

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.

EXECUTOR'S NOTICE

ESTATE OF Edward M Rilli, Sr. late of Blooming Grove Township, Pike County, Pennsylvania, deceased.

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

Edward M Rilli, Jr.
363 Wierimus Rd.
Hillsdale, NJ 07642
Executor

06/17/16 • 06/24/16 • 07/01/16

ESTATE NOTICE

ESTATE OF Diane M. Phillips late of Blooming Grove Twsp 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

David Phillips
2002 Hemlock Farms
Hawley, PA 18428
Administrator

06/17/16 • 06/24/16 • 07/01/16

ESTATE NOTICE

Estate of Dolores Virginia Kingston, late of Delaware Township, Pike County, Pennsylvania.

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

06/17/16 • 06/24/16 • 07/01/16

EXECUTORS NOTICE

Estate of Arthur A. Candreva, deceased, late of 402 Log Tavern Road Dingman Township, Pike County Pennsylvania.

Letters Testamentary on the above Estate having been granted to the undersigned, all persons indebted to the said Estate are requested to make

payment, and those having claims to present the same, without delay to:

John O'Neill
51-42 30th Ave. Apt 2L
Woodside, NY 11377
And Casper Furnari
175-20 74th Ave.
Fresh Meadows, N.Y. 11366
Co-Executors
Or to their Attorney:
Bernard Helldorfer, Esq.
69-64 Grand Ave.
Maspeth, NY 11378

06/17/16 • 06/24/16 • **07/01/16**

EXECUTRIX NOTICE

ESTATE OF JOHN
HENRY PETERSON, JR., late
of Tamiment Borough, Pike
County, Pennsylvania, deceased.

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

Doreen Hall
209 William St. 2nd Floor
Orange, NJ 07050
Executrix

06/17/16 • 06/24/16 • **07/01/16**

EXECUTORS NOTICE

Estate of Henry Prol late
of Milford, Pike County,
Pennsylvania, deceased.

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

Eric Prol

13 Mt Prospect ave
Dover, NJ 07801

Executur

06/24/16 • **07/01/16** • 07/08/16

EXECUTRIX NOTICE

Estate of Charles McGillick,
deceased, late of 113 Buttercup
Terrace, Milford, PA 18337

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

Susan Capuano
2 Hearthstone Drive
Sussex, NJ 07461
Executrix

or to her Attorney:

Michael A. Quinn, Esq.
214 Broad St. Floor 2
Red Bank, NJ 07701

06/24/16 • **07/01/16** • 07/08/16

EXECUTRIX NOTICE

ESTATE OF Katherine
M. Wildemann late of
Delaware Twp, Pike County,
Pennsylvania, deceased.

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

Mary K. Wildemann
15 Hollo Dr.
Holbrook, N.Y. 11741
Executur

07/01/16 • 07/08/16 • 07/15/16

**Pike County
Court of Common Pleas
Number: 769-2016**

**Notice of Action in Mortgage
Foreclosure**

American Advisors Group,
Plaintiff v. Bridget A. Palmieri,
Known Surviving Heir of
Frank Palmieri and Unknown
Surviving Heirs of Frank
Palmieri, Defendants
TO: Unknown Surviving Heirs
of Frank Palmieri. Premises
subject to foreclosure: 3118
Cherry Ridge Road, Bushkill,
Pennsylvania 18324. NOTICE:
If you wish to defend, you must
enter a written appearance
personally or by attorney and file
your defenses or objections in
writing with the court. You are
warned that if you fail to do so
the case may proceed without
you and a judgment may be
entered against you without
further notice for the relief
requested by the Plaintiff. You
may lose money or property or
other rights important to you.
You should take this notice
to your lawyer at once. If you
do not have a lawyer, go to or
telephone the office set forth
below. This office can provide
you with information about
hiring a lawyer. If you cannot
afford to hire a lawyer, this office
may be able to provide you with
information about agencies
that may offer legal services to
eligible persons at a reduced fee
or no fee. Commissioners Office,
Pike County Administration
Building, 506 Broad Street,
Milford, Pennsylvania 18337,
(570) 296-7613. McCabe,

Weisberg & Conway, P.C.,
Attorneys for Plaintiff, 123 S.
Broad St., Ste. 1400, Phila., PA
19109, 215-790-1010

SHERIFF SALES

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

SHERIFF SALE

July 20, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
93-2015r SUR JUDGEMENT
NO. 93-2015 AT THE
SUIT OF HSBC Bank, USA,
National Association as Trustee
for Nomura Asset Acceptance
Corporation, Alternative
Loan Trust, Series 2005-Wf1
Mortgage Pass-Through
Certificates vs Khalifa N.
Iftikhar aka Khalifa Nadeem
Iftihar DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
July 20, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. CIVIL-93-2015

Hsbc Bank, USA, National
Association as Trustee for
Nomura Asset Acceptance
Corporation, Alternative
Loan Trust, Series 2005-Wf1
Mortgage Pass-Through
Certificates

v.

Khalifa N. Iftikhar a/k/a Khalifa
Nadeem Iftikhar

owner(s) of property situate in
the LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being 1123 Dover Road,
Bushkill, PA 18324

Parcel No. 192.04-06-53-
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$89,553.53

Attorneys for Plaintiff

Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Khalifa N. Iftikhar aka
Khalifa Nadeem Iftihar
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$89,553.53,
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 Khalifa N.
Iftikhar aka Khalifa Nadeem
Iftihar DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$89,553.53 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Phelan Hallinan Diamond &
Jones

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

06/24/16 · 07/01/16 · 07/08/16

SHERIFF SALE

July 20, 2016

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

TO EXECUTION NO
313-2015r SUR JUDGEMENT
NO. 313-2015 AT THE SUIT
OF OneWest Bank, NA vs
Joan Ann Schlegel, known
surviving Heir of Joan Kibbe,
Deceased Mortgagor and Real
owner, Michael Arthur Simko,
Known Surviving Heir of Joan
Kibbe, Deceased Mortgagor
and Real Owner and All
Unknown Surviving Heirs and
Beneficiaries of Joan Kibbe,
Deceased Mortgagor and Real
Owner DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
July 20, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

All that certain piece or parcel or
Tract of land situate Dingmans
Township, Pike County,
Pennsylvania, and being known
as 147 Privet Lane, Milford,
Pennsylvania 18337.

Map Number: 110.03-04-13
Control Number: 03-0-019765
THE IMPROVEMENTS
THEREON ARE: Residential
Dwelling

REAL DEBT: \$168,504.77

SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF: John Ann
Schlegel, Known Surviving
Heir of Joan Kibbe, Deceased

Mortgagor and Real Owner,
Michael Arthur Simko, Known
Surviving Heir of Joan Kibbe,
Deceased Mortgagor and Real
Owner and All Unknown
Surviving Heirs and Beneficiaries
of Joan Kibbe, Deceased
Mortgagor and Real Owner
McCabe, Weisberg and Conway,
P.C.

123 South Broad Street, Suite
1400
Philadelphia, PA 19109

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Joan Ann Schlegel, known
surviving Heir of Joan Kibbe,
Deceased Mortgagor and Real
owner, Michael Arthur Simko,
Known Surviving Heir of Joan
Kibbe, Deceased Mortgagor and
Real Owner and All Unknown
Surviving Heirs and Beneficiaries
of Joan Kibbe, Deceased
Mortgagor and Real Owner
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$168,504.77,
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 Joan Ann Schlegel, known surviving Heir of Joan Kibbe, Deceased Mortgagor and Real owner, Michael Arthur Simko, Known Surviving Heir of Joan Kibbe, Deceased Mortgagor and Real Owner and All Unknown Surviving Heirs and Beneficiaries of Joan Kibbe, Deceased Mortgagor and Real Owner DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$168,504.77 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street, Ste.
2080
Philadelphia, PA 19109
06/24/16 · 07/01/16 · 07/08/16

SHERIFF SALE
July 20, 2016
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF

COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 424-2012r SUR JUDGEMENT NO. 424-2012 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 2005-1 vs Debra Canarte and Felix Canarte aka Felix A. Canarte, Jr. DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY July 20, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION
All that certain piece or parcel or Tract of land situate Township of Lehman, Pike County, Pennsylvania, and being known as 231 Segatti Circle, Bushkill, Pennsylvania 18324.
Control Number: 06-0-040729
Map Number 193.02-03-30
THE IMPROVEMENTS THEREON ARE: Residential Dwelling
REAL DEBT: \$233,256.55
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Debra Canarte and Felix Canarte aka Felix A. Canarte, Jr.
McCabe, Weisberg and Conway,

P.C.
123 South Broad Street, Suite
1400
Philadelphia, PA 19109

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Debra Canarte and Felix Canarte aka Felix A. Canarte, Jr. DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$233,256.55, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

aka Felix A. Canarte, Jr.
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$233,256.55 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street, Ste.
2080
Philadelphia, PA 19109
06/24/16 · 07/01/16 · 07/08/16

SHERIFF SALE

July 20, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 428-2014r SUR JUDGEMENT NO. 428-2014 AT THE SUIT OF Christiana Trust, a Division of Wilmington Savings Fund Society, FSB, not in its Individual Capacity, but solely as Separate Trustee for PMT NPL Financing 2015-1 vs Roger J. Chevallier and Saranto Calamas DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY July 20, 2016 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 Shohola, County of Pike and Commonwealth of Pennsylvania, more particularly described as follows to wit:

BEGINNING at a point in the northerly right-of-way of the Erie-Lackawanna Railroad, said point being a found iron pin and being approximately 320 feet from MP 101 and going thence along the northerly right-of-way of said railroad in a westerly direction 618 Feet more or less to an iron bolt; thence, along the lands to be conveyed to Rosenberg, North 05 degrees 31 minutes East 303 feet more or less, to the low water mark of the Delaware River as it now exists; thence along said low water mark, 607 feet, more or less, to the line of lands now of Streicher, thence, along the lands of Streicher, South 4 degrees 30 minutes West 461 feet, more or less, to the point and place of BEGINNING. As surveyed by F.X. Conrad and Associates, November 11, 1978, Drawing No. 3470A.

BEING THE SAME PREMISES which EILEEN F. BANYRA, by indenture bearing date the 12th day of February, 2004 and being recorded at Milford, Pennsylvania in the Office for the Recording of Deeds, in and for the County of Pike, on the 27th day of February, 2004 in Record Book Volume 2033, page 1984, granted and conveyed unto ROGER F. CHEVALLIER,

in fee.

BEING the same premises which ROGER J.

CHEVALLIER, as tenants in common and not as joint tenants with the right of survivorship, by Deed dated 01/24/2011 and recorded 03/09/2011, in the Office for the Recorder of Deeds in and for Pike County, in Deed Book Volume 2358, Page 2700, conveyed unto ROGER J. CHEVALLIER.

BEING the same premises which ROGER J.

CHEVALLIER, as tenants in common and not as joint tenants with the right of survivorship, by Deed dated 01/24/2011 and recorded 03/09/2011, in the Office for the Recorder of Deeds in and for Pike County, in Deed Book Volume 2358, Page 2703, conveyed unto ROGER J. CHEVALLIER.

BEING KNOWN AS: 584 PARKERS GLEN ROAD, SHOHOLA, PA 18458
TAX PARCEL #12-0-004960
IMPROVEMENTS:
Residential property.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Roger J. Chevallier and Saranto Calamas DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE

AMOUNT OF \$380,921.90,
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 Roger J.
Chevallier and Saranto Calamas
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$380,921.90 PLUS
COSTS AND INTEREST AS
AFORESAID.
PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Powers Kirn & Associates
8 Neshaminy Interplex, Ste. 215
Trevose, PA 19053
06/24/16 · 07/01/16 · 07/08/16

SHERIFF SALE
July 20, 2016
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE

COUNTY, CIVIL DIVISION,
TO EXECUTION NO
502-2014r SUR JUDGEMENT
NO. 502-2014 AT THE
SUIT OF JPMorgan Chase
Bank, NA vs Scott A.
Frale DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
July 20, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. 502-2014
JPMorgan Chase Bank, N.A.
v.
Scott A. Frable
owner(s) of property situate in
the DINGMAN TOWNSHIP,
PIKE County, Pennsylvania,
being 147 Rabbit Run Circle,
Milford, PA 18337-4440
Parcel No. 109.03-01-24-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$223,342.82
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

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

TO Scott A. Frable
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$223,342.82,
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 Scott A.
Frable DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$223,342.82 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1 Penn Ctr Plaza

1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
06/24/16 · 07/01/16 · 07/08/16

SHERIFF SALE

July 20, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
546-2015r SUR JUDGEMENT
NO. 546-2015 AT THE SUIT
OF Honesdale National Bank vs
Catherine S. Davis, individually
and as Administratrix of
the Estate of George N.
Davis, Jr. DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
July 20, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN piece
or parcel of land situate in the
Township of Greene, County
of Pike and Commonwealth
of Pennsylvania, bounded and
described as follows:
BEGINNING at a point in the
Township Road T-347, said
point also being the southwest
common corner between Parcel
"C" and Parcel "D" as shown
on a plan entitled "Minor
Subdivision - lands of David
E. and Lori Christopher" dated

8-31-02 and revised 9-14-2002 prepared by Hugh E. Colan P.L.S. and recorded in Pike County Recorder of Deeds. Thence along Parcel "C", N 07 27' 01" E 535.42' to an iron bar, thence along lands of J.A. and E.S. Manhart S 82 32' 59" E 164.60' to an iron bar, thence still along lands of Manhart lands 22' 36" W 562.94' (passing a stone corner at 212.04' and being the most southwestern corner of Manhart lands and then along lands of Miller) to a point in the above mentioned Township Road, thence along the Township Road N 72 32' 22" W 157.91' to the point and place of BEGINNING.

TOGETHER with the right of privileges of the Grantee to share a common well with premises (2.06 acres) to be conveyed to John A. Manhart and Evelyn S. Manhart, and to share in the cost of maintenance, repair and replacement as necessary, together with the rights of access of ingress, egress and regress in connection with the same.

BEING the same premises which David E. Christopher and Lori B. Christopher, his wife, by deed dated the 31st day of October 2002, and recorded 11/04/2002, in and for the Office of the Recorder of Deeds for Pike County, Pennsylvania, in Deed Book Volume 1951, Page 2388, did grant and convey unto George N. Davis.

Property Improved with Dwelling

THE SALE IS MADE BY

VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Catherine S. Davis, individually and as Administratrix of the Estate of George N. Davis, Jr. DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$91,618.21, 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 Catherine S. Davis, individually and as Administratrix of the Estate of George N. Davis, Jr. DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$91,618.21 PLUS

COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Steven E. Burllein
307 11th Street
Honesdale, PA 18431
06/24/16 · 07/01/16 · 07/08/16

SHERIFF SALE

July 20, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
781-2015r SUR JUDGEMENT
NO. 781-2015 AT THE
SUIT OF Wells Fargo Bank,
NA vs Lisa Payton aka Lisa
Gadsden-Payton and Brett
M. Payton DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
July 20, 2016 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. 298,
Section No. 21, as is more
particularly set forth on the
Plot Map of Lehman-Pike
Development Corp., Saw Creek

Estates, as same is duly recorded
in the Office for the Recording
of Deeds, Milford, Pike County,
Pennsylvania in Plot Book
Volume 14, Page 34.

BEING the same premises
which Brett Payton, by Deed
dated 09/05/2006 and recorded
09/18/2006, in the Office
for the Recorder of Deeds in
and for Pike County, in Deed
Book Volume 2195, Page
438, conveyed unto LISA
PAYTON A/K/A LISA
GADSDEN-PAYTON and
BRETT M. PAYTON.
BEING KNOWN AS: 405
SAUNDERS DR. LOT 298
SEC. 21, BUSHKILL, PA
18324
TAX PARCEL #192.02-01-55
IMPROVEMENTS:
Residential property.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Lisa Payton aka Lisa
Gadsden-Payton and Brett
M. Payton DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$282,541.93,
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 Lisa Payton aka Lisa Gadsden-Payton and Brett M. Payton DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$282,541.93 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Powers Kirn & Associates
8 Neshaminy Interplex, Ste. 215
Trevose, PA 19053
06/24/16 · 07/01/16 · 07/08/16

SHERIFF SALE

July 20, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 866-2015r SUR JUDGEMENT NO. 866-2015 AT THE SUIT OF PHH Mortgage

Corporation vs Brenda L. Mcphail aka Brenda Lee Mcphail and Richard C. Mcphail aka Richard Charles Mcphail DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY July 20, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. CIVIL-866-2015 PHH Mortgage Corporation v. Brenda L. Mcphail a/k/a Brenda Lee Mcphail Richard C. Mcphail a/k/a Richard Charles Mcphail owner(s) of property situate in the LACKAWAXEN TOWNSHIP, PIKE County, Commonwealth of Pennsylvania, being RR2 Garrity Road, Hawley, PA 18428 Parcel No. 016.01-01-70- (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$105,432.50 Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

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

THE COMMONWEALTH OF PENNSYLVANIA TO PHH Mortgage Corporation vs Brenda L. Mcphail aka Brenda Lee Mcphail and Richard C. Mcphail aka Richard Charles Mcphail DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$105,432.50, 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 PHH Mortgage Corporation vs Brenda L. Mcphail aka Brenda Lee Mcphail and Richard C. Mcphail aka Richard Charles Mcphail DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT

\$105,432.50 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1 Penn Ctr Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
06/24/16 · 07/01/16 · 07/08/16

SHERIFF SALE

July 20, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 894-2015r SUR JUDGEMENT NO. 894-2015 AT THE SUIT OF U.S. Bank National Association, as trustee, Successor in Interest to Bank of America National Association, as Trustee, Successor by Merger to Lasalle Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc. Mortgage Asset-Backed pass-Through Certificates, Series 2007-Rp2 vs Julia Barricelli, in Her Capacity as Heir of Michael Barricelli aka Michael G. Barricelli, Deceased, Raymond Barricelli, in His Capacity as Heir of Michael Barricelli aka Michael G. Barricelli, Deceased, Faith Barricelli, in Her Capacity as Heir of Michael Barricelli aka Michael G. Barricelli, Deceased, Unknown Heirs, Successors, Assigns and All Persons,

Firms, or Associations Claiming Right, Title or Interest From or Under Michael Barricelli aka Michael G. Barricelli, 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 July 20, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

By virtue of a Writ of Execution No. 894-2015

U.S. Bank National Association, as trustee, Successor in Interest to Bank of America National Association, as Trustee, Successor by Merger to Lasalle Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc. Mortgage Asset-Backed pass-Through Certificates, Series 2007-Rp3

v.
Julia Barricelli, in Her Capacity as Heir of Michael Barricelli aka Michael G. Barricelli, Deceased, Raymond Barricelli, in His Capacity as Heir of Michael Barricelli aka Michael G. Barricelli, Deceased, Faith Barricelli, in Her Capacity as Heir of Michael Barricelli aka Michael G. Barricelli, Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Michael Barricelli aka Michael

G. Barricelli, Deceased. owner(s) of property situate in the PIKE County, Pennsylvania, being 113 Sawkill Avenue, Milford, PA 18337-1112 Parcel No. 113.13-02-63 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$393,469.42 Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Julia Barricelli, in Her Capacity as Heir of Michael Barricelli aka Michael G. Barricelli, Deceased, Raymond Barricelli, in His Capacity as Heir of Michael Barricelli aka Michael G. Barricelli, Deceased, Faith Barricelli, in Her Capacity as Heir of Michael Barricelli aka Michael G. Barricelli, Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Michael Barricelli aka Michael G. Barricelli, Deceased. DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$393,469.42, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS
THE PROPERTY OF Julia
Barricelli, in Her Capacity
as Heir of Michael Barricelli
aka Michael G. Barricelli,
Deceased, Raymond Barricelli,
in His Capacity as Heir of
Michael Barricelli aka Michael
G. Barricelli, Deceased, Faith
Barricelli, in Her Capacity as
Heir of Michael Barricelli aka
Michael G. Barricelli, Deceased,
Unknown Heirs, Successors,
Assigns and All Persons, Firms,
or Associations Claiming Right,
Title or Interest From or
Under Michael Barricelli aka
Michael G. Barricelli, Deceased.
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$393,469.42 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,

PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1617 JFK Blvd, Ste. 1400
1 Penn Ctr,
Philadelphia, PA 19103
06/24/16 · 07/01/16 · 07/08/16

SHERIFF SALE

July 20, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
896-2015r SUR JUDGEMENT
NO. 896-2015 AT THE
SUIT OF U.S. Bank National
Association, as Trustee,
successor in interest to Bank of
America, National Association,
as Trustee, successor in interest
to Bank of America, National
Association, as Trustee,
successor by merger to LaSalle
Bank National Association,
as Trustee for Merrill Lynch
Mortgage Investors Trust,
Mortgage Loans Asset-Backed
Certificates, Series 2007-HE1 vs
Michael P. Waldron and Maria
C. Waldron DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
July 20, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THOSE CERTAIN Lots Nos. 68 and 69, Block M303 in Section 3 of the Development known Marcel Lake Estates, situate in the Township of Delaware, County of Pike and State of Pennsylvania and shown on a map entitled "Section 3 Marcel Lake Estates", recorded in Map Book Volume 8 page 173.

Under and Subject to Restrictions of record. BEING PARCEL (MAP)# 148.04-04-72 BEING THE SAME PREMISES which Michael P. Waldron and Maria C. Waldron, his mother as joint tenants with right of survivorship and not as tenants in common, by Deed dated 2/26/2011 and recorded 3/1/2011, in the Office of the Recorder of Deeds in and for the County of Pike, in Deed Book 2358, Page 1275 and Instrument #201100001824, granted and conveyed unto Maria C. Waldron, Individually.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Michael P. Waldron and Maria C. Waldron DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$138,133.89, PLUS COSTS & INTEREST.

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

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Michael P. Waldron and Maria C. Waldron DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$138,133.89 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
06/24/16 · 07/01/16 · 07/08/16

SHERIFF SALE
July 20, 2016
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION,

TO EXECUTION NO
927-2015r SUR JUDGEMENT
NO. 927-2015 AT THE
SUIT OF CIS Financial
Services, Inc dba, CIS
Home Loans vs Thomas W.
Halliday DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
July 20, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 927-2015-CV
Cis Financial Services, Inc. dba,
Cis Home Loans

v.

Thomas W. Halliday
owner(s) of property situate in
the ASTON TOWNSHIP,
PIKE County, Pennsylvania,
being 113 Lakeview Drive,
Dingmans Ferry, PA
18328-4097

Parcel No. 175.02-04-10-
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$166,420.28

Attorneys for Plaintiff

Phelan Hallinan Diamond &
Jones, LLP

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

THE COMMONWEALTH
OF PENNSYLVANIA
TO Thomas W. Halliday
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$166,420.28,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Thomas W.
Halliday DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$166,420.28 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &

Jones
1 Penn Ctr Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
06/24/16 · 07/01/16 · 07/08/16

SHERIFF SALE

July 20, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
938-2015r SUR JUDGEMENT
NO. 938-2015 AT THE
SUIT OF Federal National
Mortgage Association vs
Robert Schaffer and Donna
Schaffer DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
July 20, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 938-2015

Federal National Mortgage
Association

v.

Robert Schaffer

Donna Schaffer

owner(s) of property situate in
the GREENE TOWNSHIP,
PIKE County, Commonwealth
of Pennsylvania, being Box 43
Roemerville Road, a/k/a 239
Roemerville Road, Greentown,

PA 18426
Parcel No. 128.00-01-18-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$79,022.26
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Robert Schaffer and Donna
Schaffer DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$79,022.26,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.
NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,

SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Robert
Schaffer and Donna Schaffer
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$79,022.26 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1 Penn Ctr Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
06/24/16 · 07/01/16 · 07/08/16

SHERIFF SALE

July 20, 2016

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1051-2015r
SUR JUDGEMENT NO.
1051-2015 AT THE SUIT
OF Wells Fargo Bank, NA vs
Iosif Kolesov and Aleksandra
Kolesov DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
July 20, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

BEING Lot No. 34, Block
1201, Section No. 12, as shown
on map entitled subdivision of
Section No. 12, Wild Acres, as
shown in Plat Book No. 8 at
Page No. 172, filed in the Pike
County Clerk's Office.
BEING the same premises
which ALEKSANDRA
KOLESOVA, single, by her
agent IOSIF KOLESOC and
IOSIF KOLESOV, individually
and VERA FROLOVA single,
by Deed dated 11/29/2007
and recorded 12/04/2007, in
the Office for the Recorder
of Deeds in and for Pike
County, in Deed Book Volume
2259, Page 730, conveyed
unto IOSIF KOLESOV and
ALEKSANDRA KOLESOV.
BEING KNOWN AS: 168
WESTWOOD DRIVE,
DELAWARE TOWNSHIP,
PA 18328
TAX PARCEL #02-0-072613
IMPROVEMENTS:
Residential property.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Iosif Kolesov and
Aleksandra Kolesov
DEFENDANTS, OWNER,
OR REPUTED OWNERS

OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$104,556.89,
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 Iosif Kolesov
and Aleksandra Kolesov
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$104,556.89 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Powers Kirn & Associates
8 Neshaminy Interplex, Ste. 215
Trevose, PA 19053
06/24/16 · 07/01/16 · 07/08/16

SHERIFF SALE

July 20, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1052-2010r SUR
JUDGEMENT NO. 1052-2010
AT THE SUIT OF Deutsche
Bank National Trust Company,
as trustee for GSAMP Trust
2007-HSBC1 Mortgage
Pass-Through Certificates, Series
2007-HSBC1 vs Stephen C.
Tonnesen DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
July 20, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHERIFF'S SALE

DESCRIPTION: All that
certain lot, piece or parcel of land
situate, lying and being in the
Township of Dingman, County
of Pike, Commonwealth of
Pennsylvania
LOCATION OF PROPERTY:
2639 Gold Key Estates a/k/a 100
Hemlock Road, Milford, PA
18337
PARCEL NO.: 03-0-019208
**THE IMPROVEMENTS
THEREON ARE:** Residential
Dwelling
SEIZED AND TAKEN

IN EXECUTION AS THE
PROPERTY OF: Stephen C.
Tonnesen
REAL DEBT: \$228,784.55

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Stephen C. Tonnesen
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$228,784.55,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

OWNERS TO COLLECT
\$228,784.55 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Hladik, Onorato & Federman
LLP
298 Wissahickon Avenue
North Wales, PA 19454
06/24/16 · 07/01/16 · 07/08/16

SHERIFF SALE

July 20, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1052-2015r SUR
JUDGEMENT NO. 1052-2015
AT THE SUIT OF One
West Bank, NA vs Morton
Bolson DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
July 20, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

All that certain piece or parcel or
Tract of land situate Township
of Shohola, Pike County,
Pennsylvania, and being known
as 128 Walker Lake Road,

Shohola, Pennsylvania 18458
Map Number: 049.02-06-44
Control Number: 12-0-003334
THE IMPROVEMENTS
THEREON ARE: Residential
Dwelling
REAL DEBT: \$120,809.41
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF: Morton
Bolson
McCabe, Weisberg and Conway,
P.C.
123 South Broad Street, Suite
1400
Philadelphia, PA 19109

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Morton Bolson
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$120,809.41,
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 Morton
Bolson DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$120,809.41 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street, Ste.
2080
Philadelphia, PA 19109
06/24/16 · 07/01/16 · 07/08/16

SHERIFF SALE

July 20, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1062-2015r SUR
JUDGEMENT NO. 1062-2015
AT THE SUIT OF Reverse
Mortgage Solutions, Inc. vs
Karl Kleiber, Known Surviving
Heir of Mildred Kleiber, Kristen
Kleiber, known Surviving
Heir of Mildred Kleiber, Kurt
Kleiber, Known Surviving Heir
of Mildred Kleiber, Matthew
Kleiber, known Surviving Heir of
Mildred Kleiber and Unknown

Surviving Heirs of Mildred Kleiber DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY July 20, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION LAND SITUATED IN THE TOWNSHIP OF LEHMAN IN THE COUNTY OF PIKE IN THE STATE OF PA BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF WHIPPOORWILL DRIVE, A COMMON CORNER OF LOT NO. 63 AND LOT NO. 64 AS SHOWN ON A PLAN TITLED "SUBDIVISION OF LANDS OF BENJAMIN FOSTER, LEHMAN TOWNSHIP, PIKE COUNTY, SECTION 1" PREPARED BY EDWARD C. HESS ASSOCIATES, OCTOBER 17, 1969, AND RECORDED IN PLAT BOOK VOLUME 7, PAGE 155, OCTOBER 17, 1969 ON FILE IN THE OFFICE OF THE RECORDER OF DEEDS, MILFORD, PENNSYLVANIA; THENCE BY LOT NO 64 SOUTH 69 DEGREES 57 MINUTES 15 SECONDS EAST 200.00 FEET TO

A POINT, THENCE BY LANDS OF POCONO RANCH LANDS, LIMITED, SOUTH 20 DEGREES 02 MINUTES 45 SECONDS WEST 100.00 FEET TO A POINT; THENCE BY LOT NO. 62 NORTH 69 DEGREES 57 MINUTES 15 SECONDS ALONG THE SOUTHEASTERLY LINE OF WHIPPOORWILL DRIVE NORTH 20 DEGREES 02 MINUTES 45 SECONDS EAST 100.00 FEET TO THE PLACE OF BEGINNING. CONTAINING; 20,000 SQUARE FEET, MORE OR LESS. BEING LOT NO. 63 ON THE ABOVE MENTIONED PLAN.

Title to said premises vested unto Mildred M. Kleiber, an unmarried woman, by Deed dated September 14, 2012 and recorded on October 2, 2012 in the County of Pike, in Book number 2400, page 233. And thereafter on February 23, 2015, the said Mildred M. Kleiber departed this life. No estate has been raised as a result of the death of Mildred M. Kleiber. Title now vested unto Karl Kleiber, Known Surviving Heir of Mildred Kleiber, Kristen Kleiber, Known Surviving Heir of Mildred Kleiber, Kurt Kleiber, Known Surviving Heir of Mildred Kleiber, Matthew Kleiber, Known Surviving Heir of Mildred Kleiber, and Unknown Surviving Heirs of Mildred Kleiber.

Being known as: 608
WHIPPOORWILL
DRIVE, BUSHKILL,
PENNSYLVANIA 18324.
Map Number: 182.04-06-83
Control Number: 06-0-042462

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Karl Kleiber, Known Surviving
Heir of Mildred Kleiber, Kristen
Kleiber, known Surviving
Heir of Mildred Kleiber, Kurt
Kleiber, Known Surviving
Heir of Mildred Kleiber,
Matthew Kleiber, known
Surviving Heir of Mildred
Kleiber and Unknown Surviving
Heirs of Mildred Kleiber
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$125,453.95,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Karl Kleiber,
Known Surviving Heir of
Mildred Kleiber, Kristen
Kleiber, known Surviving
Heir of Mildred Kleiber, Kurt
Kleiber, Known Surviving
Heir of Mildred Kleiber,
Matthew Kleiber, known
Surviving Heir of Mildred
Kleiber and Unknown Surviving
Heirs of Mildred Kleiber
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$125,453.95 PLUS
COSTS AND INTEREST AS
AFORESAID.
PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street, Ste.
2080
Philadelphia, PA 19109
06/24/16 · 07/01/16 · 07/08/16

SHERIFF SALE

July 20, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1071-2015r SUR
JUDGEMENT NO. 1071-2015
AT THE SUIT OF PNC
Bank, National Association,
successor by Merger National

City Mortgage, a Division of National City Bank vs Edward F. Spreer, Jr. DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY July 20, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:
SHORT DESCRIPTION
By virtue of a Writ of Execution No. 1071-2015-CIVIL PNC Bank, National Association, Successor by Merger to National City Mortgage, A Division of National City Bank
v.
Edward F. Spreer, Jr
owner(s) of property situate in the PIKE County, DINGMAN TOWNSHIP, Commonwealth of Pennsylvania, being Lot 2 Cottonwood Court, a/k/a 115 Cottonwood Court, Milford, PA 18337-5015
Parcel No. 122.04-05-91
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$194,380.07
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

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

OF PENNSYLVANIA TO Edward F. Spreer, Jr. DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$194,380.07, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Edward F. Spreer, Jr. DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$194,380.07 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond & Jones

1 Penn Ctr Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
06/24/16 · 07/01/16 · 07/08/16

SHERIFF SALE

July 20, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1165-2015r SUR
JUDGEMENT NO. 1665-2015
AT THE SUIT OF Wells Fargo
Bank, NA, Successor by Merger
to Wachovia Bank, NA vs Larry
A. Berry, Sr., in His Capacity
as Administrator and heir of the
Estate and Heir of Sarah Berry,
Deceased Geraldine M. Marks,
in Her Capacity as Heir of The
Estate and Heir of Sarah Berry,
Deceased, Unknown Heirs,
Successors, Assigns, and All
Persons, Firms, or Associations
Claiming Right, Title or Interest
From or Under Sarah Berry,
Deceased Unknown Heirs,
Successors, Assigns, and All
Persons, Firms, or Associations
Claiming Right, Title or Interest
From or Under Lester Berry,
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
July 20, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID

DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1165-2015

Wells Fargo Bank, N.A.,
successor by Merger to
Wachovia Bank, N.A.

v.

Larry A. Berry, Sr, in His
Capacity as Administrator and
Heir of The Estate and heir of
Sarah Berry, Deceased

Geraldine M. Marks, in Her
Capacity as Heir of The Estate
and Heir of Sarah Berry,
Deceased

Unknown Heirs, Successors,
Assigns, and All Persons, Firms,
or Associations Claiming Right,
Title or Interest From or Under
Sarah Berry, Deceased

Unknown Heirs, Successors,
Assigns, and All Persons, Firms,
or Associations Claiming Right,
Title or Interest From or Under
Lester Berry, Deceased

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

being 122 Onandaga Road,
Shohola, PA 18458-2319

Parcel No. 049.02-02-30-
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$81,814.65

Attorneys for Plaintiff

Phelan Hallinan Diamond &
Jones, LLP

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

OF PENNSYLVANIA TO Larry A. Berry, Sr., in His Capacity as Administrator and heir of the Estate and Heir of Sarah Berry, Deceased Geraldine M. Marks, in Her Capacity as Heir of The Estate and Heir of Sarah Berry, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Sarah Berry, Deceased Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Lester Berry, Deceased. DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$81,814.65, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Larry A. Berry, Sr., in His Capacity as Administrator and heir of the Estate and Heir of Sarah Berry, Deceased Geraldine M. Marks, in Her Capacity as Heir of The Estate and Heir of Sarah Berry, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Sarah Berry, Deceased Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Lester Berry, Deceased. DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$81,814.65 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1 Penn Ctr Plaza
1617 JFK Blvd, Ste. 1400
Philadelphia, PA 19103
06/24/16 · 07/01/16 · 07/08/16

SHERIFF SALE
July 20, 2016
BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1274-2013r

SUR JUDGEMENT NO.
1274-2013 AT THE SUIT
OF Deutsche Bank National
Trust Company, as Trustee of
the IndyMac INDX Mortgage
Trust 2007-FLX2, Mortgage
Pass-Through Certificates,
Series 2007-FLX2 under
the Pooling and Servicing
Agreement dated February 1,
2007 vs Susan A. Friedman and
Ernest L. Kara aka Ernest L.
Kara, JR. DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
July 20, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

Exhibit "A"

Legal Description

All those certain parcels of
land situate in the Township of
Delaware, County of Pike and
Commonwealth of Pennsylvania
being described as follows:

TRACT I:

Beginning at a point in the
centerline of the Dingman
Turnpike in line with a stone
wall on the southerly side of said
road, being a common boundary
line between lands of Gottlieb
Handle and the lands of Fred
Bears; thence along the line of
said stone wall, along lands of
Fred Bears, South 38° 30' West
736.7 feet to a stone corner on
a stone wall; thence along lands

of Emil Brombacher, North 51°
19' West 507.5 feet to an iron
pipe; thence still along lands of
Brombacher, North 44° 14' East
166.0 feet to an iron pipe; thence
still along lands of Brombacher
South 77° 19' East 149.3 feet to
an iron pipe; thence still along
lands of Brombacher, North 33°
30' East 253.3 feet to an iron
pipe; thence cutting through
lands of Gottlieb D. Handle,
South 72° 00' East 381 feet to
an iron pipe; thence still cutting
lands of Gottlieb D. Handle,
North 38° 14' East 148.44 feet
to a point in the center line of
the Dingman Turnpike; thence
along the center line of said
Dingman Turnpike, South 1° 12'
West 36.92 feet to the point and
place of beginning. As surveyed
by Victor E. Orben, C.S., May
10, 1969. Drawing No. F-139.
TRACT II:

Beginning at an iron pipe and
stones corner being the Westerly
most corner of the lands of
Richard Handle; Containing
5.34 acres and located North
51° 19' West 507.5 feet from a
stone wall along lands of Elmer
Wentworth; thence running
along the lands of Richard
Handle North 44° 14' East 166.0
feet to an iron pipe and stones;
thence along same South 77° 19'
East 149.3 feet to an iron pipe
and stone corner; thence along
same North 33° 30' East 253.3
feet to an iron pipe and stone
corner; thence along the line
of lands of Gottlieb D. Handle
running on the same course
North 33° 30' East 72.84 feet to
an iron bar corner; thence cutting

lands of Joseph Kozlowski North 56° 01' 30" West 200 feet to an iron bar corner; thence cutting same South 52° 55' 30" West 535.15 feet to an iron bar and stones corner; thence to an iron bar and stones corner; thence cutting same South 46° 21' East 206.55 feet to the point and place of beginning. Containing 2.873 acres, more or less.

Surveyed by Victor E. Orben, R.S., January 27, 1984, Drawing No. FF-181.

BEING KNOWN AS: 1881 Route 739, Dingmans Ferry, PA 18328

PROPERTY ID NO.:

163.00-01.10

TITLE TO SAID PREMISES IS VESTED IN Ernest L.

Kara, Jr. and Susan A. Friedman BY DEED FROM Ernest L. Kara, Jr. DATED 11/24/2003 RECORDED 12/15/2003 IN DEED BOOK 2023 PAGE 699.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Susan A. Friedman and Ernest L. Kara aka Ernest L. Kara, JR. DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$672,202.56, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST

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

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Susan A. Friedman and Ernest L. Kara aka Ernest L. Kara, JR. DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$672,202.56 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Office
111 Woodcrest Road, Ste. 200
Cherry Hill, NJ 08003-3620
06/24/16 · 07/01/16 · 07/08/16

SHERIFF SALE

July 20, 2016

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

NO 1294-2015r SUR
JUDGEMENT NO. 1294-2015
AT THE SUIT OF Quicken
Loans, Inc. vs Michael J.
Birch DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
July 20, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

PARCEL NO.: 027.00-03-13
Control # 12-0-003902
ALL that certain piece, parcel
or tract of land, situate, lying
and being in the Township
of Shohola, County of Pike
and State of Pennsylvania,
more particularly bounded and
described as follows, to wit:
BEGINNING at a point in
the center of Pennsylvania
Route No. 590, which leads
from Shohola to Lackawaxen,
located South 73 degrees 51
minutes East 200 feet from a
point, being the common corner
of lands formerly Marquardt,
now John Lohden; thence
from said point of beginning,
along the lands proposed to be
conveyed by Kevin E. Lukowski
and Catherine L. Lukowski to
Charles J. Dellert, It., South
09 degrees West 200 feet to a
stake and stone corner; thence
cutting lands of the grantor
herein, South 83 degrees 10
minutes East 175 feet to a stake

and stone corner; thence along
the line of lands proposed to be
conveyed by Kevin E. Lukowski
and Catherine L. Lukowski to
Carol Dellert, North 09 degrees
East 178.55 feet to a point in the
center line of the aforementioned
Pennsylvania Route No. 590;
thence along the center line
of same, North 76 degrees 12
minutes West 175.65 feet to the
point and place of beginning.
CONTAINING 0.74 acre.
Magnetic meridian of 1965. As
surveyed by Victor E. Orben,
C.S., November 15, 1965.
Drawing No. B-260.
Fee Simple Title Vested in
Michael J. Birch by deed
from, Michael J. Birch, dated
2/29/2000, recorded 3/6/2000,
in the Pike County Recorder of
deeds in Deed Book 1842, Page
809.
Fee Simple Title Vested in
Michael J. Birch and Janeene
Birch, his wife by deed from
Kevin E. Lukowski and
Catherine L. Lukowski, dated
5/28/1991, recorded 5/31/1991,
in the Pike County Clerk's
Office in Deed Book 398, Page
174.
...and the said Janeene Birch
died 9/2/1993 whereupon title
to premises in question became
vested in Michael J. Birch by
right of survivorship.

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

Inc. vs Michael J. Birch
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$175,434.44,
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 Quicken
Loans, Inc. vs Michael J. Birch
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$175,434.44 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stern & Eisenberg, PC
1581 Main Street, Ste. 200
Warrington, PA 18976

06/24/16 · 07/01/16 · 07/08/16

SHERIFF SALE

July 20, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1298-2015r SUR
JUDGEMENT NO. 1298-2015
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 2007-1 c/o
Specialized Loan Servicing
LLC vs Adam Caruso and
Jessica Fiess DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
July 20, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:
REAL PROPERTY SHORT
DESCRIPTION FORM
(To Be Used for Advertising
Only)
By virtue of a Writ of Execution
No. 2015-01298
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
2007-1 C/O SPECIALIZED
LOAN SERVICING LLC

v.

ADAM CARUSO

JESSICA FIESS

owners of property situate in
DELAWARE TOWNSHIP,
Pike County, Pennsylvania,
being 105 COTTONWOOD
LANE, DINGMANS FERRY,
PA 18328

Parcel Nos. 02-0-029284

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING
AND LOTS

Judgment Amount: \$203,086.60

Attorneys for Plaintiff

Parker McCay, PA

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Adam Caruso and Jessica Fiess
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$203,086.60,
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 Adam
Caruso and Jessica Fiess
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$203,086.60 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Parker McCay
9000 Midatlantic Drive
Mount Laurel, NJ 08054-1539
06/24/16 • 07/01/16 • 07/08/16

SHERIFF SALE

July 20, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1368-2014r SUR
JUDGEMENT NO. 1368-2014
AT THE SUIT OF Bank
of New York Mellon, f/k/a
The Bank of New York, as
Trustee, on Behalf of The
holders of the Alternative Loan
Trust 2006-OA17, Mortgage
Pass Through Certificates

Series 2006-OA17 vs James Witkowski DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY July 20, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN piece or parcel of land, situate, in Blooming Grove Township, Pike County, Pennsylvania, known and designated as Lot No. 193 on Map 5N of Plan of Lots prepared for Tanglwood Lakes, Inc., by Harry F. Schoenagel, R.S., dated January 24, 1974 as recorded in the Office of the Recorder of Deeds of Pike County in Plat Book 23, at Page 43.

UNDER AND SUBJECT to all restrictions set forth in a certain document entitled Restrictions Pertaining to lots in Tanglwood Lakes, recorded in the Office of the Recorder of Deeds for Pike County in Deed Book 245, at Page 955, which restrictions are expressly incorporated herein by reference and shall be as binding as if recited herein full.

Grantees shall have the right, together with all other owners in Tanglwood Lakes to use private roadways shown on the recorded plan or plans for Tanglwood Lakes and also to use together with all other

owners in Tanglwood Lakes, the rights-of-ways owned by Tanglwood Lakes, Inc. to Lake Wallenpaupack; PROVIDED that Tanglwood Lakes, Inc., reserves the right at any time, and from time to time to change the location of said rights-of-ways over lands of Tanglwood Lakes, Inc. to such other location or locations as Tanglwood Lakes Inc. may determine in its sole discretion, except that it shall not affect the title to Grantees lot and provided that any such change in location shall not deprive Grantee of frontage on a roadway, nor the free ingress and egress.

TOGETHER WITH unto the Mortgagee herein, its successors and assigns, all rights, liabilities, and privileges and UNDER AND SUBJECT to all conditions, restrictions, reservations and exceptions as set forth in the Chain of Title. Reference may be had to said deeds or the record thereof for any and all purposes in connection with this conveyance with the same force and effect as if the same were more fully and at large set forth herein. TAX PARCEL # 056.02-03-52 Control Number 01-0-105577. BEING KNOWN AS:

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

OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$300,238.59, 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 James Witkowski DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$300,238.59 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
06/24/16 · 07/01/16 · 07/08/16

SHERIFF SALE

July 20, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1408-2015r SUR JUDGEMENT NO. 1408-2015 AT THE SUIT OF Green Tree Servicing, LLC vs Charles A.J. Halpin, III, Esq. as Personal Representative of Edward J. Bem aka Edward John Bem DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY July 20, 2016 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 Lackawaxen, County of Pike and State of Pennsylvania, being more particularly described as follows, to wit:
BEGINNING at a point in the center line of the Greeley to Rowlands Road, L.R. No. 51015, the said point of beginning being located South 17° 44' 22" East, 72.27 feet from a point in said road, being the Southeasterly corner of lands of Jens Olsen and a common corner of Dietrich Oetting

Estate; thence from said point of beginning, continuing along the center line of L.R. No. 51015, the following three courses and distances: South 17° 44' 22" East, 88.03 feet; South 6° 48' 50" East, 162.5 feet; South 5° 58' 44" West, 35.81 feet to a point for a corner; thence cutting the lands of Dietrich Oetting Estate, South 78° 57' 28" West, 392.39 feet to a stone corner; thence cutting same, North 12° 38' 2" West, 283.84 feet to an iron pipe at the end of a stone wall; thence still cutting same and running generally along the center of a stone wall, North 78° 57' 28" East, 412.47 feet to the point and place of BEGINNING CONTAINING 2.68 acres, more or less.

BEING the same premises which M.F.Z. Associates, Inc., by Deed dated May 20, 1977 recorded May 23, 1977, in the Office for the Recorder of Deeds in and for Pike County, in Deed Book Volume 586, Page 329, conveyed unto Edward J. Bem and Marcia E. Bem.

Edward J. Bem departed this life on September 29, 2009.

Marcia E. Bem departed this life on December 27, 2004.

BEING known as 237 Rowland Road, Greeley, PA 18425

TAX PARCEL: #025.00-01-35 IMPROVEMENTS:

Residential property.

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

OF PENNSYLVANIA TO Green Tree Servicing, LLC vs Charles A.J. Halpin, III, Esq. as Personal Representative of Edward J. Bem aka Edward John Bem DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$187,008.24, 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 Green Tree Servicing, LLC vs Charles A.J. Halpin, III, Esq. as Personal Representative of Edward J. Bem aka Edward John Bem DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$187,008.24 PLUS COSTS AND INTEREST AS

AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Gregory Javardian, Esq.
1310 Industrial Blvd., 1st floor,
Ste. 101
Southampton, PA 18966
06/24/16 · 07/01/16 · 07/08/16

SHERIFF SALE

July 20, 2016

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1436-2015r
SUR JUDGEMENT NO.
1436-2015 AT THE SUIT OF
Household Finance Consumer
Discount Company vs Thomas
D. Dunn, Jr. and Barbara
A. Dunn DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
July 20, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION
ALL THE FOLLOWING
lot situate in the Township of
Lehman, County of Pike, and
State of Pennsylvania, marked
and designated as Lot 114,
State VII, Pine Ridge, as shown

on Plot of Pine Ridge, Inc.,
State VII and recorded in Pike
County, Pennsylvania, in Plot
Book Number 10 at Page 26, on
June 23, 1973.

Title to said premises vested
unto Thomas D. Dunn, Jr. and
Barbara A. Dunn, Husband and
Wife, by Deed from Pocono
Property Finders, Inc. dated July
5, 1991 and recorded July 12,
1991 in Deed Book 417, Page
48.

UNDER AND SUBJECT
to restrictions, conditions and
covenants as appear in Pike
County Record Book Volume
415 at Page 75.

TOGETHER with the right
to use the private roadways as
shown on said recorded plat
for purpose of ingress, egress,
and regress in common with
the Grantor, its successors and
assigns. The granting to this
right by the Grantor to the
Grantee does not constitute
a dedication of such private
roadways to the public, and
is subject to the reservations,
covenants, restrictions,
easements and conditions of Pike
County Deed Book Volume 415
at Page 75.

Being known as: 1191 PINE
RIDGE, BUSHKILL,
PENNSYLVANIA 18324.
Control Number: 06-0-039469
Map Number: 188.04-03-65

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

TO Thomas D. Dunn,
Jr. and Barbara A. Dunn
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$367,203.68,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Thomas D.
Dunn, Jr. and Barbara A. Dunn
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$367,203.68 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

2080
Philadelphia, PA 19109
06/24/16 · 07/01/16 · 07/08/16

SHERIFF SALE

July 20, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1507-2015r SUR
JUDGEMENT NO. 1507-2015
AT THE SUIT OF PNC
Bank, National Association,
successor in interest to National
City Real Estate Services,
LLC successor by merger to
National City mortgage, Inc.
f/k/a national City Mortgage
Co., d/b/a Eastern Mortgage
Services vs Julia V. Potthoff
as Personal Representative
of the Estate of Carl R.
Potthoff aka Caril Potthoff
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
July 20, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

PARCEL AND TRACT
OF LAND situate, lying and
being in the Township of
Dingman, County of Pike and
Commonwealth of Pennsylvania,
and being known as Lot No. 3,

as more particularly laid out and plotted on the map "Conashaugh Lakes, Part of Lands of Robert C. Phillips, Dingman Twp., Pike County, Penna., Scale 1" = 100', Revised DF Location 3 May, 1979, Jan. 29, 1979, Harry F. Schoenagel, R.S., Greentown, Penna., 18426", said map being more particularly filed of record in the Pike County Court House on the 16th day of May, 1979, in Plot Book No. 17, at Page 94. TAX PARCEL # 03-0-0688-11 BEING KNOWN AS: 3 Sandy Pine Trail, Milford, PA 18337

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Julia V. Potthoff as Personal Representative of the Estate of Carl R. Potthoff aka Caril Potthoff Deceased DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$153,910.18, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Julia V. Potthoff as Personal Representative of the Estate of Carl R. Potthoff aka Caril Potthoff Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$153,910.18 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
06/24/16 · 07/01/16 · 07/08/16

SHERIFF SALE

July 20, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1525-2015r SUR JUDGEMENT NO. 1525-2015 AT THE SUIT OF Nationstar Mortgage, LLC vs Janet Owens-Gokay DEFENDANTS, I WILL EXPOSE TO SALE

OF PUBLIC VENDUE
OR OUTCRY IN
THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
July 20, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

All those certain parcels, pieces
or tracts of land situate, lying
and being in the Township of
Dingman, County of Pike and
State of Pennsylvania, being
more particularly described as
follows, to wit:

PARCEL NO. 1

LOT NO. 23, BLOCK NO. 1,
SECTION 3, Gold Key Estates,
as shown on plat or map of
Gold Key Estates, subdivisions
recorded in the Office of the
Recorder of Deeds of Pike
County, Pa., in Plat Book
Volume 6 Page 10.

PARCEL NO. 2

LOT NO. 25, BLOCK NO. 1,
SECTION 3, Gold Key Estates,
as shown on plat or map of
Gold Key Estates, subdivisions
recorded in the Office of the
Recorder of Deeds of Pike
County, Pa., in Plat Book
Volume 6 Page 10.

Control #03-0-019530

Map 123.01-01-47 and

Control #03-0-019147 Map
#123.01-01-46 (land only)

BEING THE SAME

PREMISES which Tom F.

Gokay, also known as Thomas F.

Gokay and Janet Owens Gokay,

by Deed dated 12/23/2005 and

recorded 12/29/2005 in the
Office of the Recorder of Deeds
in and for the County of Pike,
in Deed Book 2152 and Page
679, granted and conveyed unto
Thomas F. Gokay and Janet
Owens Gokay, husband and
wife.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Janet Owens-Gokay
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$154,440.64,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

IN EXECUTION AS
THE PROPERTY OF
Janet Owens-Gokay
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$154,440.64 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
06/24/16 · 07/01/16 · 07/08/16

SHERIFF SALE

July 20, 2016

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1528-2015r
SUR JUDGEMENT NO.
1528-2015 AT THE SUIT
OF Loandepot.com, LLC vs
Christine Campbell and David
L. Wilson DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
July 20, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN Piece,
Parcel and Tract of Land, Situate

and Being in The Borough of
Matamoras, County of Pike, and
State of Pennsylvania, Described
as Follows, To Wit:
BEGINNING At A Point
On The Southwesterly Right
of Way Line of Ninth Street
North of Avenue H Between
Lots 2 And 3: Thence Along The
Said Right of Way Line North
40 Degrees 30 Minutes West
(N-40-30-00-W) 66.67 Feet To
An Iron Pin: Thence South 49
Degrees 29 Minutes 52 Seconds
West (S-49-29-52W) 100.00
Feet To An Iron Pin; Thence
Along Lands of Bloomer South
40 Degrees 30 Minutes East
(S-40-30-00E) 66.67 Feet To
An Iron Pin; Thence North 49
Degrees 29 Minutes 52 Seconds
(N-49-29-52-E) 100.00 Feet To
The Place of Beginning. A.P.N.:
083.13-02-03.003
BEING KNOWN AS: 501 9th
Street, Matamoras, PA 18336
TAX ID #083.13-02-03.003
(CONTROL #07-0-106132)

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH OF
PENNSYLVANIA
TO Christine Campbell
and David L. Wilson
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$164,094.16,
PLUS COSTS & INTEREST.
THE SALE MADE

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Christine
Campbell and David L. Wilson
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$164,094.16 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
06/24/16 · 07/01/16 · 07/08/16

SHERIFF SALE

July 20, 2016

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

NO 1537-2015r SUR
JUDGEMENT NO. 1537-2015
AT THE SUIT OF Ocwen
Loan Servicing, LLC vs
Abdul A. Jaludi and Stefanie
Jaludi DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
July 20, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

Land Situated in the Township
of Milford in the County of
Pike in the State of PA All that
piece or parcel, of land situate in
the Township of Milford, Pike
County, Pennsylvania, described
as follows:

Being all of lot 12, shown on
a survey plat map of Moon
Valley Falls final plan phase I,
as prepared by Utility Engineers
Division, Quad Three Group,
Inc. Wilkes-Barre, Pennsylvania
and recorded in the Pike County
recorder's office in plat book 25
at page 220.

Being the same premises which
Moon Valley Falls, Inc. but its
deed dated January 24, 1989
and recorded in the Office of
the Recorder of Deeds in and
for Pike County, Pennsylvania
in record book volume 18 page
235, granted and conveyed unto
Frank O'Donnell and Michelle
J. O'Donnell, his wife, the
Grantors.

BEING KNOWN AS: 106
Maple Court, Milford, PA
18337
PROPERTY ID NO.:
097-03-01-57-012
TITLE TO SAID PREMISES
IS VESTED IN Abdul A. Jaludi
and Stefanie Jaludi, his wife and
the survivor of them BY DEED
FROM Frank O'Donnell
and Michelle J. O'Donnell,
by her attorney in fact, Frank
O'Donnell DATED 06/01/1998
RECORDED 06/02/1998 IN
DEED BOOK 1539 PAGE
003.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Abdul A. Jaludi and Stefanie
Jaludi DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$326,679.60,
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 Abdul A.
Jaludi and Stefanie Jaludi
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$326,679.60 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Office
111 Woodcrest Road, Ste. 200
Cherry Hill, NJ 08003-3620
06/24/16 · 07/01/16 · 07/08/16

SHERIFF SALE

July 20, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1556-2015r SUR
JUDGEMENT NO. 1556-2015
AT THE SUIT OF U.S. Bank
National Association, as Trustee
for the C-BASS Mortgage
Loan Asset-Backed Certificates,
Series 2007-CB1, c/o Ocwen
loan Servicing, LLC vs Sophia
Joseph DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY

IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
July 20, 2016 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,
more particularly described
as follows, to wit: Lot No.
49, Phase III, of the Glen at
Tamiment Subdivision, as shown
on those certain plans titled
"Final Plan, Phase III, the Glen
at Tamiment", Sheet 1 of 12 and
Sheet 2 of 12 dated December
30, 1987 and revised April 5,
1988, and recorded on January
10, 1989, in Pike County Map
Book 26, at pages 125 and 126
PREMISES BEING 3049
Bofur Way a/k/a 08 Bofur Way,
Tamiment, PA 18371
PARCEL # 187.02-01-20
BEING the same premises
which Richard H. Pitner, Jr and
Mercedes Pitner by Deed dated
August 2, 2006 and recorded
August 21, 2006 in the Office
of the Recorder of Deeds in and
for Pike County in Deed Book:
2190 Page 2360, granted and
conveyed unto Sophia Joseph, as
sole owner.

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

OF PENNSYLVANIA
TO Sophia Joseph
DEFENDANT'S, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$289,093.25,
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 Sophia Joseph
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$289,093.25 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stern & Eisenberg, PC
1581 Main Street, Ste. 200
Warrington, PA 18976

06/24/16 · 07/01/16 · 07/08/16

SHERIFF SALE

July 20, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1580-2015r SUR
JUDGEMENT NO. 1580-2015
AT THE SUIT OF U.S.

Bank National Association, as
Trustee for MASTR Adjustable
Rate Mortgages Trust 2007-1,
Mortgage Pass-Through

Certificates, Series 2007-1 vs
Loni Franciscovich and Michael
Franciscovich aka Michael K.
Franciscovich DEFENDANTS,

I WILL EXPOSE TO
SALE OF PUBLIC

VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION

BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY

July 20, 2016 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 the Township
of Lehman, County of Pike,
Pennsylvania, being lot or lots
No. 2396, Section No. 31, as is
more particularly set forth on
the Plot Map of Lehman-Pike
Development Corporation, Saw
Creek Estate, 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 KNOWN AS: 2396
Southport n/k/a 2111 Southport
Drive, Bushkill, PA 18324
PROPERTY ID NO.:

196.02-02-17
TITLE TO SAID PREMISES
IS VESTED IN Michael
Franciscovich and Loni
Franciscovich, his mother as
joint tenants with the rights of
survivorship BY DEED FROM
Ralph Mastronicola and Theresa
Mastronicola, his wife and
Brian Murphy, single DATED
10/12/2006 RECORDED
11/13/2006 IN DEED BOOK
2204 PAGE 1358.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Loni Franciscovich and
Michael Franciscovich aka
Michael K. Franciscovich
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$181,706.07,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.
NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF

DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Loni Franciscovich and Michael Franciscovich aka Michael K. Franciscovich DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$181,706.07 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Offices
111 Woodcrest Road, Ste. 200
Cherry Hill, NJ 08003-3620
06/24/16 · 07/01/16 · 07/08/16

SHERIFF SALE

July 20, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1610-2010r SUR JUDGEMENT NO. 1610-2010 AT THE SUIT OF Bank of America, NA successor by merger to BAC Home Loans Servicing, LP vs Igor Lukyanovskiy and Asya Lukyanovskaya

DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY July 20, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 1610-2010-CIVIL Bank of America, N.A. Successor by Merger to BAC Home Loans Servicing, LP v.

Igor Lukyanovskiy
Asya Lukyanovskaya
owner(s) of property situate in the DINGMAN TOWNSHIP, PIKE County, Pennsylvania, being Lot 1373 Section H Wooland Lane, a/k/a 103 West Mulberry Drive, Milford, PA 18337-7224

Parcel No. 110.02-03-68- (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$439,278.95 Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

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

and Asya Lukyanovskaya
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$439,278.95,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS
THE PROPERTY OF
Igor Lukyanovskiy and
Asya Lukyanovskaya
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$439,278.95 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones

1 Penn Ctr Plaza
1617 JFK Blvd, Ste. 1400
Philadelphia, PA 19103
06/24/16 · 07/01/16 · 07/08/16

SHERIFF SALE

July 20, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1619-2015r SUR
JUDGEMENT NO. 1619-2015
AT THE SUIT OF Wayne
Bank vs Edward A. Hynes and
Julia Hynes DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
July 20, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution
no. 1619-2015
Wayne Bank
v.
Edward A. Hynes
Julia Hynes
owner(s) of property situate in
the BLOOMING GROVE
TOWNSHIP, PIKE County,
Commonwealth of Pennsylvania,
being 202 Waterview Drive,
Hemlock Farms A/K/A 202
Waterview Drive, Lords Valley,
PA 18428
Parcel No. 120.03-05-35-

(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$207,289.05
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Edward A. Hynes and Julia
Hynes DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$207,289.05,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

IN EXECUTION AS THE
PROPERTY OF Edward
A. Hynes and Julia Hynes
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$207,289.05 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1617 JFK Blvd., ste 1400
1 Penn Ctr Plaza
Philadelphia, PA 19103
06/24/16 · 07/01/16 · 07/08/16

SHERIFF SALE

July 20, 2016

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO. 1620-2015r
SUR JUDGEMENT NO
1620-2015 AT THE SUIT
OF Wells Fargo Bank, NA vs
Corey D. Kimble aka Corey
Kimble DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
July 20, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1620-2015

Wells Fargo Bank, NA

v.

Corey D. Kimble a/k/a Corey
Kimble

owner(s) of property situate in
the DINGMAN TOWNSHIP,
PIKE County, Pennsylvania,
being 110 Baldhill Terrace,
Milford, PA 18337

Parcel No. 122.01-06-58.001-
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$187,295.46

Attorneys for Plaintiff

Phelan Hallinan Diamond &
Jones, LLP

LEGAL DESCRIPTION

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

LOT 16, BLOCK NO. 2,
SECTION NO. 5, Sunrise
Lake, as shown on plat or map
of Sunrise Lake or Sunnylands,
Inc., subdivisions recorded in the
Office of the Recorder of Deeds
of Pike County, Pa., in Plat
Book 7, Page 224.

TITLE TO SAID PREMISES
IS VESTED IN Corey D.
Kimble, by Deed from Michael
Schaeffer, dated 12/29/2010,
recorded 12/29/2010 in Book
2353, Page 2619.

Tax Parcel: 122.01-06-58.001-
Premises Being: 110 Baldhill
Terrace, Milford, PA 18337

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Corey D. Kimble aka Corey
Kimble DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$187,295.46,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Corey D.
Kimble aka Corey Kimble
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$187,295.46 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1617 JFK Blvd., Ste. 1400
1 Penn Ctr Plaza
Philadelphia, PA 19103
06/24/16 · 07/01/16 · 07/08/16

SHERIFF SALE

July 20, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1669-2011r SUR
JUDGEMENT NO. 1669-2011
AT THE SUIT OF Wells
Fargo Bank, NA s/b/m Wells
Fargo Bank Southwest, NA
f/k/a Wachovia Mortgage,
FSB f/k/a World Savngs Bank,
FSB vs Alethia S. Detweiler
aka Alethia Sarah Detweier aka
Alethia S. Gewertz aka Alethia
Detwiler DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
July 20, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

All that certain piece, parcel
or lot of land, situate in the
Township of Palmyra, County
of Pike and Commonwealth

of Pennsylvania, known and
designated as Lot Number
341, on Map 4 of Plan of Lots
prepared for Tanglwood Lakes,
Inc., by Harry P. Schoenagel,
Registered Surveyor, dated
May 28, 1969 and recorded in
the Office of the Recorder of
Deeds in and for Pike County,
Pennsylvania in Plat Book
Number 7, Page 185.

BEING the same premises
which STANLEY
GERWERTZ and ALETHIA
S. GEWERTZ, husband and
wife, by Deed dated 10/05/2007
and recorded 10/11/2007, in the
Office for the Recorder of Deeds
in and for Pike County, in Deed
Book Volume 2252, Page 2320,
conveyed unto ALETHIA S.
DETWEILER.

BEING KNOWN AS: 111
BUTTERNUT LANE,
GREENTOWN, PA 18426
TAX PARCEL #087.01-01-48
IMPROVEMENTS:
Residential property.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Alethia S. Detweiler aka Alethia
Sarah Detweier aka Alethia S.
Gewertz aka Alethia Detwiler
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$127,122.89,
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 Alethia S.
Detweiler aka Alethia Sarah
Detweier aka Alethia S.
Gewertz aka Alethia Detwiler
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$127,122.89 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Powers Kirn & Associates
8 Neshaminy Interplex, Ste. 215
Trevose, PA 19053
06/24/16 · 07/01/16 · 07/08/16

SHERIFF SALE
July 20, 2016
BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE

COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1716-2015r
SUR JUDGEMENT NO.
1716-2015 AT THE SUIT
OF Federal National Mortgage
Association ("FANNIE
MAE") vs George R. Praschil,
III DEFENDANTS, I
WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
July 20, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:
SHORT PROPERTY
DESCRIPTION
BY VIRTUE OF A WRIT OF
EXECUTION TO CASE NO.
2015-01716
ISSUED TO PLAINTIFF:
FEDERAL NATIONAL
MORTGAGE
ASSOCIATION ("FANNIE
MAE")
PROPERTY BEING
KNOWN AS:
ALL THAT CERTAIN piece,
parcel and tract of land situate,
lying and being in the Township
of Dingman, County of Pike and
Commonwealth of Pennsylvania,
more particularly described as
follows, to wit:
BEING Lot No. 7, Block No.
20, Section No. 2, Gold Key
Estates, as shown on plat or map
of Gold Key Estates, subdivision
recorded in the Office of the

Recorder of Deeds of Pike County in Plat Book 6, page 5. TOGETHER with all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, reservations and restrictions as of record, as found in Deed Book 2014 at page 404 and the chain of title. PARCEL IDENTIFICATION NO: 122,04-01-29, CONTROL #: 03-0-018116 BEING KNOWN AS: 183 Butternut Road Milford, PA 18337 IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF George R. Praschil, III PIN NUMBER, WHICH IS THE ASSESSMENT OR PARCEL NO., MAP, BLOCK AND LOT): 122.04-01-29 ATTORNEY ON WRIT: MARTHA E. VON ROSENSTIEL, P.C.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO George R. Praschil, III DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$282,395.02, PLUS COSTS & INTEREST.

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

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF George R. Praschil, III DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$282,395.02 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Martha E. Von Rosentstiel, Esq.
649 South Avenue, Ste. 7
Secane, PA 19018
06/24/16 · 07/01/16 · 07/08/16

SHERIFF SALE
July 20, 2016
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL

DIVISION, TO EXECUTION
NO 1762-2013R SUR
JUDGEMENT NO.
1762-2013 AT THE SUIT
OF Wells Fargo Bank, NA
as Trustee for Park Place
Securities, Inc., Asset-Backed
Pass-Through Certificates,
Series 2004-MCW1, Class
A-1 Certificates vs Michael
Buono DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
July 20, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

REAL PROPERTY SHORT
DESCRIPTION FORM
(To Be Used for Advertising
Only)

By virtue of a Writ of Execution
No. 2013-01762

WELLS FARGO BANK,
N.A. AS TRUSTEE FOR
PARK PLACE SECURITIES,
INC., ASSET-BACKED
PASS-THROUGH
CERTIFICATES, SERIES
2004-MCW1, CLASS A-1
CERTIFICATES

v.

MICHAEL BUONO
owners of property situate in
LEHMAN TOWNSHIP,
Pike County, Pennsylvania,
being 416 TUDOR COURT,
BUSGILL, PA 18324
Parcel Nos. 196.02-07-90

(Acreage or street address)
Improvements thereon:
TOWNHOUSE UNIT
Judgment Amount: \$84,216.55
Attorneys for Plaintiff
Parker McCay, PA

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Michael Buono
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$84,216.55,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.
NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Michael
Buono DEFENDANTS,

OWNERS REPUTED
OWNERS TO COLLECT
\$84,216.55 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Parker McCay
9000 Midatlantic Drive
Mount Laurel, NJ 08054-1539
06/24/16 · 07/01/16 · 07/08/16

SHERIFF SALE

July 20, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1780-2015r SUR
JUDGEMENT NO. 1780-2015
AT THE SUIT OF Wells Fargo
Bank, NA, Successor by merger
to Wells Fargo Bank Minnesota,
NA, as Trustee for the Pooling
and Servicing Agreement dated
as of August 1, 2003 Merrill
Lynch Mortgage Investors Trust
Mortgage Loan Asset-Backed
Certificates, Series 2003-WMC3
vs Ioan Nicolae Vlad aka Ioan
N. Vlad and Siliva Vlad aka
Sylvia Vlad DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
July 20, 2016 at 11:00 AM
PREVAILING TIME IN THE

AFORENOON OF SAID
DATE:

All that certain piece or parcel
of land located in the Township
of Lehman, County of Pike and
Commonwealth of Pennsylvania,
and being more particularly
described as follows:

Lot 87, Phase II, Section 2,
of the Glen at Tamiment
Subdivision, as Set forth on
Certain plat maps prepared
by R.K.R. Hess Associates,
and entitled "Section 2-Final
Plan, Phase II, The Glen
at Tamiment", recorded in
the Office of the recorder of
Deeds in and for Pike County,
Pennsylvania, recorded February
19, 1988, in Plat Book 25, at
Page 132, in the Township of
Lehman, County of Pike and
Commonwealth of Pennsylvania
BEING KNOWN AS: 71 The
Glen n/k/a 108 Tomnoddy Dr,
Tamiment, PA 18371

PROPERTY ID NO.:

06-0-110050

TITLE TO SAID PREMISES
IS VESTED IN Iacon Nicolae
Vlad and Silvia Vlad, husband
and wife BY DEED FROM
Nicolae Ioan Vlad a/k/a Ioan
Nicolae Vlad and Cristian A.
Vlad, as an individual DATED
08/14/2000 RECORDED
08/16/2000 IN DEED BOOK
OR 1861 PAGE 231.

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

TO Ioan Nicolae Vlad
aka Ioan N. Vlad and
Siliva Vlad aka Sylvia Vlad
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$222,548.99,
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 Ioan Nicolae
Vlad aka Ioan N. Vlad and
Siliva Vlad aka Sylvia Vlad
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$222,548.99 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Udren Law Offices
111 Woodcrest Road, STe. 200
Cherry Hill, NJ 08003-3620
06/24/16 · 07/01/16 · 07/08/16

SHERIFF SALE

July 20, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1824-2015r SUR
JUDGEMENT NO. 1824-2015
AT THE SUIT OF The Bank
of New York Mellon f/k/a The
Bank of New York, as trustee for
the Holders of the GE-WMC
Asset-Backed Pass-Through
Certificates, Series 2005-2 c/o
Ocwen Loan Servicing, LLC
vs Halide Kurtovic and Naim
Kurtovic DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
July 20, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT PARCEL of
land in Pike County, State of
Pennsylvania, as more fully
described in Book 1901, Page
542, and being more particularly
described as follows:
ALL THAT CERTAIN lot,
parcel, or piece of ground situate
in Township of Lehman, County

Of Pike and Commonwealth Pennsylvania, being Lot Number 48, Section 6, Pine Ridge, as shown on map of Pine Ridge, Inc., on file in the Recorder of Deed of record at Milford, Pennsylvania in Plat Book No. 15 at Page 74.

Parcel #194.01-02-17 Control #042359

BEING KNOWN AS 1124 Pine Ridge Drive, Bushkill, PA 18324

BEING THE SAME PREMISES which David Rios and Sylvia G. Rios, husband and wife, by Deed dated March 12, 2001 and recorded October 16, 2001 in Book 1901 Page 539 in the Office for the Recording of Deeds of Pike County conveyed unto Naim Kurtovic and Halide Kurtovic.

Residential Real Estate

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Halide Kurtovic and Naim Kurtovic DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$153,451.27, 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 Halide Kurtovic and Naim Kurtovic DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$153,451.27 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Stern & Eisenberg, PC
1581 Main Street, Ste. 200
Warrington, PA 18976

06/24/16 · 07/01/16 · 07/08/16

SHERIFF SALE

July 20, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1826-2015r SUR JUDGEMENT NO. 1826-2015 AT THE SUIT OF Wells Fargo Bank, National

Association, as Trustee for
MASTR Asset Backed
Securities Trust 2003-OPT1,
Mortgage Pass-Through
Certificates, Series 2003-OT1
c/o Ocwen Loan Servicing,
LLC vs Brian T. Gates and
Donna Gates aka Donna
R. Gates DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
July 20, 2016 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 follow, to wit:
Lots 3 ABC and 4AB, Block
B-42, as set forth on a Plan of
Lots-Birchwood Lakes, Section
6, Delaware Township, Pike
County, Pennsylvania, dated
November 1964 by John B.
Aicher, Monroe Engineering,
Inc. Stroudsburg, Pennsylvania
and filed in the Office for the
Recording of Deeds in and for
Pike County. Office for the
Recording of Deeds in and for
Pike County, Pennsylvania,
in Plat Book 4, Page 111, on
January 28, 1965.
Parcel # 149.04-06-29
BEING KNOWN AS 179

Butternut Street a/k/a Lot
3abc/4abc/blkb-42 Sect 6,
Dingmans Ferry, PA 18328
BEING THE SAME
PREMISES which Wenzel
Zaruba III, by Deed dated
September 20, 2002 in Book
1945 Page 169 in the Office for
the Recording of Deeds of Pike
County conveyed unto Brian
T. Gates and Donna Gates, his
wife.
Residential Real Estate

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH OF
PENNSYLVANIA TO
Brian T. Gates and Donna
Gates aka Donna R. Gates
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$235,447.78,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

(30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Brian T. Gates and Donna Gates aka Donna R. Gates DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$235,447.78 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stern & Eisenberg
1581 main Street, Ste. 200
Warrington, PA 18976
06/24/16 · 07/01/16 · 07/08/16

SHERIFF SALE

July 20, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1939-2014r SUR JUDGEMENT NO. 1939-2014 AT THE SUIT OF Deutsche Bank National Trust Company, as Trustee, in trust for the registered holders of Morgan Stanley ABS Capital I Inc. Trust 2007-HE6, Mortgage Pass-Through Certificates, Series 2007-HE6 vs Unknown Heirs and/or Administrators of the Estate of John J. Ruzalski DEFENDANTS, I WILL EXPOSE TO

SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY July 20, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:
SHORT DESCRIPTION
DOCKET NO: 1939-2014
ALL THAT CERTAIN lot or piece of ground situate in Blooming Grove Township, County of Pike, and Commonwealth of Pennsylvania
TAX PARCEL NO: 107.04-02-56
PROPERTY ADDRESS 135 Willow Drive, Hawley, PA 18428
IMPROVEMENTS: a Residential Dwelling
SOLD AS THE PROPERTY OF: Unknown Heirs and/or Administrators of the Estate of John J. Ruzalski
ATTORNEY'S NAME: Robert W. Williams, Esquire
SHERIFF'S NAME: Phil Bueki
THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Unknown Heirs and/or Administrators of the Estate of John J. Ruzalski
DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A

JUDGMENT ON THE AMOUNT OF \$218,712.63, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Unknown Heirs and/or Administrators of the Estate of John J. Ruzalski DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$218,712.63 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Assoc.
1 E. Stow Road
Marlton, NJ 08053-3108
06/24/16 · 07/01/16 · 07/08/16

SHERIFF SALE

July 20, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1957-2010r SUR JUDGEMENT NO. 1957-2010 AT THE SUIT OF U.S. Bank National Association, as Trustee, for the C-BASS Mortgage Loan Asset-Backed Certificates, Series 2006-CB5 vs Todd Friedman DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY July 20, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN piece, parcel and tract of land situate, lying and being in the Township of Blooming Grove, County of Pike and Commonwealth of Pennsylvania, more particularly described as follows to wit: BEING Lots 32 and 33, Block XXIX, Hemlock Farm Community, Stage LXXVIII, recorded in the Office of the Recorder of Deeds of Pike County in Plat Book 9 page 17 on the 13th day of August, 1971. Subject to condition that lots 32 and 33, Block XXIX, Stage LXXVIII shall be combined to

form one lot known as Lot 33, Block XXIX, Stage LXXVII and cannot be subdivided without township approval as recorded in Declaration of Restrictive Covenants in Deed Book Volume 1215, page 262 and Plat Book 25, page 130B.
BEING KNOWN AS: 504 Maple Ridge Dr, Blooming Grove, PA 18428
PROPERTY ID NO.: 120.30-01-36
TITLE TO SAID PREMISES IS VESTED IN Todd Friedman, a single man BY DEED FROM Gerald Sternbach and Elsie L. Sternbach, h/w DATED 03/24/1992 RECORDED 03/28/1992 IN DEED BOOK 550.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Todd Friedman DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$303,288.40, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES

AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Todd Friedman DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$303,288.40 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Offices
111 Woodcrest Road, Ste. 200
Cherry Hill, NJ 08003-3620
06/24/16 · 07/01/16 · 07/08/16

SHERIFF SALE

July 20, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2218-2012r SUR JUDGEMENT NO. 2218-2012 AT THE SUIT OF Federal National Mortgage Association vs Robert Nilsen aka Robert Edward Nilsen, Sr. and Patricia Nilsen aka Patricia

Ann Nilsen DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
July 20, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION
PARCEL NO 1

ALL THOSE CERTAIN
pieces, parcels and tracts of land
situate, lying and being in the
Township of Delaware, County
of Pike, State of Pennsylvania,
more particularly described as
follows, to wit:

LOT NOS. 6 & 7, Block B-59,
as set forth on a Plan of Lots
- Birchwood Lakes, Section
8, Delaware Township, Pike
County, Pennsylvania, dated
November 1963 by John B.
Aicher, Monroe Engineering,
Inc., Stroudsburg, Pennsylvania
as the same have been from
time to time revised and filed in
the Office for the Recorder of
Deeds in and for Pike County,
Pennsylvania in Plat Book
identifies after each of the above
Lots.

BEING a part of the same
premises which Benasa Realty
Company, a Pennsylvania
Limited Partnership, by its
General Partners Benasa
Holdings, Inc., and Benasa
Investments, Inc. by its certain
deed dated the 27th date of

January 1988, and recorded in
the Office of the Recorder of
Deeds in and for Pike County,
Pennsylvania in Deed Book
Volume 1222, at Page 277,
granted and conveyed unto
Birchwood Lakes Community
Association, Inc. the Grantor
herein.

PARCEL NO 2

ALL THOSE CERTAIN
pieces, parcels and tracts of land
situate, lying and being in the
Township of Delaware, County
of Pike, State of Pennsylvania,
more particularly described as
follows, to wit:

LOT NO. 8ABC, Block B-59,
as set forth on a Plan of Lots
- Birchwood Lakes, Section
8, Delaware Township, Pike
County, Pennsylvania, dated
January 1965 by John B. Aicher,
Monroe Engineering, Inc.
Stroudsburg, Pennsylvania,
and filed in the Office of the
Recording of Deeds in and for
Pike County, Pennsylvania,
in Plat Book 4, Page 113 on
January 28, 1965.

BEING the same premises
which Elena C. Ferrara, Widow,
by her certain deed dated the
9th day of August 1999, and
recorded in the Office of the
Recorder of Deeds in and for
Pike County, Pennsylvania in
Record book Volume 1802,
at Page 498, granted and
conveyed unto Birchwood Lakes
Community Association, Inc.,
the Grantor herein.

PARCEL NO 3

ALL THOSE CERTAIN
pieces, parcels and tracts of land
situate, lying and being in the

Township of Delaware, County of Pike, State of Pennsylvania, more particularly described as follows, to wit:

LOT NO 9ABC, Block B-59, as set forth on a Plan of Lots - Birchwood Lakes, Section 8, Delaware Township, Pike County, Pennsylvania, dated January 1965 by John B. Aicher, Monroe Engineering, Inc., Stroudsburg, Pennsylvania and filed in the Office for the Recording of Deeds in and for Pike County, Pennsylvania, in Plat Book Volume 4, at Page 113 on January 28, 1965.

BEING the same premises which Elena C. Ferrera, Widow, Catherine Verga and Vincent Verga, her husband, Barbara Billigmeir, Single and Patricia Morano and Anthony Morano, her husband by their certain deed dated 18th day of the May 1999, and recorded in the Office of the Recorder of Deeds of Pike County, Pennsylvania in Record Book Volume 1762, at Page 137, granted and conveyed unto Birchwood Lakes Community Association, Inc., the Grantor herein.

PARCEL NO 4

ALL THOSE CERTAIN pieces, parcels and tracts of land situate, lying and being in the Township of Delaware, County of Pike, State of Pennsylvania, more particularly described as follows, to wit:

LOT NO 11ABC, Block B-59 as set forth on a Plan of Lots - Birchwood Lakes, Section 8, Delaware Township, Pike County, Pennsylvania, dated

January 1965 by John B. Aicher, Monroe Engineering, Inc., Stroudsburg, Pennsylvania and filed in the Office for the Recording of Deeds in and for Pike County, Pennsylvania, in Plat Book volume 4, Page 113, on January 28, 1965.

BEING the same premises which Vincent Verga and Catherine Verga, his wife, by their certain deed dated the 6th day of April 1999, and recorded in the Office of the Recorder of Deeds in and for Pike County, Pennsylvania in Record Book Volume 1737, at Page 81, granted and conveyed unto Birchwood Lakes Community Association, Inc., the Grantor herein.

PARCEL NO 5

ALL THAT CERTAIN lot or parcel of land situate in the Township of Delaware, County of Pike, and Commonwealth of Pennsylvania, BEING LOT NO. 10 ABC, BLOCK NO. B-59 SECTION NO. 8 as shown on a map or plan of Birchwood Lakes on file in the Recorder of Deeds Office at Milford, Pike County, Pennsylvania, in Plat Book Volume 4 Page 113.

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

THE ABOVE FIVE

PARCELS were combined into one single parcel, No. 149.04-07-56, Lot 10D, on Map B37P152R, which was recorded at Plat Book 37 page 152.

Title to said premises vested unto Robert Nilsen a/k/a Robert Edward Nilsen, Sr. and Patricia Nilsen a/k/a Patricia Ann Nilsen by deed from Tax Claim Bureau of Pike County dated November 15, 1992 and recorded November 16, 1992 in Deed Bok 631, Page 286.

Being known as: 150
BUTTERNUT STREET,
DINGMANS FERRY,
PENNSYLVANIA 18328
Control Number: 02-0-032309
Map Number 149.04-07-56

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

UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Robert Nilsen aka Robert Edward Nilsen, Sr. and Patricia Nilsen aka Patricia Ann Nilsen DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$192,351.00 PLUS COSTS AND INTEREST AS AFORESAID.
PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street, Ste.
2080
Philadelphia, PA 19109
06/24/16 · 07/01/16 · 07/08/16

