer, Deceased dated
6/28/2012 and recorded
7/2/2002 in the Pike County
Recorder of Deeds in Book
1933, Page 1444.

Being known as 1387 Pine Ridge
West, Bushkill, PA 18324
Tax Parcel Number:
06-0-041531

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

THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Vaughn Vickers
and Mary L. Vickers
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$236,442.12,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Vaughn
Vickers and Mary L. Vickers
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$236,442.12 PLUS
COSTS AND INTEREST AS
AFORESAID.
PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Milstead & Assoc.
220 Lake Drive East, St.e 301
Cherry Hill, NJ 08002
11/15/13 · 11/22/13 · **11/29/13**

SHERIFF SALE
December 11, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
272-2012r SUR JUDGEMENT
NO. 272-2012 AT THE
SUIT OF JPMC Specialty
Mortgage, LLC vs Nestro
Castro DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
December 11, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

TRACT NO 411, SECTION 1,
CONASHAUGH LAKES, as
shown on plat or map recorded
in the Office of the Recorder of
Deeds in and for Pike County,
Pennsylvania, in Plat Book 7
Page 32.

TOGETHER WITH all
rights and privileges and rights
of way, and SUBJECT TO
all conditions, exceptions and
reservations in the chain of title.

BEING the same premises
which Susan E. Marelli,
Administratrix of the Estate of
Robert J. Vorbeck by Deed dated
November 6, 2000 and recorded
in the Pike County Recorder of
Deeds Office on November 16,
2000 in Deed Book 1868 Page
1847, granted and conveyed unto
Nester Castro.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Nestro Castro
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$203,329.34,
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 NESTRO CASTRO DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$203,329.34 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
11/15/13 · 11/22/13 · 11/29/13

SHERIFF SALE

December 11, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 304 2013 SUR JUDGEMENT NO. 304-2013 AT THE SUIT OF Federal National Mortgage Association vs Jeffrey T. Paulus and Mindy Bisbing 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

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

LEGAL DESCRIPTION

All that certain lot or lots, parcel or piece of ground situate in Lehman Township, Pike County, Pennsylvania being lot or lots No. 3319, Section 35 as is more particularly set forth in 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 Vol. 28 Page 132.

Being the same premises which Lehman-Pike Development Corporation, a Pennsylvania Corporation, by its deed dated the 25th day of October 1991 and recorded the 17th day of January, 1992 in the Office of the Recorder of Deeds in and for the County of Pike, in Deed Book Volume 490, Page 246, granted and conveyed unto Lawrence E. Conaway and Adrienne A. Deane, joint tenants with rights of survivorship.

And the said Lawrence E. Conaway and Adrienne A. Deane have since intermarried

Being known as:
3329 LANCASTER
DRIVE, BUSHKILL,
PENNSYLVANIA 18324.

Title to said premises is vested in Jeffrey T. Paulus and Mindy

Bisbing by deed from Lawrence E. Conaway and Adrienne A. Deane, Now by Marriage Adrienne A. Conaway dated January 7, 2005 and recorded January 12, 2005 in Deed Book 2089, Page 2508.

TAX LD. #: 197-01-01-04

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jeffrey T. Paulus and Mindy Bisbing DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$238,938.17, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Jeffrey T. Paulus and Mindy Bisbing DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$238,938.17 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street
Philadelphia, PA 19109
11/15/13 · 11/22/13 · 11/29/13

SHERIFF SALE
December 11, 2013
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 366-2013r SUR JUDGEMENT NO. 366-2013 AT THE SUIT OF JPMorgan Chase Bank NA s/b/m to Banc One Financial Services. Inc. vs Rita Basilicata 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 December 11, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 366-2013

JPMORGAN CHASE BANK,
N.A. S/B/M TO BANC ONE
FINANCIAL SERVICES,
INC.

v.

RITA BASILICATA

owner(s) of property situate
in the TOWNSHIP OF
DINGMAN, PIKE County,
Pennsylvania, being
176 GOLD KEY ROAD,
A/K/A 2519 GOLD KEY
ESTATES, MILFORD, PA
18337

Parcel No. 122.02-06-49

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$111,220.15

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 Rita Basilicata

DEFENDANTS, OWNER,

OR REPUTED OWNERS

OF THE AFORESAID

REAL PROPERTY FOR

EXECUTION UPON A

JUDGMENT ON THE

AMOUNT OF \$111,220.15,

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 Rita Basilicata

DEFENDANTS, OWNERS

REPUTED OWNERS TO

COLLECT \$111,220.15 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

11/15/13 · 11/22/13 · 11/29/13

SHERIFF SALE

December 11, 2013

BY VIRTUE OF WRIT

OF EXECUTION ISSUED

OUT OF THE COURT OF

COMMON PLEAS, PIKE

COUNTY, CIVIL DIVISION,

TO EXECUTION NO

372-2012r SUR JUDGEMENT

NO. 372-2012 AT THE

SUIT OF GMAC Mortgage,

LLC vs Jay Decker and Lisa

M. Decker 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
December 11, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
DOCKET NO: 372-2012
ALL THAT CERTAIN lot
or piece of ground situate in
Township of Delaware, County
of Pike, and Commonwealth of
Pennsylvania
TAX PARCEL NO:
149.02-02-41
PROPERTY ADDRESS 111
Doolan Road Dingmans Ferry,
PA 18328
IMPROVEMENTS: a
Residential Dwelling
SOLD AS THE PROPERTY
OF: Jay Decker Lisa M. Decker
ATTORNEY'S NAME: Patrick
J. Wesner, 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
Jay Decker and Lisa M. Decker
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE

AMOUNT OF \$140,302.21,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS
THE PROPERTY OF Jay
Decker and Lisa M. Decker
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$140,302.21 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Assoc.
220 Lake Drive East, St.e 301
Cherry Hill, NJ 08002
11/15/13 · 11/22/13 · 11/29/13

SHERIFF SALE

December 11, 2013

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

COUNTY, CIVIL DIVISION,
TO EXECUTION NO
386-2013r SUR JUDGEMENT
NO. 386-2013 AT THE
SUIT OF Bank of America
NA successor by merger to
BAC Home Loans Servicing.
LP fka Countywide Home
Loans Servicing, LP vs
Kevin Meehan and Elizabeth
Meehan 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
December 11, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 386-2013-CIVIL
BANK OF AMERICA, N.A.,
SUCCESSOR BY MERGER
TO BAC HOME LOANS
SERVICING, LP FKA
COUNTRYWIDE HOME
LOANS SERVICING LP
v.
KEVIN MEEHAN
ELIZABETH MEEHAN
owner(s) of property situate
in the TOWNSHIP OF
LEHMAN, PIKE County,
Pennsylvania, being
12 THE GLEN @
TAMIMENT, A/K/A
617 CARROCK WAY,
TAMIMENT, PA 18371-9701
Parcel No. 187.04-02-41
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$228,346.88
Attorneys for Plaintiff
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Kevin Meehan
and Elizabeth Meehan
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$228,346.88,
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 Kevin

Meehan and Elizabeth Meehan
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$228,346.88 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
11/15/13 · 11/22/13 · **11/29/13**

SHERIFF SALE

December 11, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
413-2013r SUR JUDGEMENT
NO. 413-2013 AT THE
SUIT OF Bank of America,
NA Successor by merger to
RAC Home Loans Servicing,
LP fka Counrtywide Home
Loans Servicing, LP vs Despina
Papapantos 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
December 11, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 413-2013-CIVIL
BANK OF AMERICA, N.A.
SUCCESSOR BY MERGER
TO BAC HOME LOANS
SERVICING, L.P. A/K/A
COUNTRYWIDE HOME
LOANS SERVICING, L.P.
v.
DESPINA PAPAPANTOS
owner(s) of property situate in
the DINGMAN TOWNSHIP,
PIKE County, Pennsylvania,
being
111 WHIPPLE WAY, A/K/A
3515 WHIPPLE WAY,
MILFORD, PA 18337
Parcel No. 134.02-01-18-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$206,971.96
Attorneys for Plaintiff
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Despina Papapantos
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$206,971.96,
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 Despina Papapantos DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$206,971.96 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan
1617 JFK Blvd, Ste. 1400
1 Penn Ctr Plaza
Philadelphia, PA 19103
11/15/13 · 11/22/13 · **11/29/13**

SHERIFF SALE
December 11, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 414-2012e SUR JUDGEMENT NO 414-2012 AT THE SUIT OF Bank of America, NA successor by merger to

BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP vs Paul A. Curran, Jr. and Vickie Curran, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY December 11, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution No. 414-2012

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP

v.
PAUL A CURRAN, JR
VICKIE CURRAN

owner(s) of property situate in the BOROUGH OF MILFORD, PIKE County Pennsylvania, being 414 SEVENTH STREET, MILFORD, PA 18337-1610 Parcel No. 113.09-0-15- (Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$82,703.88
Attorneys for Plaintiff
Phelan Hallinan, LLP

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

THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Paul A. Curran,
Jr. and Vickie Curran
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$82,703.88,
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 Paul A.
Curran, Jr. and Vickie Curran
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$82,703.88 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
11/15/13 · 11/22/13 · **11/29/13**

SHERIFF SALE

December 11, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 415-2013r SUR
JUDGEMENT NO. 415-2013
AT THE SUIT OF Nationstar
Mortgage LLC vs James L.
Coughlin 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
December 11, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION

All that certain lot or lots,
parcel or piece of ground situate
in Lehman Township, Pike
County, Pennsylvania, being lot
or lots No. 2353, Section 31 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 of the
Recording of Deeds, Milford,
Pike County, Pennsylvania in

Plot Book Volume 21, Page 35.

Being the same premises which Lehman-Pike Development Corporation, a Pennsylvania Corporation, by deed dated the 8th of March, 1984 and recorded the 13th day of March, 1984 in the Office of the Recorder of Deeds in and for the County of Pike, Pennsylvania, in Deed Book Volume 912, Page 189, granted and conveyed to George A. Woodland and Carol Woodland, his wife, and John W. Herrmann and Mary E. Herrman, his wife, as tenants in common

And the said John H. Herrman departed this life on December 26, 2000 thereby vesting one-half interest into Mary E. Herrman, surviving spouse, by operation of law.

Being known as:
2353 SOUTHPORT
DRIVE, BUSHKILL,
PENNSYLVANIA 18324.

Title to said premises is vested in James L. Coughlin by deed from George A. Woodland and Carol Woodland, Husband and Wife and Mary E. Herrman, Widow dated January 26, 2005 and recorded February 9, 2005 in Deed Book 2093, Page 2221.
TAX I.D. #: 06-0-196.02-02-66

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

THE COMMONWEALTH OF PENNSYLVANIA TO James L. Coughlin DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$76,343.67, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF James L. Coughlin DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$76,343.67 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway

123 South Broad Street
Philadelphia, PA 19109
11/15/13 · 11/22/13 · **11/29/13**

SHERIFF SALE

December 11, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
441-2013r SUR JUDGEMENT
NO. 441-2013 AT THE SUIT
OF Bank of America, NA
s/b/m to BAC Home Loans
Servicing, LP f/k/a Countrywide
Home Loans Servicing vs Anna
Iaderosa 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
December 11, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 441-2013-CV
BANK OF AMERICA, N.A.
S/B/M TO BAC HOME
LOANS SERVICING, LP
F/K/A COUNTRYWIDE
HOME LOANS SERVICING,
LP
v.
ANNA IADEROSA
owner(s) of property situate
in the TOWNSHIP OF
BLOOMING GROVE, PIKE

County, Pennsylvania, being
105 WEST END DRIVE,
HAWLEY, PA 18428
Parcel No. 107.01-01-47-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$234,577.00
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 Anna Iaderosa
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$234,577.00,
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 Anna Iaderosa
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$234,577.00 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
11/15/13 · 11/22/13 · **11/29/13**

**SHERIFF SALE
December 11, 2013**

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
443-2013r SUR JUDGEMENT
NO. 443-2013 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 2004-13 vs
Melanie A. Palma and Dominic
J. Palma 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
December 11, 2013 at 11:00 AM

PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

BEING lot 12, Block M-504,
Section 5, as shown on a map
of plan of Marcel Lake Estates,
on file in the Recorder of Deeds
Office at Milford, Pike County,
Pennsylvania in Plat book 9,
page 144.

TAX PARCEL #
148.04-01-29.003

BEING KNOWN AS: 101
Bernadette Court, Dingmans
Ferry, PA 18328

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Melanie A. Palma
and Dominic J. Palma
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$209,720.52,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT

REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Melanie A.
Palma and Dominic J. Palma
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$209,720.52 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
11/15/13 · 11/22/13 · **11/29/13**

SHERIFF SALE
December 11, 2013
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
469-2013r SUR JUDGEMENT
NO. 469-2013 AT THE

SUIT OF Bank of America,
NA successor by merger to
BAC Home Loans Servicing,
LP fka Countrywide Home
Loans Servicing, LP vs Yvonne
Lozada 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
December 11, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. 469-2013
BANK OF AMERICA, N.A.
SUCCESSOR BY MERGER
TO BAC HOME LOANS
SERVICING, L.P. F/K/A
COUNTRYWIDE HOME
LOANS SERVICING, L.P.
v.
YVONNE LOZADA
owner(s) of property situate
in the TOWNSHIP OF
LEHMAN, PIKE County,
Pennsylvania, being
129 SALISBURY ROAD,
A/K/A 1166 SALISBURY
ROAD, BUSHKILL, PA 18324
Parcel No. 192.02-04-07 -
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$81,541.17
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 Yvonne Lozada DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$81,541.17, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Yvonne Lozada DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$81,541.17 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1 Penn Center @ Suburban
Station
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
11/15/13 · 11/22/13 · **11/29/13**

SHERIFF SALE

December 11, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 476-2013r SUR JUDGEMENT NO.476-2013 AT THE SUIT OF Midfirst Bank vs James E. Cabany, 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 December 11, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT LEGAL FOR ADVERTISING:

ALL THAT CERTAIN parcel or tract of land situate and being in the Township of Shohola, County of Pike and State of Pennsylvania, BEING Lots Nos. 67, 68, 69, 37, 38 and a portion from the northeasterly side of Lot No. 36, Map of Maple Park, Lands of Charles Swezy, Shohola Township,

Pike County, PA, September 2, 1960, George E. Ferris, RS. The portion of Lot No. 36 herein is now included in Lot No. 37 on a revised plan made by the said George E. Ferris, RS., on April 5, 1965. HAVING THEREON ERECTED A DWELLING KNOWN AS 116 Beverly Drive, Shohola, PA 18458. MAP # D49-01-01-58 CONTROL # 12-0-006488 Reference Pike County Deed Book 1985 Page 347. TO BE SOLD AS THE PROPERTY OF JAMES E. CABANY, JR UNDER PIKE COUNTY JUDGMENT NO. 476-2013

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO James E. Cabany, JR. DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$144,214.92, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF James E. Cabany, JR. DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$144,214.92 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Purcell, Krug & Haller
1719 N. Front Street
Harrisburg, PA 17102
11/15/13 · 11/22/13 · **11/29/13**

SHERIFF SALE
December 11, 2013
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 481-2013r SUR JUDGEMENT NO. 481-2013 AT THE SUIT OF Bank of America, Na successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP vs Debra Arbetello 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
December 11, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN
lot, parcel or piece of land
situate in the Township of
Lehman, County of Pike; and
Commonwealth of Pennsylvania,
being Lot 104, Section 23, Saw
Creek Estates, as shown on
a plan of lots recorded in the
Office of the Recorder of Deeds
in and for the County of pike, in
Plot Book volume 13, Page 40.
TAX PARCEL # 192.03-03-04
PROPERTY ADDRESS: 104
Cherry Ridge Road, Bushkill,
PA, 18324

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Debra Arbetello
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$97,098.57,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES

UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Debra
Arbetello DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$97,098.57 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
11/15/13 · 11/22/13 · **11/29/13**

SHERIFF SALE
December 11, 2013
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
485-2012r SUR JUDGEMENT
NO. 485-2012 AT THE
SUIT OF HSBC Bank, USA,

National Association as trustee for Nomura asset acceptance corporation, Mortgage Pass-Through Certificates, Series 2007-2 vs Jose Miguel Costanzo aka Jose M. Costanzo and Olga Gak 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 December 11, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 485-2012 HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR NOMURA ASSET ACCEPTANCE CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-2

v. JOSE MIGUEL COSTANZO A/K/A JOSE M. COSTANZO OLGA GAK

owner(s) of property situate in the TOWNSHIP OF DINGMAN, PIKE County, Pennsylvania, being 107 FOXHILL COURT, MILFORD, PA 18337 Parcel No. 110.01-01-01- (Acreage or street address) Improvements thereon:

RESIDENTIAL DWELLING Judgment Amount: \$187,141.70 Attorneys for Plaintiff Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jose Miguel Costanzo aka Jose M. Costanzo and Olga Gak DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$187,141.70, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

M. Costanzo and Olga Gak
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$187, 141.70 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan
1617 JFK Blvd, Ste. 1400
1 Penn Ctr Plaza
Philadelphia, PA 19103
11/15/13 · 11/22/13 · **11/29/13**

**SHERIFF SALE
December 11, 2013**

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
531-2013r SUR JUDGEMENT
NO. 531-2013 AT THE SUIT
OF JPMorgan Chase Bank, NA
vs Robert F. Pearson and Patricia
M. Pearson 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
December 11, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. 531-2013
JPMORGAN CHASE BANK,

N.A.
v.
ROBERT F. PEARSON
PATRICIA M. PEARSON
owner(s) of property situate
in the TOWNSHIP OF
BLOOMING GROVE, PIKE
County, Pennsylvania, being
133 POMMEL DRIVE,
HAWLEY, PA 18428
Parcel No. 120.03-03-47
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$187,812.90
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 Robert F. Pearson
and Patricia M. Pearson
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$187,812.90,
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 Robert F. Pearson and Patricia M. Pearson DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$187,812.90 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
11/15/13 · 11/22/13 · **11/29/13**

SHERIFF SALE
December 11, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 548-2013r SUR JUDGEMENT NO. 548-2013 AT THE SUIT OF US Bank National Association, as Trustee, on behalf of the holders of the Home Equity Asset Trust 2006-1 Home Equity Pass-Through Certificates, Series 2006-1 vs Julia Hartenfels and John E. Hartenfels 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 December 11, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

Lot 1B, William Fowler Subdivision, Old Mill Estates, dated June 26, 1990, and recorded October 18, 1990, in the Office of Recorder of Deeds in and for Pike County Pennsylvania, in Plot Book 28 Page133.

TOGETHER with, and in common with those having similar rights, the right on ingress, egress and regress over, across and upon Fowler Lane as the same is set forth on the aforesaid map recorded in the Office of the Recorder of Deeds in and for Pike County in Plat Book Volume 26 at Page 120. BEING the same premises which Claudio SanFrancesco and Stephanie SanFrancesco, by Deed dated October 21, 2005, and recorded on November 3, 2005, in Pike County Record

Book 2142, at Page 464,
Instrument No. 200500021183
granted and conveyed to John E.
Hartenfels and Julia Hartenfels.

BEING Known as 105 Fowler
Lane, Shohola, PA 18458
Map No. 094.00-01-35.002
Control No. 03-0-107200

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Julia Hartenfels
and John E. Hartenfels,
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$290,759.19,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS
THE PROPERTY OF
Julia Hartenfels and John E.
Hartenfels DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$290,759.19 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Barbara A. Fein
721 Dresher Road, Ste. 1050
Horsham, PA 19044
11/15/13 · 11/22/13 · **11/29/13**

**SHERIFF SALE
December 11, 2013**

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
557-2013r SUR JUDGEMENT
NO. 557-2013 AT THE SUIT
OF Real Estate Mortgage
Network, Inc. vs Maureen
McCullough 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
December 11, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION
THE LAND REFERRED
TO HEREIN BELOW
IS SITUATED IN THE
COUNTY OF PIKE, STATE
OF PENNSYLVANIA,
AND IS DESCRIBED AS
FOLLOWS:

ALL THOSE CERTAIN
LOTS OR PARCELS
OF LAND SITUATE
IN THE TOWNSHIP
OF DELAWARE,
COUNTY OF PIKE AND
COMMONWEALTH OF
PENNSYLVANIA, BEING
LOT 11 ABC AND LOT
12 ABC, BLOCK B-90,
SECTION 12, AS SHOWN
ON MAP ENTITLED PLAN
OF LOTS BIRCHWOOD
LAKES, SECTION 12 ON
FILE IN THE RECORDER
OF DEEDS OFFICE AT
MILFORD, PIKE COUNTY,
PENNSYLVANIA, IN PLAT
BOOK 5, PAGE 125.

LOT 11A, BLOCK
B-90, SECTION 12,
BIRCHWOOD LAKES IS
MORE PARTICULARLY
BOUNDED AND
DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON
PIN SITUATED IN THE
EASTERN RIGHT OF
WAY OF ARROWOOD
DRIVE, SAID POINT BEING
THE NORTHERN MOST
CORNER OF LOT 11A,
BLOCK B-90, SECTION 12,
OF BIRCHWOOD LAKES,
DELAWARE TOWNSHIP,

PIKE COUNTY,
PENNSYLVANIA, SAID
POINT BEING COMMON
WITH THE WESTERN
MOST CORNER OF LOT
9A, BOUNDED AND
DESCRIBED AS FOLLOWS
TO WIT:

THENCE, LEAVING SAID
ROAD SOUTH 60 DEGREES
00 MINUTES 00 SECONDS
EAST 130.14 FEET TO
AN IRON PIN; THENCE
SOUTH 32 DEGREES 39
MINUTES 00 SECONDS
WEST 157.78 FEET TO
AN IRON PIN; THENCE
NORTH 57 DEGREES 21
MINUTES 00 SECONDS
WEST 130.00 FEET TO AN
IRON PIN SITUATE IN THE
EASTERN RIGHT OF WAY
OF ARROWOOD DRIVE;
THENCE FOLLOWING
SAID ROAD, NORTH 32
DEGREES 39 MINUTES
00 SECONDS EAST 151.76
FEET TO THE POINT AND
PLACE OF BEGINNING.
CONTAINING 0.462 ACRE
OF LAND, MORE OR LESS

BOTH OF THE ABOVE
DESCRIBED LOTS HAVE
BEEN COMBINED INTO
ONE LOT BY VIRTUE OF
A PLAT MAP RECORDED
IN THE PIKE COUNTY
RECORDER OF DEEDS
OFFICE IN PLAT BOOK 44
AT PAGE 154 AND SAID
PROPERTIES ARE NOW
KNOW AS LOT 11A, BLOCK
B-90, SECTION 12, BIRCH
WOOD LAKES. LOT 11,

BLOCK B-90, SECTION 12 AND LOT 12, BLOCK B-90, SECTION 12 ARE HEREBY IRREVOCABLY JOINED TOGETHER AS ONE LOT OR BUILDING SITE. THESE LOTS MAY NOT BE SOLD SEPARATELY OR FURTHER SUBDIVIDED WITHOUT THE PRIOR APPROVAL OF DELAWARE TOWNSHIP AND BIRCHWOOD LAKES COMMUNITY ASSOCIATION. THE LOT JOINDER DESCRIBED HEREIN SHALL CONSTITUTE A COVENANT RUNNING WITH THE LAND

Being known as: 144
ARROWWOOD DRIVE,
DINGMANS FERRY,
PENNSYLVANIA 18328.

Title to said premises is vested in Maureen McCullough by deed from Giovanni B. Marceca dated October 29, 2009 and recorded November 13, 2009 in Deed Book 2324, Page 82.

TAX LD. #: 02-0-032620

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

EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$196,798.84, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Maureen McCullough DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$196,798.84 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street
Philadelphia, PA 19109
11/15/13 · 11/22/13 · **11/29/13**

SHERIFF SALE
December 11, 2013
BY VIRTUE OF WRIT

OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO570-2013r
SUR JUDGEMENT NO.
570-2013 AT THE SUIT OF
Quicken Loans, Inc vs The
Unknown Heirs, Administrators,
Executors or Devises of the
Estate of Gary M. Rocco,
deceased DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
December 11, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN lot,
parcel or piece of ground situate
in the Township of Dingman,
County of Pike, and State of
Pennsylvania, being Lot No.
1750, Section K as shown on
map entitled subdivision of
Section K, Pocono Mountain
Woodland Lakes Corp. on file in
the Recorder's Office at Milford,
PA, in Plat Book No. 12, page
34.

TOGETHER with the right
to the grantee to use the private
roadways as shown on said
recorded map, together with
such other right of way over
lands of the grantor (in the
chain of title) as the grantor may

designate from time to time,
for purpose of ingress, egress
and regress in common with
the grantor, its successors and
assigns and other persons to and
from public highways, excepting
and reserving, however, to the
grantor, an easement for the
grantor to construct, repair,
replace, operate and maintain,
gas, sewer, and other utility lines.
The grantor does not hereby
dedicate said private roads to
public use and does hereby
reserve the right for itself its
successors and assigns, to change
the location of said rights of
way over lands of the grantor,
its successors and assigns, at any
time and from time to time to
such other location or locations
as the grantor, or its successors
or assigns may determine in its
sole discretion provided same
does not deprive grantee of road
frontage and of ingress and
egress to and from said lot to a
public road or highway.

SUBJECT to the Restrictive
Covenants set forth in the
aforementioned deed recorded in
Pike County Deed Book Volume
489 at page 50.

BEING the same premises
which Frank Tome and Ruby
Tome, his wife, by Deed dated
March 30, 1999 and recorded
March 31, 1999 in the Office of
the Recorder of Deeds in and for
Pike County in Deed Book 1728
Page 278, granted and conveyed
unto Gary M. Rocco, in fee.

THE SALE IS MADE BY

VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO The Unknown Heirs, Administrators, Executors or Devises of the Estate of Gary M. Rocco, deceased DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$151,825.53, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON 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 The Unknown Heirs, Administrators, Executors or Devises of the Estate of Gary M. Rocco, deceased DEFENDANTS, OWNERS REPUTED OWNERS TO

COLLECT \$151,825.53 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stern & Eisenberg LLP
261 Old York Rd
410 the Pavilion
Jenkintown, PA 19046
11/15/13 · 11/22/13 · **11/29/13**

SHERIFF SALE

December 11, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 591-2012r SUR JUDGEMENT NO. 591-2012 AT THE SUIT OF Bank of America, NA successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP vs Vernon C. Webb and Janet Webb 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 December 11, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION
DOCKET NO: 591-2012-CV
ALL THAT CERTAIN lot

or piece of ground situate in
Lehman Township, County of
Pike, and Commonwealth of
Pennsylvania

TAX PARCEL NO:

06-0-038521

PROPERTY ADDRESS 79

Pine Ridge Bushkill, PA 18324

IMPROVEMENTS: a

Residential Dwelling

SOLD AS THE PROPERTY

OF: Vernon C. Webb Janet

Webb

ATTORNEY'S NAME: Patrick

J. Wesner, 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
Vernon C. Webb and Janet
Webb DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$306,615.82,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Vernon
C. Webb and Janet Webb
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$306,615.82 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Assoc.
220 Lake Drive East, St.e 301
Cherry Hill, NJ 08002
11/15/13 · 11/22/13 · **11/29/13**

SHERIFF SALE
December 11, 2013
BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 604-2013r
SUR JUDGEMENT NO.
604-2013 AT THE SUIT OF
US Bank National Association,
as Trustee for JP Morgan
Mortgage Acquisition Corp.
2005-WMC1, Asset Backed
Pass-Through Certificates.
Series 2005-WMC1 vs Lakeya
C. Smith DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC

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

ALL THAT CERTAIN lot or
lots, parcel or piece of ground
situate in Lehman Township,
Pike County, Pennsylvania,
being lot or lots No. 2402,
Section No. 31 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 21, Page 35.

TAX PARCEL # 196.02-02-23
Control No. 06-0-070879
BEING KNOWN AS: 2402
Southport Drive, Bushkill, PA,
18324

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Lakeya C. Smith
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$132,183.59,

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Lakeya
C. Smith DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$132,183.59 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
11/15/13 · 11/22/13 · **11/29/13**

SHERIFF SALE
December 11, 2013
BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON

PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 626-2013r
SUR JUDGEMENT NO.
626-2013 AT THE SUIT OF
US Bank National Association,
as Trustee for Structured
Asset Securities Corporation
Mortgage Pass-Through
Certificates. Series 2007-BC4
vs Audra Beers and Brian
L. Beers 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
December 11, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

U.S. BANK NATIONAL
ASSOCIATION, as Trustee
for Structured Asset Securities
Corporation Mortgage
Pass-Through Pike County
Certificates, Series 2007-BC4
Plaintiff
v.
AUDRA BEERS

BRIAN L. BEERS
Defendant(s)

COURT OF COMMON
PLEAS
CIVIL DIVISION
Pike County
MORTGAGE
FORECLOSURE
NO. 626-2013- Civil

SHORT DESCRIPTION FOR
ADVERTISING
ALL THAT CERTAIN
LOT OF LAND SITUATE
IN TOWNSHIP OF
GREENE, PIKE COUNTY,
PENNSYLVANIA:
BEING KNOWN AS RR
3 Box 177 Ledgesdale Road
a/k/a 177 Ledgesdale Road,
Greentown, PA 18426
PARCEL NUMBER:
085.00-01-10
IMPROVEMENTS:
Residential Property
UDREN LAW OFFICES, P.C.
Nicole LaBletta, Esquire
PA ID 202194

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Audra Beers and Brian L. Beers
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$248,786.44,
PLUS COSTS & INTEREST.
THE SALE MADE

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Audra
Beers and Brain L. Beers
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$248,786.44 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
11/15/13 · 11/22/13 · 11/29/13

SHERIFF SALE
December 11, 2013
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE

COUNTY, CIVIL DIVISION,
TO EXECUTION NO
627-2013r SUR JUDGEMENT
NO. 627-2013 AT THE
SUIT OF Bank of America.
NA as Successor by merger to
BAC Home Loans Servicing.
LP f/k/a Countrywide Home
Loans Servicing, LPA vs Beth
B. Clarke and Matthew C.
Clarke 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
December 11, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. 627-2013
BANK OF AMERICA,
N.A., AS SUCCESSOR BY
MERGER TO BAC HOME
LOANS SERVICING, LP
FIKIA COUNTRYWIDE
HOME LOANS SERVICING,
LP
v.
BETH B. CLARKE
MATTHEW C. CLARKE
owner(s) of property situate
in LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being
6512 CHURCHILL DRIVE
A/K/A 1751 CHURCHILL
DRIVE A/K/A 56 SAW
CREEK ESTATE,
BUSHKILL, PA 18324

Parcel No. 196.02-06-74 -
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$291,083.96
Attorneys for Plaintiff
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Beth B. Clarke and
Matthew C. Clarke
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$291,083.96,
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 Beth B.
Clarke and Matthew C. Clarke
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$291,083.96 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan
1617 JFK Blvd, Ste. 1400
1 Penn Ctr Plaza
Philadelphia, PA 19103
11/15/13 · 11/22/13 · **11/29/13**

SHERIFF SALE
December 11, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
661-2013r SUR JUDGEMENT
NO. 661-2013 AT THE SUIT
OF LEX Special Assets, LLC
vs Adrian Ruiz and Lorraine
Ruiz 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
December 11, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
DOCKET NO: 661-2013

ALL THAT CERTAIN lot
or piece of ground situate in
Lehman Township, County of
Pike, and Commonwealth of
Pennsylvania
TAX PARCEL NO:
187.02-01-77
PROPERTY ADDRESS Lot
105 Phase 3 Glen At Tamiment
Lehman Twp., Tamiment, PA
18371
IMPROVEMENTS: a
Residential Dwelling
SOLD AS THE PROPERTY
OF: Adrian Ruiz, Lorraine Ruiz
ATTORNEY'S NAME: Patrick
J. Wesner, 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
Adrian Ruiz and Lorraine Ruiz
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$277,776.99,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.
NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF

ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Adrian
Ruiz and Lorraine Ruiz
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$277,776.99 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Assoc.
220 Lake Drive East, St.e 301
Cherry Hill, NJ 08002
11/15/13 · 11/22/13 · **11/29/13**

SHERIFF SALE
December 11, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
699-2012r SUR JUDGEMENT
NO. 699-2012 AT THE
SUIT OF Federal National
Mortgage Association vs Steven
Rattiner 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
December 11, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION
ALL THAT CERTAIN lot, or
parcel of ground situate, lying
and being in the Township of
Dingman, County of Pike and
State of Pennsylvania, more
particularly described as follows:

BEING Lot 546, Section
B, as shown on map entitled
subdivision of Section B, Pocono
Mountain Woodland Lakes
Corp., on file in the Recorder's
Office at Milford, Pennsylvania,
in Plat Book 10, Page 190.

BEING THE SAME
PREMISES which Deborah H.
Bale, by Indenture bearing date
the 23rd day of November, 2001
and being recorded at Milford,
Pennsylvania in the Office of
the Recording of Deeds, in and
for the County of Pike, on the
3rd day of December, 2001 in
Record Book Volume 1907, page
215, granted and conveyed unto
Joseph Descafano and Karen
Dolan, in fee.

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

Being known as: 128
BLACKBERRY
DRIVE, MILFORD,

PENNSYLVANIA 18337.
Title to said premises is vested
in Steven Rattiner by deed
from Joseph Descafano, Single
and Karen Dolan, Single
dated November 17, 2003 and
recorded November 17, 2003 in
Deed Book 2018, Page 20065.

TAX LD. #: 03-0-019540

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Steven Rattiner
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$411,920.50,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Steven
Rattiner DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$411,920.50 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street
Philadelphia, PA 19109
11/15/13 · 11/22/13 · 11/29/13

SHERIFF SALE
December 11, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
700-2012r SUR JUDGEMENT
NO. 700-2012 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 2005-17 c/o Bank of
America, NA vs Latronne
O. Abraham aka Latronne
Abraham 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
December 11, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN
lot or parcel of land situated
in Lehman Township, Pike
County, Pennsylvania, being
Lot 349, Phase II, Section IIA,
the Falls at Saw Creek, recorded
in the Recorder's Office in and
for Pike County, at Milford,
Pennsylvania, in Plot Book
Volume 23, Page 70.

BEING the same premises
which Townhouse Properties,
Inc., d/b/a The Falls, by its
deed dated June 20, 1985 and
recorded in the Office of the
Recording of Deeds in and for
the County of Pike, at Milford,
Pennsylvania, in Deed Book 985,
page 60, granted and conveyed
unto John H. Oakes, Jr., and
Linda L. Oakes, husband and
wife, in fee.

UNDER AND SUBJECT
to covenants, conditions and
restrictions of record.

Control No. 06-0-100323

BEING known as: 349
CREWE COURT,
BUSHKILL,
PENNSYLVANIA 18324.

Title to said premises is vested in
Latronne Abraham by deed from
John H. Oakes, Jr. and Linda L.

Oakes dated October 26, 2005 and recorded November 14, 2005 in Deed Book 2143, Page 2541.

TAX I.D. #: 06-0-100323

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Latronne O. Abraham aka Latronne Abraham DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$92,084.62, 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 Latronne O. Abraham aka Latronne Abraham DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$92,084.62 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street
Philadelphia, PA 19109
11/15/13 · 11/22/13 · **11/29/13**

SHERIFF SALE

December 11, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 706-2013r SUR JUDGEMENT NO. 706-2013 AT THE SUIT OF Wells Fargo Bank, NA vs Marcin Bolek and Bozena Bolek 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 December 11, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 706-2013 WELLS FARGO BANK, N.A.

v.
MARCIN BOLEK
BOZENA BOLEK
owner(s) of property situate
in LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being
21 MESSERLE COURT.
A/K/A 112 MESSERLE
COURT, BUSHKILL, PA
18324
Parcel No. 193.04-03-20 -
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$152,195.49
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
Marcin Bolek and Bozena Bolek
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$152,195.49,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.
NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF

ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Marcin
Bolek and Bozena Bolek
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$152,195.49 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
11/15/13 · 11/22/13 · **11/29/13**

SHERIFF SALE
December 11, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
724-2013r SUR JUDGEMENT
NO. 724-2013 AT THE SUIT
OF JPMorgan Chase Bank,
National Association vs Mary
Shannan Broughan and Patrick
Broughan 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 December 11, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION

PARCEL I:

ALL THAT CERTAIN piece, parcel or plat of land situate, lying and being in the Borough of Matamoras, Pike County, and Commonwealth of Pennsylvania, known and designated as follows:

BEING ALL that certain lot of land in the Borough of Matamoras, in the County of Pike and Commonwealth of Pennsylvania; numbered and described as Lot Number Eight (8) fronting on Avenue K (formerly Washington Street) in said Borough of Matamoras, said lot being fifty (50) feet front on Avenue K and one hundred (100) feet in depth, according to a map of said Village of Matamoras, numbering and designating said lot as above numbered and described made by W.E. McCormick and F.C. Cunningham, the same exhibiting an addition to said Village. Together with the buildings erected thereon.

PARCEL II:

BEING ALL THAT

CERTAIN piece, parcel or lot of land situate, lying and being in the Borough of Matamoras, Pike County, Commonwealth of Pennsylvania, known and

designated as follows:

BEING the northerly one-half of lot numbered 10 fronting on Washington Street, now Avenue K, in said Borough. Being 25 feet wide in front and rear and 100 feet in depth, Lot No 10 is in accordance with a map of the Village of Matamoras, numbering and designating said lot as above numbered and described made by W.E. McCormick and F.C. Cunningham, the same exhibiting an addition to said Village. The northerly one-half of said lot being described above is herewith conveyed to the Grantee herein.

BEING THE SAME

PREMISES which Michael P. Harris, Single, and Virginia L. Harris, Single, by their Deed dated January 14, 2000 and recorded in the Office of the Recorder of Deeds in Record Book Volume 1868 at Page 1081, granted and conveyed to Virginia L. Harris, the Decedent herein who departed this life September 3, 2006.

Being known as: 506 AVENUE K, MATAMORAS, PENNSYLVANIA 18336.

Title to said premises is vested in Patrick Broughan and Mary Shannan Broughan by deed from Diane McNarma, Executrix of the Estate of Virginia L. Harris, Deceased dated August 28, 2006 and recorded September 5, 2006 in Deed Book 2193, Page 519.

TAX I.D. #: 07-0-007273

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Mary Shannan Broughan and Patrick Broughan DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$170,481.73, 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 Mary Shannan Broughan and Patrick Broughan DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$170,481.73 PLUS

COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street,
Ste. 1400
Philadelphia, PA 19109
11/15/13 · 11/22/13 · **11/29/13**

SHERIFF SALE

December 11, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 739-2013r SUR JUDGEMENT NO. 739-2013 AT THE SUIT OF US Bank NA, in its capacity as Trustee for the registered holders of MASTR Asset Backed Securities Trust 2005-NC2, Mortgage Pass-Through Certificates, Series 2005-NC2, by its Attorney-in-fact, Ocwen Loan Servicing LLC vs Peter D. Stenson and Laura 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 December 11, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

PARCEL 1:
ALL THAT CERTAIN piece, parcel, lot or tract of land situate, lying and being in the Township of Dingman, County of Pike and Commonwealth of Pennsylvania, more particularly described as Lot No. 25, Block No. 12, Section No. 2, Gold Key Estates, as shown on a plat or map of Gold Key Estates, Subdivision recorded in the office of the Recorder of Deeds of Pike County in Plat Book. 6, page 7.

PARCEL #122.04-04-80

PARCEL 2:
ALL THAT CERTAIN piece, parcel, lot or tract of land situate, lying and being in the Township of Dingman, County of Pike and Commonwealth of Pennsylvania, more particularly described as Lot No. 24, Block No. 12, Section No. 2, Gold Key Estates, as shown on a plat or map of Gold Key Estates or Subdivision recorded in the office of the Recorder of Deeds of Pike County in Plat Book 6, page 7.

PARCEL #122.04-04-79

BEING the same premises which James 1. Smith and Meryl A. Smith, husband and wife, by Deed dated August 3, 2005 and recorded August 23, 2005 in the Office of the Recorder of Deeds in and for Pike County in Deed Book 2128 Page 250, granted and conveyed unto Peter D. Stenson and Laura A. Stenson, husband and wife.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Peter D. Stenson and Laura A. Stenson DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$165,599.77, 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 Peter D. Stenson and Laura A. Stenson DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$165,599.77 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stem & Eisenberg
1581 Main Street, Ste 200
Warrington, PA 18976
11/15/13 · 11/22/13 · 11/29/13

SHERIFF SALE

December 11, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
745-2013r SUR JUDGEMENT
NO. 745-2013 AT THE SUIT
OF Nationstar Mortgage,
LLC vs Irene Fenstermacher
and Mark Fenstermacher
DEFENDANTS, I WILL
EXPOSE TO SALE
OF PUBLIC VENDUE
OR OUTCRY IN
THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
December 11, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION

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

BEING Lot No. 834, Section

No. D, Sheet No. 1, as shown
on a map entitled subdivision of
Section D, Pocono Mountain
Woodland Lakes Corp, on file
in the Office of the Recorder of
Deeds at Milford, Pennsylvania
in Plat Book 10, page 218.

a/k/a 116 Husson Road,
Milford, Pennsylvania 18337

BEING THE SAME premises
which Pocono Woodland Lakes
Property Owners Association, by
that certain deed dated April 5,
2005 and recorded in the Office
of the Recorder of Deeds in and
for the County of Pike, State of
Pennsylvania in Record Book
2102, page 1597 granted and
conveyed unto James Sorenson
and Kristine Sorenson, his wife.

Being known as: 116 HUSSON
ROAD, MILFORD,
PENNSYLVANIA 18337.

Title to said premises is vested in
Irene Fenstermacher and Mark
Fenstermacher by deed from
James Sorenson and Kristine
Sorenson, Husband and Wife
dated March 14, 2008 and
recorded March 14, 2008 in
Deed Book 2269, Page 2155.
TAX I.D. #: 111.03-01-11

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Irene Fenstermacher
and Mark Fenstermacher
DEFENDANTS, OWNER,

OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$316,199.04, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Irene Fenstermacher and Mark Fenstermacher DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$316,199.04 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street
Philadelphia, PA 19109
11/15/13 · 11/22/13 · **11/29/13**

**SHERIFF SALE
December 11, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 810-2013r SUR JUDGEMENT NO. 810-2013 AT THE SUIT OF Household Finance Consumer Discount Company vs David Prell 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 December 11, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

By virtue of a Writ of Execution issued out of the Court of Common Pleas of the 43rd Judicial District, Commonwealth of Pennsylvania, Pike County Branch, Civil Division, to Execution No. 2013-00810, at the suit of Household Finance Consumer Discount Company, Plaintiff vs. Davil Prell, Defendants, I will expose to sale by public venue or outcry in the Pike County Administration Bldg., 506 Broad St. in Milford, Pike County, PA on ___ at 11:00 A.M. prevailing time in the forenoon of said date,

ALL THAT CERTAIN lot

or piece of ground situate in Greene Township, County of Pike, Commonwealth of Pennsylvania, marked and designated as Lot No. 1710, Section B, as shown on "Plotting of Section B, Sky View Lake, Pocono Sky Enterprises, Inc., Greene Township, Pike County, Pennsylvania" by Leo A. Achterman, Jr., P.E., dated December 6, 1968 and recorded at the Courthouse, Milford, Pike County, Pennsylvania in Plot Book No.7, page 109.

Under and Subject to the following covenants and restrictions:

1. All lots and parcels of land in the subdivision shall be reserved and used for single family residential purposes exclusively, excepting those specifically designated by the Seller as business or commercial property.
2. No building shall be located on any lot nearer than 30 feet to the front lot line, or nearer than 15 feet to an interior lot line.
3. Easements for installation and maintenance of utilities and drainage facilities are reserved over the front 10 feet of each lot and side and rear 10 feet of each lot.
4. No structures of a temporary character, trailer, basement, tent, shack, garage, bam or other out-building shall be used on any lot at any time, as a residence.
5. No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except that a dog, cat or other

house-hold pet may be kept provided that they are not kept, bred, or maintained for any commercial purposes.

6. No lot shall be used or maintained as a dumping ground for rubbish, trash or garbage. Other waste shall be kept in sanitary containers, No unlicensed or junk vehicles shall be maintained, placed or permitted on a lot or any part thereof.

7. No individual water supply system or individual sewage disposal system shall be permitted on any lot or building site unless such system is located, designated and constructed in accordance with the requirements, standards and recommendations of the State and/or local public health authorities.

8. Licenses shall be issued by the Seller for the privilege of using the lake, stream and such other recreational facilities as the Seller may provide, on an annual basis for a fee not to exceed \$30.00 per year. Said licenses shall be subject to any rules and regulations set forth by the Seller. Seller shall have the right to change the aforementioned rules and regulations to protect the best interest of all concerned.

9. The portion of the lands of the Seller laid down on the map as streets are not dedicated to the public use and title thereto shall remain in the seller, subject to the right of the convoy with reservations, to any land owners association which may be formed. Subject to the right

of the purchaser and those claiming under them to sue the same for ingress and egress to and from the public roads and if conveyed to an association or dedicated for public use, shall be made subject to the right of the Seller to maintain or grant the right to maintain water mains, sewer pipes, street drains, gas mains, fixtures for street lighting, telephone and electric poles within the lines of such roadway.

10. The restrictions as herein provided shall apply only to the premises hereby conveyed and may be changed by the Seller when desired by it or its successors, said restrictions being imposed for the benefit of the remaining lands of the Seller and lands which may be hereafter acquired.

11. Invalidity of anyone of these covenants by judgment or court order shall in no way affect any of the other provisions herein, and said provisions shall remain in full force and effect.

12. No excavation shall be made on the premises except for the purpose of building thereon and only at the time when building operations are to commence. No earth or sand shall be removed from the premises except as part of such excavation without the written consent of the seller.

13. No building or structure shall be erected upon the premises hereby conveyed without first obtaining the approval, in writing, shall approve or disapprove the said location, elevation, plan and design within 15 days after the same have been

submitted.

14. Seller grants to the Purchaser a minimum grace period of 60 days after the due date of any payment before the Purchaser may be declared in default and at least 14 days before the expiration of such grace period the Seller shall notify the Purchaser in writing by certified or registered mail of the amount then due under the contract and the exact expiration date of said grace period and the Purchaser shall not be deemed in default in the payment of any installment due under the contract unless and until such notice shall be given.

15. That this agreement shall bind the Seller, its successors, and assigns, and shall bind the Purchasers, their heirs, executors, administrators and assigns.

BEING Tax ID # 04-0-012908,
Tax Map # 129.01-01-28

BEING the same premises which Frederick G. Anderson and Lorraine M. Anderson by Deed dated October 28, 2003 and recorded January 9, 2004 in the Office of the Recorder of Deeds in and for Pike County in Deed Book 2027 Page 705, as Instrument Number 200400000531, granted and conveyed unto David Prell, in fee.

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

David Prell DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$162,651.27,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF David Prell
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$162,651.27 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stem & Eisenberg
261 Old York Road, Ste. 410
The Pavilion
Jenkintown, PA 19046

11/15/13 · 11/22/13 · **11/29/13**

SHERIFF SALE
December 11, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 953-2013r SUR
JUDGEMENT NO. 953-2013
AT THE SUIT OF Nationstar
Mortgage, LLC vs Jane L.
Zolynas 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
December 11, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

EXHIBIT A
191.03-04-71

The land referred to in this
Commitment is described as
follows;

All that certain lot or piece of
ground situate in the Township
of Lehman, County of Pike, and
Commonwealth of Pennsylvania,
being lot 3241, Section 34 as
is more particularly shown on
the plan of lands of the Grantor
designated as Section 34. Saw
Creek Estates Townhouse
Development known as The
Mill Pond Townhouses at Saw
Creek recorded in the Recorders

Office in and for Pike County at Milford, Pennsylvania in Plot Book Volume 26, Page 167.

Under and subject to the terms, casements and conditions contained in the Deed of Conveyance for Mill Pond Townhouses, Saw Creek Estates dated January 24, 1986 and recorded in the said Office for the Recording of Deeds, Pike County, Pennsylvania, at Record Book No. 0032, Page 201; and further under and subject to the terms and conditions set forth on the Plot Plan of Saw Creek Estates Townhouse Development known as The Mill Pond Townhouses at Saw Creek recorded in said Office at Volume 26, Page 167.

Being more fully bounded and described in the Recorder of Deeds Office of Pike County, Pennsylvania, in Deed Book Volume 2107, page 1138 dated April 25, 2005 and recorded May 4, 2005.

TAX PARCEL #191.03-04-11
BEING KNOWN AS: 3368
Windermere Drive, Bushkill, PA
18324

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jane L. Zolynas DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID

REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$109,720.77, 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 Jane L. Zolynas DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$109,720.77 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
11/15/13 · 11/22/13 · 11/29/13

SHERIFF SALE
December 11, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 963-2013r SUR JUDGEMENT NO. 963-2013 AT THE SUIT OF JP Morgan Chase Bank, National Association vs Alexandre Falcao aka Alexandre P. Falcao 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 December 11, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, parcel or piece of ground situate in Lehman Township, Pike County, Pennsylvania, being Lot No.9, Section No. 25, as is more particularly set forth on 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, in Plot Book Volume 12, page 129.

Parcel No. 06-0-043005 BEING the same premises which Helena Fallin and Howard Fallin, her husband, by Deed date 9/28/05 and recorded in the Pike County Recorder of Deeds Office on 9/29/05 in

Deed Book 2135, page 458, granted and conveyed unto Alexandre Falcao, a married man.

UNDER AND SUBJECT to all the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservation, terms and provisions as more particularly set forth in Record Book Volume 534, page 235 and Record Book Volume 523, page 246.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Alexandre Falcao aka Alexandre P. Falcao DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$138,999.47, 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 Alexandre Falcao aka Alexandre P. Falcao DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$138,999.47 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
11/15/13 · 11/22/13 · **11/29/13**

SHERIFF SALE

December 11, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 974-2013r SUR JUDGEMENT NO. 974-2013 AT THE SUIT OF Ocwen Loan Servicing, LLC vs Phillip J. Decker and Veronica G. Muentes 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

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

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

PARCEL I:

BEGINNING at an iron bar along the common boundary of Grantor and land of John Hanrahan and running thence along the lands of Hanrahan North 45 degrees 00 East 120 feet to Iron bar which is center line of culvert on the West side of Highway leading from Mill Right to Matamoras known as Route 963, said bar is located 16.5 feet from existing center line of Route 963, thence following course of highway South 66 degrees and 45 minutes East 120 feet to iron bar in ground, thence Southwesterly 170 feet to an iron bar in ground, then in a northwesterly direction 120 feet to place of **BEGINNING**.

PARCEL II:

BEGINNING at north east corner of lands of Astrid Olsen Lyons 16.5 feet from centerline of Highway leading from Mill Right to Matamoras known as 963, thence following course of Highway Southeasterly 20 feet to iron bar thence southwesterly 178 feet to iron bar, then North

westerly 20 feet to corner of lands of Astrid Olsen Lyons, thence along lands of Astrid Olsen Lyons in a North easterly direction 170 feet to place of BEGINNING.

PARCEL III:

BEGINNING at a point on the West side of Township Route 549 being the common boundary of the lands now of Pearl E. Metz and the lands of the Grantees herein and running thence along lands of Metz South 45 degrees 0 minutes 0 seconds, West 1138.37" to a point, thence North 45 degrees 45 minutes 0 seconds West 56.83 feet to a point marked by a found 21 inch marked red oak thence North 16 degrees 15 minutes 0 seconds East 232.14 feet to a point, thence North 45 degrees 0 minutes 0 seconds East 746.81 feet to a point, thence South 42 degrees 44 minutes 30 seconds East 140 feet to a point, thence North 41 degrees 46 minutes 55 seconds East 178' to a point, thence South 68 degrees 15 minutes 0 seconds East 41.99' to the place of BEGINNING.

The within description is in conformity with a survey map of a minor subdivision of the lands of Pearl E. Metz made by Gary J. Williams, February 16, 1979 and recorded in Pike County, Plat Book 17, Page 103, dated June 20, 1979.

TAX PARCEL #

13-0-002624/13-0-064428
066.00-01-18/066.00-01-19
BEING KNOWN AS: 1254

Delaware Drive, Matamoras,
PA, 18336

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Phillip J. Decker and Veronica G. Muentes DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$203,611.25, 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 Phillip J. Decker and Veronica G. Muentes DEFENDANTS, OWNERS REPUTED

OWNERS TO COLLECT
\$203,611.25 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
11/15/13 · 11/22/13 · **11/29/13**

SHERIFF SALE
December 11, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
980-2013r SUR JUDGEMENT
NO.980-2013 AT THE SUIT
OF Midfirst Bank vs Claretta
Hopkins and Raymond L.
Hopkins 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
December 11, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT LEGAL FOR
ADVERTISING:
ALL THAT CERTAIN parcel
of land situate in the Township
of Dingman, Pike County,
Pennsylvania, being Tract No.
215, Section No. II, Conashaugh

Lakes, Pike County Plat Book
7, Page 33 and having thereon
erected a dwelling known as
162 Seneca Drive, Milford, PA
18337.

MAP # 121-02-04-75
CONTROL # 03-0-017007
Reference Pike County Record
Book 1793, Page 946.

TO BE SOLD AS THE
PROPERTY OF CLARETTA
HOPKINS AND RAYMOND
L. HOPKINS UNDER PIKE
COUNTY JUDGMENT NO.
980-2013

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Claretta Hopkins and
Raymond L. Hopkins
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$83,969.96,
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 Claretta Hopkins and Raymond L. Hopkins DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$83,969.96 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Purcell, Krug & Haller
1719 N. Front Street
Harrisburg, PA 17102
11/15/13 · 11/22/13 · **11/29/13**

**SHERIFF SALE
December 11, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1139-2012r SUR JUDGEMENT NO. 1139-2012 AT THE SUIT OF Citizens Savings Bank vs Frank Acguavella and Regina Acguavella 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 December 11, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

EXHIBIT "A"
ALL THAT CERTAIN lot or parcel of land situate in Lackawaxen Township, Pike County, Pennsylvania, being Lots 84 and 85, Section 8, as shown on a map or plan of Fawn Lake Forest on file in the Pike County Recorder of Deeds Office, Milford, Pennsylvania, in Plat Book Volume 8 and 26, pages 107-108 and 129a.

BEING the same premises conveyed by the Pike County Tax Claim Bureau to Frank and Regina Acquavella by Deed dated November 17, 2003, and recorded in Deed Book 2019, page 1867, and recorded on November 24, 2003.

CONTROL NUMBER:
061399
MAP NUMBER: 009.04-01-68

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

JUDGMENT ON THE AMOUNT OF \$168,305.41, 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 Frank Acquavella and Regina Acquavella DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$168,305.41 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Kreder Brooks Hailstone LLP
220 Penn Avenue, Ste 200
Scranton, PA 18503
11/15/13 · 11/22/13 · **11/29/13**

SHERIFF SALE
December 11, 2013
BY VIRTUE OF WRIT

OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1169-2012r SUR JUDGEMENT NO. 1169 2012 AT THE SUIT OF GMAC Mortgage, LLC vs Jeffrey S. Peak 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 December 11, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION
DOCKET NO: 2012-01169
ALL THAT CERTAIN lot or piece of ground situate in Milford Township, County of Pike, and Commonwealth of Pennsylvania
TAX PARCEL NO:
113.02-01-02.004
PROPERTY ADDRESS 106 Bull Run South Milford, PA 18337
IMPROVEMENTS: a Residential Dwelling
SOLD AS THE PROPERTY OF: Jeffrey S. Peak
ATTORNEY'S NAME: Patrick J. Wesner, 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 Jeffrey S. Peak
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$271,914.48,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Jeffrey S. Peak
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$271,914.48 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Assoc.

220 Lake Drive East, Ste 301
Cherry Hill, NJ 08002
11/15/13 · 11/22/13 · **11/29/13**

**SHERIFF SALE
December 11, 2013**

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1260-2010r SUR
JUDGEMENT NO.1260-2010
AT THE SUIT OF Bank
of America. NA successor
by merger to BAC Home
Loans Servicing. LP vs Mark
R. Fitzpatrick and Corrine J.
Lehmkuhl 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
December 11, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. 1260-2010-CIVIL
BANK OF AMERICA, N.A.
SUCCESSOR BY MERGER
TO BAC HOME LOANS
SERVICING, LP

v.
MARK R. FITZPATRICK
CORRINE J. LEHMKUHL
owner(s) of property situate
in the TOWNSHIP OF
LEHMAN, PIKE County,

Pennsylvania, being
518 STARLING COURT,
F/K/A 158 STARLING
COURT, BUSHKILL, PA
18324

Parcel No. 182.04-06-23
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$171,347.08
Attorneys for Plaintiff
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Mark R. Fitzpatrick
and Corrine J. Lehmkuhl
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$171,347.08,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Mark R.
Fitzpatrick and Corrine J.
Lehmkuhl DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$171,347.08 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
11/15/13 · 11/22/13 · **11/29/13**

SHERIFF SALE
December 11, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1264-2012r SUR
JUDGEMENT NO. 1264-2012
AT THE SUIT OF Bank
of America, NA vs Gail M.
Wasylyk aka Gail Marie
Wasylyk 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

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

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1264-2012 CIVIL
BANK OF AMERICA, N.A.

v.

GAIL M. WASYLYK A/K/A
GAIL MARIE WASYLYK

owner(s) of property situate
in the TOWNSHIP OF
GREENE, PIKE County,
Pennsylvania, being
150 SAW MILL ROAD,
GREENTOWN, PA
18426-4404

Parcel No. 128.04-01-48
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$161,948.83
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 Gail M. Wasylyk
aka Gail Marie Wasylyk
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$161,948.83,
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 Gail M.
Wasylyk aka Gail Marie
Wasylyk DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$161,948.83 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
11/15/13 · 11/22/13 · **11/29/13**

SHERIFF SALE
December 11, 2013
BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON

PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1477-2012r
SUR JUDGEMENT NO.
1477-2012 AT THE SUIT
OF LNV Corporation vs
Jason Mele 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
December 11, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
DOCKET NO: 1477-2012
ALL THAT CERTAIN lot
or piece of ground situate in
Dingman Township, County
of Pike, and Commonwealth of
Pennsylvania
TAX PARCEL NO:
124.00-01-01
PROPERTY ADDRESS 170
Husson Road Milford, PA
18337
IMPROVEMENTS: a
Residential Dwelling
SOLD AS THE PROPERTY
OF: Jason Mele
ATTORNEY'S NAME: Patrick
J. Wesner, 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

Jason Mele DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$318,696.94,
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 Jason Mele
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$318,696.94 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Assoc.
220 Lake Drive East, St.e 301
Cherry Hill, NJ 08002
11/15/13 · 11/22/13 · 11/29/13

SHERIFF SALE

December 11, 2013

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1716-2012r
SUR JUDGEMENT NO.
1716-2012 AT THE SUIT OF
CM REO Trust vs Michelle
Reynolds and Timothy
Reynolds 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
December 11, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN
lot, parcel or piece of land
situate in the Township of
Dingman, County of Pike and
Commonwealth of Pennsylvania,
more particularly described
as Lot 6026, Section 17,
Conashaugh Lakes, as shown
on a plan of lots recorded in the
Office of the Recorder of Deeds
in and for Pike County, in Plat
Book 18, Page 122 and Volume
19 Page 1.

BEING the same premises
which Jaroslaw Truskowski and
Renata Truskowski, by Deed
dated March 19, 2007, and

recorded on March 21, 2007,
in Pike County Record Book
2223, at Page 1517 granted and
conveyed to Timothy Reynolds
and Michelle Reynolds, husband
and wife, and Sharon Wilkinson,
as joint tenants with right of
survivorship. The said Sharon
Wilkinson departed this life on
or about May 7, 2010, whereby
operation of law, title became
vested in Michelle Reynolds and
Timothy Reynolds, Husband
and Wife.

BEING Known as 140 Gwinnett
Road, Milford, PA 18337
Map No. 121.02-01-71
Control No. 03-0-067520

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Michelle Reynolds
and Timothy Reynolds
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$358,678.44,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT

A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Michelle Reynolds and Timothy Reynolds DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$358,678.44 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Barbara A. Fein
721 Dresher Road, Ste. 1050
Horsham, PA 19044
11/15/13 · 11/22/13 · **11/29/13**

SHERIFF SALE

December 11, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1827-2011r SUR JUDGEMENT NO. 01827-2011 AT THE SUIT OF Aurora Bank, FSB fka Lehman Brothers Bank, FSB vs Duron Holmes and Dina Sockwell 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 December 11, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 1827-2011
AURORA BANK, FSB F/K/A
LEHMAN BROTHERS
BANK, FSB

v.
DURON HOLMES DINA
SOCKWELL

owner(s) of property situate in the TOWNSHIP OF LEHMAN, PIKE County, Pennsylvania, being 1608/7 WELLS COURT, A/K/A 105 WELLS COURT, BUSHKILL, PA 18324 Parcel No. 196.02-05-68- (Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$200,132.73
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 Duron Holmes and Dina Sockwell DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL

PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$200,132.73, 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 Duron Holmes and Dina Sockwell DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$200,132.73 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
11/15/13 · 11/22/13 · 11/29/13

SHERIFF SALE

December 11, 2013
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1844-2012r SUR JUDGEMENT NO. 1844-2012 AT THE SUIT OF Bank of America, NA as Successor bu Merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP vs Rosmira Mesa, Gustavo Escobar & Alberto Delgado 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 December 11, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution No. 1844-2012
BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP
v.
ROSMIRA MESA GUSTAVO ESCOBAR ALBERTO DELGADO
owner(s) of property situate in the TOWNSHIP OF

LEHMAN, PIKE County,
Pennsylvania, being
LOT 1278 WINCHESTER
& ETON CRT. A/K/A 104
ETON COURT. BUSHKILL,
PA 18324
Parcel No. 192.02-03-54-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$317,790.84
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 Rosmira Mesa, Gustavo
Escobar & Alberto Delgado
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$317,790.84,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS
THE PROPERTY OF
Rosmira Mesa, Gustavo
Escobar & Alberto Delgado
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$317,790.84 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
11/15/13 · 11/22/13 · **11/29/13**

SHERIFF SALE
December 11, 2013
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1852-2012r SUR
JUDGEMENT NO. 1852-2012
AT THE SUIT OF JPMorgan
Chase Bank, National
Association vs Eileen Baliatico,
Christopher Baliatico and
Marilyn M. Garcia aka Marilyn
Garcia 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 December 11, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION

PARCEL NO. 1:

BEGINNING at a point on the northwesterly line of Whippoorwill Drive, a common corner of Lot No. 104 and Lot No. 105 as shown on a plan titled "Subdivision of Lands of Benjamin Foster, Lehman Township, Pike County, Section one" prepared by Edward C. Hess Associates, October 17, 1969 and recorded in plat book Vol. 7, Page 155, October 17, 1969, on file in the Office of the Recorder of Deeds, Milford Pennsylvania, thence by Lot No. 105 North 67 degrees 37 minutes 45 seconds West 180.15 feet to a point; thence by Lot No. 103 North 53 degrees 19 minutes 41 seconds East 160.00 feet to a point on the southwesterly line of Whippoorwill Drive; thence along the southwesterly line of Whippoorwill Drive along a curve to the right having a radius of 180.00 feet for an arc length of 178.18 feet (chord bearing and distance being South 8 degrees 18 minutes 47 seconds East 171.00 feet) to a point of tangency of a tangent curve; thence by the same south 20 degrees 02 minutes 45 seconds West 7.31 feet to the place of BEGINNING, CONTAINING 16,694 square

feet, more or less. BEING Lot No. 14 on the above mentioned plan.

PARCEL NO. 2:

BEGINNING at a point on the northwesterly line of Whippoorwill Drive, a common corner of Lot. No. 105 and Lot No. 106 as shown on plan titled "Subdivision of Lands of Benjamin Foster, Lehman Township, Pike County, Section one" prepared by Edward C. Hess Associates, October 17, 1969 and recorded in plat book Vol. 7, Page 155, October 17, 1969, on file in the Office of the Recorder of Deeds, Milford Pennsylvania, thence by Lot No. 106 North 67 degrees 37 minutes 46 seconds West 203.53 feet to a point; thence by Lot No. 101 North 22 degrees 22 minutes 14 seconds East 83.26 feet to a point; thence by Lot by Lot No. 102 and by Lot no. 104 South 67 degrees 37 minutes 46 seconds East 200.15 feet to a point on the northwesterly line of Whippoorwill Drive; thence along the northwesterly line of Whippoorwill Drive South 20 degrees 02 minutes 45 seconds West 63.33 feet to the place of BEGINNING. CONTAINING 16,806 square feet, more or less, BEING LOT No. 105 on the above mentioned plan.

PARCEL NO.3: BEGINNING

at a point on the northwesterly line of Whippoorwill Driver a common corner of Lot No. 105 and Lot No. 107 as shown on plan titled "Subdivision of Lands

of Benjamin Foster Lehman Township, Pike County, Section one” prepared by I Edward C. Hess Associates, October 17, 1969, and recorded in Plat Book Vol. 7, Page 155, on October 17, 1969, on file in the office of the Recorder of Deeds, Milford, Pennsylvania, said point being north 8 degrees 23 minutes 02 seconds East distant 1357.07 feet from a stone corner, the southerly corner of Parcel No. 1 of lands conveyed by Benjamin Foster to Pocono Ranch Lands, Lmted., by Deed dated November 27, 1971, and recorded in the aforementioned office in Deed Book Vol. 258, Page 824; thence by Lot No. 107 North 67 degrees 05 minutes 32 seconds West 205.62 feet to a point; thence by Lot No. 179 North 22 degrees 22 minutes 14 seconds East 74.00 feet to a point; thence by Lot No. 105 South 67 degrees 37 minutes 45 seconds East 203.53 feet to a point on the northwesterly line of Whippoorwill Drive; thence along the northwesterly line of Whippoorwill Drive South 20 degrees 02 minutes 45 seconds West 76.00 feet to the place of BEGINNING. CONTAINING 15,372 square feet, more or less. BEING Lot No. 106 on the above mentioned plan.

Being known as: 106
WHIPPOORWILL
DRIVE, BUSHKILL,
PENNSYLVANIA 18324.
Title to said premises is vested in
Eileen Baliatico, Christopher R.

Baliatico and Marilyn M. Garcia aka Marilyn Garcia by deed from Richard S, Dudsak and Cynthia A. Dudsak, husband and wife recorded July 31, 2006 in Deed Book 2187, Page 903.

TAX I.D. #: 06-0-043623

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Eileen Baliatico, Christopher Baliatico and Marilyn M. Garcia aka Marilyn Garcia DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$168,504.72, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS
THE PROPERTY OF
Eileen Baliatico, Christopher
Baliatico and Marilyn M.
Garcia aka Marilyn Garcia
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$168,504.72 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street
Philadelphia, PA 19109
11/15/13 · 11/22/13 · **11/29/13**

**SHERIFF SALE
December 11, 2013**

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1931-2012r
SUR JUDGEMENT NO.
1931-2013 AT THE SUIT
OF Bank of America, NA
s/b/m to BAC Home Loans
Servicing, LP vs Princess
Andrews 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
December 11, 2013 at 11:00 AM
PREVAILING TIME IN THE

AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. 1931-2012
BANK OF AMERICA, N.A.
SIBIM TO BAC HOME
LOANS SERVICING, LP
v.
PRINCESS ANDREWS
owner(s) of property situate
in the TOWNSHIP OF
LEHMAN, PIKE County,
Pennsylvania, being
1168 DORCHESTER, A/K/A
135 SALISBURY ROAD,
BUSHKILL, PA 18324
Parcel No. 192.02-04-09 -
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$77,426.58
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 Princess Andrews
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$77,426.58,
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 Princess Andrews DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$77,426.58 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
11/15/13 · 11/22/13 · **11/29/13**

SHERIFF SALE
December 11, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2033-2009 SUR JUDGEMENT NO. 2033-2009 AT THE SUIT OF Wells

Fargo Bank, NA as Trustee for the Certificateholders of Banc of America Funding Corporation, Mortgage Pass-Through Certificates, Series 2005-B vs Steven R. Leader and Francine Leader 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 December 11, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION ALL THAT CERTAIN lot or piece of ground situate in Blooming Grove Township, County of Pike, Commonwealth of Pennsylvania more particularly described as Lot 7, Block I, Hemlock Farms Community, Stage LSSS, as shown on plat of Hemlock Farms Community Maple Ridge, Stage LSSS, recorded in the Office of the Recorder of Deeds of Pike County, in Plat Book 9, Page 43, on the 29th day of September, 1971.

BEING known as: 105 FARRIER LANE, HAWLEY, PENNSYLVANIA 18428. Title to said premises is vested in Steven R Leader and Francine R Leader by deed from Frank L. Ortolano and Constanza M. Ortolano, husband and wife, dated December 10, 2004 and

recorded _____ in Deed Book
2086, Page 682.

TAX I.D. #: 01-0-036373

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Steven R. Leader and Francine
Leader DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$125,926.74,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$125,926.74 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 Broad St., STe. 1400
Philadelphia, PA 19109
11/15/13 · 11/22/13 · **11/29/13**

SHERIFF SALE

December 11, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 2146-2010r SUR
JUDGEMENT NO. 2146-2010
AT THE SUIT OF HSBC
Mortgage Corporation (USA)
vs Emma E. McGlotten as
Co-Trustees of the Emma
E. McGlotten Revocable
Trust dated May 12, 2008
and Lynn P. McGlotten, as
Co-Trustees of The Emma E.
McGlotten Revocable Trust
dated May 12, 2008 Pike
County, No. Civil-2146-2010
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
December 11, 2013 at 11:00 AM
PREVAILING TIME IN THE

AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION
ALL THAT CERTAIN lot
piece or parcel of land situate,
lying and being in the Township
of Blooming Grove, County of
Pike and State of Pennsylvania,
more particularly described as:

Lot 26, Block XXII, Hemlock
Farms Community, Stage
XXVII, as shown on plat of
Hemlock Farms Community,
Elmridge Stage XXVII, recorded
in the Office of The Recorder
of Dordao of Pike County in
Platbook R, page 229 on the 6th
day of July, 1971

The improvements thereon being
known as 100 West End Drive,
Hawley, Pennsylvania 18428.

Parcel No.: 107-01-1-43

BEING the same lot or ground
described in a deed dated
05/12/2008 by and between
EMMA E. MCGLOTTEN,
WIDOW unto EMMA
E. MCGLOTTEN AND
LYNN P. MCGLOTTEN,
CO TRUSTEES OF THE
EMMA E MCGLOTTEN
REVOCABLE TRUST
DATED MAY 12, 2008 and
recorded 06-19-2008 among the
Land records of Pike County, in
Book 2280, Page 2059

Being known as: 100 WEST
END DRIVE, HAWLEY,
PENNSYLVANIA 18428.

Title to said premises is vested
in Emma E. Mcglotten and
Lynn P. Mcglotten by deed from
Emma E. Mcglotten dated May
12, 2008 and recorded June 19,
2008 in Deed Book 2280, Page
2059.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Emma E. McGlotten as
Co-Trustees of the Emma
E. McGlotten Revocable
Trust dated May 12, 2008
and Lynn P. McGlotten, as
Co-Trustees of The Emma E.
McGlotten Revocable Trust
dated May 12, 2008 Pike
County. No. Civil-2146-2010
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$91,479.24,
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 Emma E. McGlotten as Co-Trustees of the Emma E. McGlotten Revocable Trust dated May 12, 2008 and Lynn P. McGlotten, as CoTrustees of The Emma E. McGlotten Revocable Trust dated May 12, 2008 Pike County, No. Civil- 2146-2010 DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$91,479.24 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street
Philadelphia, PA 19109
11/15/13 · 11/22/13 · **11/29/13**

SHERIFF SALE

December 11, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2155-2012r SUR JUDGEMENT NO. 2155-2012 AT THE SUIT OF Metlife Home Loans, a division of Metlife Bank, NA vs Janice L. Pritchard aka Janice Pritchard and David

Schwartz DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY December 11, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2155-2012 METLIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A.

v.

JANICE L. PRITCHARD
A/K/A JANICE PRITCHARD
DAVID SCHWARTZ

owner(s) of property situate in the TOWNSHIP OF DINGMAN, PIKE County, Pennsylvania, being 104 HAWKVIEW COURT, MILFORD, PA 18337-4217 Parcel No. 108.00-01-59 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$97,747.45 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 Janice L. Pritchard aka Janice Pritchard and David Schwartz

DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$97,747.45,
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 Janice
L. Pritchard aka Janice
Pritchard and David Schwartz
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$97,747.45 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
11/15/13 · 11/22/13 · 11/29/13

SHERIFF SALE

December 11, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 2236-2009r SUR
JUDGEMENT NO.2236-2009
AT THE SUIT OF US Bank
Trust National Association,
as owner Trustee of the
SN 2011-A REO Trust vs
Diane Valentino and Vincent
Valentino 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
December 11, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN
PIECE, PARCEL AND
TRACT OF LAND
SITUATE, LYING
AND BEING IN THE
TOWNSHIP OF DINGMAN,
COUNTY OF PIKE AND
COMMONWEALTH
OF PENNSYLVANIA,
MORE PARTICULARLY
DESCRIBED AS FOLLOWS
TO WIT:
BEING LOT NO. 343
SECTION NO 4, AS SHOW

ON MAP ENTITLED
SUBDIVISION OF SECTION
4, POCONO MOUNTAIN
WATER FOREST
CORPORATION, ON FILE
IN THE RECORDER'S
OFFICE AT MILFORD,
PENNSYLVANIA IN PLOT
BOOK NO. 10, PAGE 51.

TAX PARCEL NO:
03-0-017892
MAP#136.01-01-50
BEING KNOWN AS 222
LAKEWOOD DRIVE,
MILFORD PA 18337

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Diane Valentino
and Vincent Valentino
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$236,635.96,
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 Diane
Valentino and Vincent Valentino
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$236,635.96 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106
11/15/13 · 11/22/13 · **11/29/13**

SHERIFF SALE
December 11, 2013
BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 2267-2012r
SUR JUDGEMENT NO.
2267-2012 AT THE SUIT
OF Bank of America, NA
successor by merger to BAC
Home Loans Servicing, LP
fka Countrywide Home Loans
Servicing, LP vs Rocco Merola,
Caroline Merola & Benito
Merola 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
December 11, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 2267-2012

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

v.

ROCCO MEROLA
CAROLINE MEROLA
BENITO MEROLA
owner(s) of property situate
in the TOWNSHIP OF
BLOOMING GROVE, PIKE
County, Pennsylvania, being
135 CANOE BROOK DRIVE,
HAWLEY, PA 18428

Parcel No. 120.02-05-10
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$646,657.51
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 Rocco Merola, Caroline
Merola & Benito Merola

DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$646,657.51,
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 Rocco Merola,
Caroline Merola & Benito
Merola DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$646,657.51 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
11/15/13 · 11/22/13 · 11/29/13

**SHERIFF SALE
December 11, 2013**

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 2297-2009r SUR
JUDGEMENT NO. 2297-2009
AT THE SUIT OF The Bank of
New York, Mellon fka The Bank
of New York as successor trustee
to JPMorgan Chase Bank. NA
as trustee for the Holders of The
SAMI II Trust 2005-AR4 vs
Loretta T. Siracuse and George
R. Siracuse and United States
Attorney for Middle District of
Pennsylvania DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
December 11, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION
ALL THAT CERTAIN parcel
of land, situate in the Township
of Delaware, County of Pike,
and State of Pennsylvania,
bounded and described as
follows, to wit: Lot NO.2, as set
forth on map entitled "Hoffman
Acres, Section Two, Final
Plan, Delaware Township, Pike

County, Pennsylvania, Section
2, Scale 1" = 100', surveyed by
Victor E. Orben, R.S., Milford,
Pennsylvania, August 11,
1982, Drawing No. Q82-146"
recorded in the Office of the
Recorder of Deeds of Pike
County, Pennsylvania, in Plat
Book Volume 22 page 5.

BEING part of the same
premises which WILLIAM D.
BRADLEY and GRACE V.
BRADLEY, his wife, by their
certain deed dated November 30,
1950 and recorded December 2,
1950 with the Recorder of Deeds
of Pike County, Pennsylvania in
Deed Book Volume 114 at Page
324, granted and conveyed unto
WILLIAM C. HOFFMAN
and MARIE B. HOFFMAN,
his wife, the Grantors herein.

Being known as: 130
NICHECRONK ROAD,
DINGMANS FERRY,
PENNSYLVANIA 18328.

Title to said premises is vested
in Loretta T. Siracuse, George
R Siracuse and United States
of America c/o United States
Attorney for Middle District
of Pennsylvania by deed from
William C. Hoffman and Marie
B. Hoffman, Husband and
Wife dated April 25, 1997 and
recorded April 25, 1997 in Deed
Book 1344, Page 194.
TAX I.D. #: 02-0-072978

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

THE COMMONWEALTH
OF PENNSYLVANIA
TO Loretta T. Siracuse and
George R. Siracuse and United
States Attorney for Middle
District of Pennsylvania
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$776,396.66,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Loretta T.
Siracuse and George R. Siracuse
and United States Attorney for
Middle District of Pennsylvania
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$776,396.66 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street
Philadelphia, PA 19109
11/15/13 · 11/22/13 · 11/29/13

SHERIFF SALE

December 11, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 2341-2010r SUR
JUDGEMENT NO.2341-2010
AT THE SUIT OF Deutsche
Bank National Trust Company,
as Trustee for ABFC 2005-AQ1
Trust, Asset-Backed Certificates,
Series 2005-AQ1 vs Rafael
Antonio Torres Jr. and Celeste
Rivas Torres 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
December 11, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION
ALL THAT CERTAIN
lot, or parcel or piece of land
situate in the Township of
Lehman, County of Pike, and
Commonwealth of Pennsylvania,
being Lot 902, Section 14, Saw

Creek Estates, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Pike, in Plot Book Volume 17, Page 86.

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

Title to said premises is vested in Rafael Antonio Torres Jr. and Celeste Rivas Torres by Deed from Harmon Homes, LLC dated May 9, 2002 and recorded May 10, 2002 in Deed Book 1926, Page 1379.

TAX LD. #: 192.04-05-06

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Rafael Antonio Torres Jr. and Celeste Rivas Torres DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$235,038.93, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Rafael Antonio Torres Jr. and Celeste Rivas Torres DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$235,038.93 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street
Philadelphia, PA 19109
11/15/13 · 11/22/13 · **11/29/13**
