
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.

NOTICE OF ADMINISTRATION

Notice is hereby given that Letters Testamentary have been granted in the ESTATE of MABEL A. TUSSELL, late of Lackawaxen Township, Pike County, Pennsylvania (died August 5, 2013). All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to the Executor, RONALD M. TUSSEL, JR. of 118 Navajo Court, Hawley, PA 18428 or John F. Spall, Esquire, Attorney for the Estate, 2573 Rt. 6, Hawley, Pennsylvania 18428.

JOHN F. SPALL, ESQUIRE
12/13/13 • 12/20/13 • 12/27/13

EXECUTOR'S NOTICE

ESTATE OF Margaret M. Golden, Late of Dingman Township, Pike County,

Pennsylvania, deceased.

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

Gary P. Golden
125 North Forrest Drive
Milford, PA 18337
Executor

12/20/13 • 12/27/13 • 01/03/14

ESTATE NOTICE

Estate of Wayne C. Norton., late of Lehman Township, Pike County, Pennsylvania.

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

12/20/13 • 12/27/13 • 01/03/14

EXECUTRIX'S NOTICE

Estate of John James Ward, Jr., Deceased, late of Hawley, Pike County, Pennsylvania.

Letters of Testamentary on the above estate have been granted to the undersigned. All persons indebted to the said estate are requested to make payment, and those having

claims should present the same without delay to: Rose Brown of 2759 Owego Turnpike, Hawley, PA 18428, or to Levy, Stieh & Gaughan, P. C., Attorneys for the Estate, P. O. Box D, Milford, PA 18337.

Rose Brown, Executrix
By: Kelly A. Gaughan,
Esquire

Attorney for the Executrix
12/20/13 • 12/27/13 • 01/03/14

EXECUTRIX'S NOTICE

Estate of James Timothy Naughton, Deceased, late of Milford Township, Pike County, Pennsylvania.

Letters of Testamentary on the above estate have been granted to the undersigned. All persons indebted to the said estate are requested to make payment, and those having claims should present the same without delay to: Kim Capone Naughton of 129 Mill Ridge Drive, Milford, PA 18337, or to Levy, Stieh & Gaughan, P. C., Attorneys for the Estate, P. O. Box D, Milford, PA 18337.

Kim Capone Naughton,
Executrix
By: Kelly A. Gaughan,
Esquire

Attorney for the Executrix
12/20/13 • 12/27/13 • 01/03/14

McCABE, WEISBERG AND CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496

MARC S. WEISBERG, ESQUIRE - ID # 17616

EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
JENNIFER L. WUNDER, ESQUIRE - ID # 315954
LENA KRAVETS, ESQUIRE - ID # 316421
123 South Broad Street, Suite 1400 Philadelphia, Pennsylvania 19109
(215) 790-1010

JPMorgan Chase Bank, National Association
Plaintiff

v.

Joan P. Gilroy, Known Surviving Heir of Lisa Kelley F/K/A Lisa Gilroy, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of Lisa Kelley F/K/A Lisa Gilroy, Deceased Mortgagor and Real Owner
Defendants

Pike County Court of Common

Pleas
Number 1414-2013-Civil

**TO: UNKNOWN
SURVIVING HEIRS OF
LISA KELLY, FORMERLY
KNOWN AS LISA GILROY,
DECEASED MORTGAGOR
AND REAL OWNER
TYPE OF ACTION: CIVIL
ACTION/COMPLAINT
IN MORTGAGE
FORECLOSURE
PREMISES SUBJECT TO
FORECLOSURE: 4103
MILFORD LANDING
DRIVE, MILFORD
PENNSYLVANIA 18337**

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.

**Office of the Prothonotary
Pike County Courthouse
412 Broad Street
Milford, Pennsylvania 18337
(570) 296-7231**

**McCABE, WEISBERG AND
CONWAY, P.C.
BY: TERRENCE J.
McCABE, ESQUIRE - ID #
16496 Attorneys for
Plaintiff
MARC S. WEISBERG,
ESQUIRE - ID # 17616
EDWARD D. CONWAY,
ESQUIRE - ID # 34687
MARGARET GAIRO,
ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ,
ESQUIRE - ID # 28009
HEIDI R. SPIVAK,
ESQUIRE - ID # 74770
MARISA J. COHEN,
ESQUIRE - ID # 87830
KEVIN T. McQUAIL,
ESQUIRE - ID # 307169
CHRISTINE L. GRAHAM,
ESQUIRE - ID # 309480
BRIAN T. LaMANNA,
ESQUIRE - ID # 310321
ANN E. SWARTZ,
ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE
- ID # 57716
JOSEPH I. FOLEY,
ESQUIRE - ID # 314675
CELINE P.**

**DERKRIKORIAN,
ESQUIRE - ID # 313673
123 South Broad Street, Suite
1400
Philadelphia, Pennsylvania
19109
(215) 790-1010**

**CIVIL ACTION LAW
COURT OF COMMON
PLEAS**

PIKE COUNTY

Number 920-2010-CIVIL

Bank of America, N.A.

v.

Unknown Surviving Heirs of
Lewis W. Booth, Deceased
Mortgagor and Real Owner
and Gary Booth, Only Known
Surviving Heir of Lewis W.
Booth, Deceased Mortgagor and
Real Owner

**NOTICE OF SHERIFF'S
SALE OF REAL PROPERTY**

To:

Unknown Surviving Heirs of
Lewis W. Booth, Deceased
Mortgagor and Real Owner
Lot 1 Block 4 Section 3 Gold
Key Drive
Milford, Pennsylvania 18337

Gary Booth, Only Known
Surviving Heir of Lewis W.
Booth, Deceased Mortgagor and
Real Owner
111 Beach Road
Milford, Pennsylvania 18337

Gary Booth, Only Known
Surviving Heir of Lewis W.
Booth, Deceased Mortgagor and
Real Owner
11 Wilcox Avenue
Highland, New York 12528

Your house (real estate)
at **Lot 1 Block 4 Section 3
Gold Key Drive, Milford,
Pennsylvania 18337** is scheduled
to be sold at Sheriff's Sale on
**February 19, 2014 at 11:00
a.m.** in the Pike County
Administration Building,
506 Broad Street, Milford,
Pennsylvania to enforce the
court judgment of \$138,271.79
obtained by Bank of America,
N.A. against you.

**NOTICE OF OWNER'S
RIGHTS
YOU MAY BE ABLE TO
PREVENT THIS SHERIFF'S
SALE**

To prevent this Sheriff's Sale you
must take immediate action:

1. The sale will be canceled if
you pay to Bank of America,
N.A. the back payments, late
charges, costs, and reasonable
attorney's fees due. To find out
how much you must pay, you
may call McCabe, Weisberg and
Conway, P.C., Esquire at (215)
790-1010.

2. You may be able to stop the
sale by filing a petition asking
the Court to strike or open the
judgment, if the judgment was
improperly entered. You may
also ask the Court to postpone
the sale for good cause.

3. You may also be able to stop
the sale through other legal
proceedings.

You may need an attorney to

assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

**YOU MAY STILL BE
ABLE TO SAVE YOUR
PROPERTY
AND YOU HAVE OTHER
RIGHTS
EVEN IF THE SHERIFF'S
SALE DOES TAKE PLACE**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives

a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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

**IF YOU CANNOT AFFORD
TO HIRE A LAWYER, THIS
OFFICE MAY BE ABLE
TO PROVIDE YOU WITH
INFORMATION ABOUT
AGENCIES THAT MAY
OFFER LEGAL SERVICES
TO ELIGIBLE PERSONS**

AT A REDUCED FEE OR
NO FEE.

**LAWYER REFERRAL
SERVICE**

**Commissioners Office
Pike County Administration
Building
506 Broad Street
Milford, Pennsylvania 18337
(570) 296-7613**

**ASSOCIATION DE
LICENCIADOS**

**Commissioners Office
Pike County Administration
Building
506 Broad Street
Milford, Pennsylvania 18337
(570) 296-7613**

IN THE COURT OF
COMMON PLEAS OF
PIKE COUNTY,
PENNSYLVANIA

MASTHOPE MOUNTAIN
COMMUNITY a/k/a
MASTHOPE MOUNTAIN
COMMUNITY PROPERTY
OWNERS COUNCIL,
Plaintiff

vs.

LAWRENCE SWAIN and
MARY E. SWAIN, their
successors and assigns, and
any and all other persons or
entities claiming any right, title
or interest in or to the herein
described real property other
than Plaintiff, whose identity
or identities are unknown,
Defendants

Pike County No.
2295-2012-Civil

**TO: MARY E. SWAIN
ORDER**

AND NOW, this 12th
day of December, 2013, upon
consideration of the verified
Motion for Judgment, it is
hereby ORDERED and
DECREED that said Motion
for Judgment is GRANTED
and the Prothonotary on
Praecept of the Plaintiff,
Masthope Mountain
Community a/k/a Masthope
Mountain Community Property
Owners Council, shall enter
final judgment in its favor and
against the Defendant, Mary
E. Swain, and the Plaintiff is
authorized to record the same at
its expense as a conveyance from
the Defendant, Mary E. Swain,
to itself with the Recorder of
Deeds Office of Pike County,
Pennsylvania.

The Plaintiff is hereby
ORDERED to publish this
Order in the Pike County Legal
Journal and The News Eagle one
(1) time.

BY THE COURT:

s/Honorable

Gregory H. Chelak, J.

c: Lawrence Swain, Defendant

c: Mary E. Swain, Defendant

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

January 15, 2014

**BY VIRTUE OF WRIT
OF EXECUTION ISSUED**

OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
56-2013r SUR JUDGEMENT
NO. 56-2013 AT THE SUIT
OF Deutsche Bank National
Trust Company, as Trustee
for Fremont home Loan
Trust 2004-4, Asset-Backed
Certificates, Series 2004-4 vs
John Herrmann and Michelle
M. Herrmann 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
January 15, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

UDREN LAW OFFICES, P.C.
WOODCREST
CORPORATE CENTER
111 WOODCREST ROAD,
SUITE 200
CHERRY HILL, NJ
08003-3620
856-6699-5400
pleadings@udren.com
ATTORNEY FOR
PLAINTIFF
Deutsche Bank National
Trust Company, as Trustee
for Fremont Home Loan
Trust 2004-4, Asset-Backed
Certificates, Series 2004-4
Plaintiff
v.
JOHN HERRMANN
MICHELLE M.

HERRMANN
Defendant(s)
COURT OF COMMON
PLEAS
CIVIL DIVISION
Pike County
MORTGAGE
FORECLOSURE
NO. 56-2013

SHORT DESCRIPTION FOR
ADVERTISING
ALL THAT CERTAIN
LOT OF LAND SITUATE
IN TOWNSHIP OF
BLOOMING GROVE, PIKE
COUNTY, PENNSYLVANIA:
BEING KNOWN AS HC 8
Box 8780 Route 6, n/k/a 1736
Route 6, Hawley, PA 18428
PARCEL NUMBER:
046.00-02-03-01
IMPROVEMENTS:
Residential Property
UDREN LAW OFFICES,
P.C.
Attorney for Plaintiff
Nicole LaBletta, Esquire
PA ID 202194

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO John Herrmann and
Michelle M. Herrmann
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$135,178.38,
PLUS COSTS & INTEREST.

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF John
Herrmann and Michelle M.
Herrmann DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$135,178.38 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
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE
January 15, 2014
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE

COUNTY, CIVIL DIVISION,
TO EXECUTION NO
243-2012r SUR JUDGEMENT
NO. 243-2012 AT THE
SUIT OF Federal National
Mortgage Association vs David
A. Schwartz DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 15, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION
ALL THAT CERTAIN piece,
parcel and tract of land situate
lying and being in the Township
of Dingman, County of Pike and
Commonwealth of Pennsylvania,
more or particularly described as
follows, to wit:
BEING Lot No, 1, Section
No, 10, Sunrise Lake, as shown
on the map of said Section,
Recorded in the Office of the
Recorder of Deeds of Pike
County, Pennsylvania in Plat
Book 21, page 11.
TOGETHER with all rights
and privileges, and under
and subject to the covenants,
exceptions, condition,
reservations and Restrictions as
of Record.
Being the same property
acquired by David A Schwartz,
by Deed recorded 04/27/2007,
of record in Deed Book 2229,
Page 336, in the Office of

the Recorder of Pike County,
Pennsylvania.

Being known as: 112
WILD MEADOW
DRIVE, MILFORD,
PENNSYLVANIA 18337.

Title to said premises is vested
in David Schwartz by deed from
Stan Tashlik and Jesse Tashlik,
Husband and Wife dated April
27, 2007 and recorded April 27,
2007 in Deed Book 2229, Page
336.

TAX LD. #: 108.00-01-43

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO David A. Schwartz
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$192,604.44,
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 David A.
Schwartz DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$192,604.44 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad St., Ste. 2080
Philadelphia, PA 19109
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO308-2013r SUR
JUDGEMENT NO. 308-2013
AT THE SUIT OF The Bank of
New York Mellon fka The Bank
of New York, as Trustee for the
Certificateholders of CWABS,
Inc., Asset-Backed Certificates,
Series 2006-26 vs Quentin
Branch 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
January 15, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN lot,
parcel or piece of land situate
in Lehman Township, County
of Pike and Commonwealth
of Pennsylvania, being Lot
136, Stage VIII, Pine Ridge, as
shown on a plan of lots recorded
in the Office of the Recorder of
Deeds in and for the County of
Pike, in Plot Book Volume 10,
page 127.

BEING KNOWN AS Lot 136
Stage VIII, Bushkill PA 18234
TAX PARCEL # 06-0-039048
BEING KNOWN AS: 1360
Pine Ridge Boulevard, Bushkill,
PA 18324

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Quentin Branch
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$336,618.33,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Quentin
Branch DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$336,618.33 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market St.
Philadelphia, PA 19106-1532
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE
January 15, 2014
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
315-2013r SUR JUDGEMENT
NO. 315-2013 AT THE
SUIT OF Bank of America,
NA as successor by Merger to
BAC Home Loans Servicing,
LP fka Countrywide Home

Loans Servicing, LP vs Reed A. Horonick and Elaine B. Horonick 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 January 15, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 315-2013

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

v.

REED A. HORONICK
ELAINE B. HORONICK
owner(s) of property situate in MILFORD TOWNSHIP, PIKE County, Pennsylvania, being

120 SANTOS DRIVE,
MILFORD, PA 18337-6528

Parcel No. 096.00-01-89.011-
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$218,516.28

Attorneys for Plaintiff

Phelan Hallinan, LLP

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

THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Reed A. Horonick and Elaine B. Horonick DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$215,516.28, 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 Reed A. Horonick and Elaine B. Horonick DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$215,516.28 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
319-2012r SUR JUDGEMENT
NO. 319-2012 AT THE SUIT
OF The Bank of New York
Mellon formerly known as The
Bank of New York, as Trustee
for the Certificateholders of the
CWABS, Inc. Asset-Backed
Certificates Series 2006-23
c/o Bank of America, NA vs
Debora A. Diodato aka Debora
A. Doidato and Joseph V.
Diodato 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
January 15, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION

All that certain parcel of land
situate in the Township of
Delaware, County of Pike, and
Commonwealth of Pennsylvania

being known and designated as
follows:

Lot 536, Section 5 as shown
on map entitled subdivision of
Section 5, Pocono Mountain
Lake Forest Corporation on
file in the Recorder's Office at
Milford, Pennsylvania in Plot
Book 9 Page 228.

Being known as: 143 WEASEL
ROAD, DINGMANS FERRY,
PENNSYLVANIA 18328.

Title to said premises is vested in
Joseph V. Diodato and Debora
A. Diodato a.k.a. Debora A.
Doidato by deed from Harold
S. Arnold Jr. dated October 21,
1998 and recorded October 22,
1998 in Deed Book 1628, Page
348.

TAX LD. #: 161.03-01-38

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Debora A. Diodato
aka Debora A. Doidato
and Joseph V. Diodato
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$192,997.78,
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 Debora A. Diodato aka Debora A. Doidato and Joseph V. Diodato DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$192,997.78 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Coway
123 South Broad Street
Philadelphia, PA 19109
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 355-2013r SUR JUDGEMENT NO. 355-2013 AT THE SUIT OF Bank of America, NA vs Judith Sandberg, as Administatrix of the Estate

of James B. Sandberg, 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 January 15, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN CITY OF DINGMANS FERRY IN THE COUNTY OF PIKE, AND STATE OF PENNSYLVANIA AND BEING DESCRIBED IN A DEED DATED 02/24/2004 AND RECORDED 02/24/2004 IN BOOK 2033 PAGE 843 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE AND REFERENCED AS FOLLOWS:

LOT 1, BLK B32, SECTION 5 TOWNSHIP OF DELAWARE PARCEL NO. 149.04-04-61 ALSO DESCRIBED AS: ALL THAT CERTAIN piece, parcel and tract of land situated, lying and being in the Township of Delaware, County of Pike and State of Pennsylvania, more particularly described as follows,

to wit: Lot 1ABC, Block B-32, as set forth on a plan of Lots - Birchwood Lakes, Section 5. Delaware Township, Pike County, Pennsylvania, dated November 1963 by John B. Aicher, Monroe Engineering, Inc., Stroudsburg, Pennsylvania and filed in the Office for the Recording of Deeds in and for Pike County, Pennsylvania in Plat Book 5, Page 247 on May 11, 1967.

TAX PARCEL # 02-0-029123
BEING KNOWN AS: 118
Maple Street, Dingmans Ferry,
PA, 18328

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Judith Sandberg, as Administratrix of the Estate of James B. Sandberg, deceased DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$192,797.98, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Judith Sandberg, as Administratrix of the Estate of James B. Sandberg, deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$192,797.98 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 364-2013r SUR JUDGEMENT NO. 364-2012 AT THE SUIT OF JPMC Specialty Mortgage, LLC vs Gerald J. Hawley and Janet T. Hawley aka Janet Hawlev and Lori Hawley 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
January 15, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 364-2013

JPMC SPECIALTY
MORTGAGE, LLC

v.

GERALD J. HAWLEY
JANET T. HAWLEY A/K/A
JANET HAWLEY
LORI HAWLEY

owner(s) of property situate
in the TOWNSHIP OF
LEHMAN, PIKE County,
Pennsylvania, being
31 FOX COURT, BUSHKILL,
PA 18324

Parcel No. 189.02-09-12
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$201,324.41
Attorneys for Plaintiff
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Gerald J. Hawley and
Janet T. Hawley aka Janet
Hawley and Lori Hawley
DEFENDANTS, OWNER,

OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$201,324.41,
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 Gerald J.
Hawley and Janet T. Hawley aka
Janet Hawley and Lori Hawley
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$201,324.41 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 371-2008r SUR JUDGEMENT NO. 371-2008 AT THE SUIT OF MorEquity, Inc. vs Lev Litman and Elena Litman 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 January 15, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION ALL THAT CERTAIN lot, piece of parcel of land situate, lying and being in the Township of Delaware, County of Pike and Commonwealth of Pennsylvania, more particularly described as follows: Lot No. 14, Block No. 1803, Section No. 18, Wild Acres, as shown on plan or map recorded in the office of the Recorder of deeds of Pike County in Plat Book 14, Page 72. BEING the same premises which Sun Lake Homes, Inc., by deed dated 10/12/2000, recorded 10/17/2000 in the

Office of the Recorder of Deeds in and for Pike County in Record Book Volume 1866 at Page 80, granted and conveyed unto Lev Litman and Elena Litman. Subsequently, the same premises which Sun Lake Homes, Inc., by corrective deed dated 02/10/2003, recorded 02/18/2003 in the Office of the Recorder of Deeds in and for Pike County in Record Book Volume 1967 at Page 1258, granted and conveyed unto Lev Litman and Elena Litman. Also Known As 105 High Ridge Road, Dingmans Ferry, PA 18328 Parcel No. 168.02-01-83 Control No. 02-0-066130 TITLE TO SAID PREMISES IS VESTED IN Lev Litman and Elena Litman, by deed from Sun Lake Homes, Inc., dated 10/12/2000, recorded 10/17/2000, in Deed Book 1866, page 80. EXHIBIT "A"

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Lev Litman and Elena Litman DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$493, 715.83, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS
THE PROPERTY OF Lev
Litman and Elena Litman
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$493,715.83 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Parker McCay
9000 Midlantic Drive, Ste. 300
PO Box 5054
Mount Laurel, NJ 08054-1539
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE
January 15, 2014
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY; CIVIL DIVISION,
TO EXECUTION NO

371-2013r SUR JUDGEMENT
NO.371-2013 AT THE
SUIT OF U.S. Bank National
Association, as trustee for
Mastr Asset Backed Securities
Trust 2006-WMC4, Mortgage
Pass-Through Certificates
Series 2006- WMC4 vs
Stanley Kodgis and Salena
Marsh 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
January 15, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. 371-2013-CV
U.S. BANK NATIONAL
ASSOCIATION, AS
TRUSTEE FOR MASTR
ASSET BACKED
SECURITIES TRUST
2006-WMC4, MORTGAGE
PASS- THROUGH
CERTIFICATES SERIES
2006- WMC4
v.
STANLEY KODGIS
SALENA MARSH
owner(s) of property situate
in the TOWNSHIP OF
LACKAWAXEN, PIKE
County, Pennsylvania, being
122 HOEHNE COURT
A/K/A, 122-124 HOEHNE
COURT, GREELEY, PA
18425

Parcel No. 05-0-106684
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$293,478.99
Attorneys for Plaintiff
Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Stanley Kodgis and Salena Marsh DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$293,478.99, 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 Stanley Kodgis and Salena Marsh DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$293,478.99 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., Ste. 1400
1 Penn Ctr Plaza
Philadelphia, PA 19103
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE
January 15, 2014
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 409-2012r SUR JUDGEMENT NO.409-2012 AT THE SUIT OF Bank of America, NA successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP vs Deborah L. Reynolds and Eric L. Penson 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 January 15, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID

DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel of land situate in the Township of Lehman, County of Pike and Commonwealth of Pennsylvania, Being Lot 499 Section 3E, as shown on plan of Pocono Mountain Lake Estates, on file in the Recorder of Deeds Office at Milford, Pike County, Pennsylvania, in Plat Book Volume 9, Page 123.

BEING the same premises which Pike County Tax Claim Bureau, of Milford, PA, as Trustee, by indenture bearing date the 2nd day of June, 2004, and recorded the 12th day of July, 2004, in the Office for the Recording of Deeds in and for the County of Pike at Milford, Pennsylvania, in Record Book Volume 2057, Page R288, granted and conveyed unto Myownco, Inc, in fee.

Being known as: 499 SPARROW ROAD, Lehman Township, PENNSYLVANIA 18328.

Title to said premises is vested in Deborah L. Reynolds and Eric L. Penson by deed from QuitClaim Deed dated October 25, 2010 in Deed Book 2354, Page 191.

TAX LD. #: 182.04-01-16

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Deborah L. Reynolds

and Eric L. Penson
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$278,716.21,
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 Deborah L.
Reynolds and Eric L. Penson
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$278,716.21 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Coway
123 South Broad Street
Philadelphia, PA 19109

12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
412-2009r SUR JUDGEMENT
NO. 412-2009 AT THE SUIT
OF The Bank of New York as
Trustee for the Certificateholders
CWALT, Inc. Alternative Loan
Trust 2006-0C1 Mortgage
Pass-Through Certificates
Series 2006-0C1 vs Sergey
Bobro 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
January 15, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 412-2009-CIVIL
THE BANK OF NEW YORK
AS TRUSTEE FOR THE
CERTIFICATEHOLDERS
CWALT, INC.
ALTERNATIVE
LOAN TRUST
2006-0C1 MORTGAGE
PASS-THROUGH
CERTIFICATES SERIES
2006-0C1
v.

SERGEY BOBRO

owner(s) of property situate
in the TOWNSHIP OF
LEHMAN, PIKE County,
Pennsylvania, being
1592 WOODBRIDGE DRIVE
EAST, BUSHKILL, PA
18324-0000
Parcel No. 196.02-05-57
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$188,753.76
Attorneys for Plaintiff
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Sergey Bobro
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$188,753.76,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Sergey Bobro DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$188,753.76 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 422-2012r SUR JUDGEMENT NO. 422-2012 AT THE SUIT OF Wells Fargo Bank, National Association as Trustee Forsecutitized Asset Backed Receivables LLC vs Theodore J. Schaefer 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
January 15, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

BEING Lot 7, Block M-I07, as shown on a map entitled "Section 1, Marcel Lake Estates, Delaware Township, Pike County, Pennsylvania, which map was duly recorded on June 7, 1971 with the Office of the Recorder of Deeds of Pike County, Pennsylvania, in Plat Book 8, page 170.
BEING KNOWN AS: Lot 7, Block M-107, N/K/A 12368 Marcel Lake Estates, 113 Beecher Road, A/K/A, 113 Beecher Street Dingmans Ferry, (Delaware TWP.) PA 18328
BEING THE SAME premises in which Philip Bueki, Sheriff of the County of Pike, in the Commonwealth of Pennsylvania, by its deed dated January 19,2005 and recorded in the Office of the Recorder of Deeds in and for the County of Pike, State of Pennsylvania granted and conveyed unto JP Morgan Chase Bank FKA The Chase Manhattan Bank Successor by merger to Chase Bank of Texas National Association, FKA Texas Commerce Bank, N.A as Trustee and Custodian by: Saxon

Mortgage Services, Inc., FKA
Meritech Mortgage Services Inc,
asits attorney-in-fact.
Being known as: 113
BEECHER ROAD,
DINGMANS FERRY,
PENNSYLVANIA 18328.
Title to said premises is vested
in Theodore J. Schaefer by deed
from JP Morgan Chase Bank,
fka The Chase Manhattan
Bank Successor by merger to
Chase Bank of Texas, NA fka
Texas Commerce Bank, NA
as Trustee and Custodian by:
Saxon Mortgage Services Inc., its
attorney-in-fact dated March 25,
2005 and recorded March 31,
2005 in Deed Book 2101, Page
243.
TAX LD. #:09-00-00659-01

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Theodore J. Schaefer
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$188,097.52,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS

HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Theodore
J. Schaefer DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$188,097.52 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad St., Ste. 2080
Philadelphia, PA 19109
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO426-2013r SUR
JUDGEMENT NO. 426-2013
AT THE SUIT OF Bank of
America, NA as successor by
merger to BAC Home Loans
Servicing, LP fka Countrywide
Home Loans Servicing, LP vs
Luigi A. Bovo and Nunziata

Bovo 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
January 15, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 426-2013

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

v.

LUIGI A. BOVO
NUNZIATA BOVO

owner(s) of property situate in
DINGMAN TOWNSHIP,
PIKE County, Pennsylvania,
being 116 LÉNAPE DRIVE,
A/K/A 1803 CONASHAUGH
LAKES, MILFORD, PA 18337
Parcel No. 121.04-04-04 -
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$274,459.82
Attorneys for Plaintiff
Phelan Hallinan, LLP

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

OF PENNSYLVANIA TO
Luigi A. Bovo and Nunziata
Bovo DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$274,459.82,
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 Luigi A.
Bovo and Nunziata Bovo
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$274,459.82 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan

1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
450-2013r SUR JUDGEMENT
NO. 450-2013 AT THE
SUIT OF Bank of America,
NA vs Yima Perez and
Francisco Perez aka Francisco
A. Perez 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
January 15, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

UDREN LAW OFFICES, P.C.
WOODCREST
CORPORATE CENTER
111 CHERRY HILL, NJ
08003-3620
856-669-5400
pleadings@udren.com
ATTORNEY FOR
PLAINTIFF
Bank of America, N.A.
Plaintiff

v.
FRANCISCO PEREZ A/K/A
FRANCISCO A. PEREZ

YIMA PEREZ
Defendant(s)
COURT OF COMMON
PLEAS CIVIL DIVISION
Pike County
MORTGAGE
FORECLOSURE
NO. 450-2013

SHORT DESCRIPTION FOR
ADVERTISING
ALL THAT CERTAIN LOT
OF LAND SITUATE IN
LEHMAN TOWNSHIP,
PIKE COUNTY,
PENNSYLVANIA:
BEING KNOWN AS 3558
Dorset Drive, Bushkill, PA
18324
PARCEL NUMBER:
197.01-03-24
IMPROVEMENTS:
Residential Property
Jordan David, Esquire
PA ID #: 311968

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Yima Perez and Francisco
Perez aka Francisco A. Perez
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$246,621.90,
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
Yima Perez and Francisco
Perez aka Francisco A. Perez
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$246,621.90 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Office
111 Woodcrest Rd., Ste. 200
Cherry Hill, NJ 08003-3620
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
540-2013r SUR JUDGEMENT
NO. 540-2013 AT THE

SUIT OF Wells Fargo Bank,
NA s/b/m Wells Fargo Home
Mortgage, Inc. vs Evans O.
Olang 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
January 15, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 540-2013-CIVIL
WELLS FARGO BANK,
N.A., S/B/M WELLS FARGO
HOME MORTGAGE, INC.
v.
EVANS O. OLANG
owner(s) of property situate
in LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being
83 OAKENSHIELD WAY,
A/K/A 217 OAKENSHIELD
DRIVE TAMIMENT, PA
18371-9456
Parcel No. 188.01-02-08 -
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$163,373.04
Attorneys for Plaintiff
Phelan Hallinan, LLP

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

OF PENNSYLVANIA
TO Evans O. Olang
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$163,373.04,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Evans O.
Olang DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$163,373.04 PLUS COSTS
AND INTEREST AS
AFORESAID.

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

1 Penn Center Plaza
Philadelphia, PA 19103
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 541-2013r SUR
JUDGEMENT NO. 541-2013
AT THE SUIT OF Nationstar
Mortgage, LLC vs Solaiman
Abbasi 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
January 15, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 541-2013-CIVIL
NATIONSTAR
MORTGAGE, LLC
v.
SOLAIMAN ABBASI
owner(s) of property situate
in LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being 38 AMOS CIRCLE,
A/K/A 170 AMOS CIRCLE,
BUSHKILL, PA 18324
Parcel No. 188.04-01-47 -
(Acreage or street address)
Improvements thereon:

RESIDENTIAL DWELLING
Judgment Amount: \$97,103.55
Attorneys for Plaintiff
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Solaiman Abbasi
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$97,103.55,
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 Solaiman
Abbasi DEFENDANTS,
OWNERS REPUTED

OWNERS TO COLLECT
\$97,103.55 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
542-2013r SUR JUDGEMENT
NO. 542-2013 AT THE
SUIT OF Bank of America,
NA as successor by merger to
BAC Home Loans Servicing,
LP fka Countrywide Home
Loans Servicing, LP vs Alfred
P. Evangelista aka Alfred
Evangelista aka Alfred Paul
Evangelista 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
January 15, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 542-2013-CIVIL
BANK OF AMERICA,
N.A., AS SUCCESSOR BY
MERGER TO BAC HOME
LOANS SERVICING, LP
F/K/A COUNTRYWIDE
HOME LOANS SERVICING,
LP

v.
ALFRED P. EVANGELISTA
A/K/A ALFRED
EVANGELISTA
A/K/A ALFRED PAUL
EVANGELISTA owner(s) of
property situate in LEHMAN
TOWNSHIP, PIKE County,
Pennsylvania, being 70
WINONA LAKES, A/K/A
LOT 70 SECT 17, EAST
STROUDSBURG, PA
18302-9783
Parcel No. 199.02-03~03~
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$181,954.09
Attorneys for Plaintiff
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Alfred P. Evangelista
aka Alfred Evangelista aka
Alfred Paul Evangelista
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$181,954.09,

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 Alfred
P. Evangelista aka Alfred
Evangelista aka Alfred Paul
Evangelista DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$181,954.09 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE
January 15, 2014
BY VIRTUE OF WRIT

OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 576-2013r SUR
JUDGEMENT NO. 576-2013
AT THE SUIT OF Nationstar
Mortgage, LLC vs Mauro A.
Techera 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
January 15, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
DOCKET NO: 576-2013-CV
ALL THAT CERTAIN lot
or piece of ground situate in
Township of Delaware, County
of Pike, and Commonwealth of
Pennsylvania
TAX PARCEL NO: 031991
PROPERTY ADDRESS 1203
Westwood Drive
Dingmans Ferry, PA 18328
IMPROVEMENTS: a
Residential Dwelling
SOLD AS THE PROPERTY
OF: Mauro A. Techera
ATTORNEY'S NAME: Patrick
J. Wesner, Esquire
SHERIFF'S NAME: Phil Bueki

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

THE COMMONWEALTH
OF PENNSYLVANIA
TO Mauro A. Techera
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$211,007.65,
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 Mauro A.
Techera DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$211,007.65 PLUS COSTS
AND INTEREST AS
AFORESAID.

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

220 Lake Drive East, Ste. 301
Cherry Hill, NJ 08002
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
625-2013r SUR JUDGEMENT
NO. 625-2013 AT THE SUIT
OF Bank of America, NA vs
Ivana Morgan 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
January 15, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

UDREN LAW OFFICES,
P.C.
WOODCREST
CORPORATE CENTER
111 WOODCREST ROAD,
SUITE 200
CHERRY HILL, NJ,
08003-3620
856-669-5400
pleadings@udren.com
ATTORNEY FOR
PLAINTIFF
Bank of America, N.A
Plaintiff
v.
IVANA MORGAN
Defendant(s)

COURT OF COMMON
PLEAS CIVIL DIVISION
Pike County
MORTGAGE
FORECLOSURE
NO. 625-2013

SHORT DESCRIPTION FOR
ADVERTISING
AT THAT CERTAIN
LOT OF LAND SITUATE
IN TOWNSHIP OF
LEHMAN, PIKE COUNTY,
PENNSYLVANIA:
BEING KNOWN AS Lot 61
Section 5 Pine Ridge AKA 4152
Pine Ridge Drive, (Lehman
Township), Bushkill, PA 18324
PARCEL NUMBER:
194-01-01-53
IMPROVEMENTS:
Residential Property
UDREN LAW OFFICES, P.C.
Attorney for Plaintiff
SALVATORE CAROLLO,
ESQUIRE
PA ID 311050

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Ivana Morgan
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$179,230.94,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT

REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Ivana Morgan
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$179,230.94 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Office
111 Woodcrest Rd., Ste. 200
Cherry Hill, NJ 08003-3620
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
647-2013r SUR JUDGEMENT
NO. 647-2013 AT THE
SUIT OF Wells Fargo Bank,

NA, as Trustee for Option
One Mortgage Loan Trust
2007-FXD1 Asset-Backed
Certificates, Series 2007-FXD1
vs Samuel Degroat and Stacey
M. Degroat 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
January 15, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN tract
or parcel of land and premises,
situate, lying and being in
the Township of Shohola
In the County of Pike and
Commonwealth of Pennsylvania,
more particularly described as
follows;
BEING LOT 8, BLOCK 4,
SECTION 2, as shown on a
map of Sagamore Estates, Inc.
dated December 12, 1957, and
recorded with tile Recorder
of Deeds of Pike County,
Pennsylvania, in Plat Book 3,
page 14; and reference may be
had to said map or the record
thereof for a more full and
complete description of the lot or
lots herein conveyed.
PARCEL NO. 078.04-06-490 -
BEING THE SAME
PREMISES which Samuel
DeGroat and Stacey M. Kopec,
now by marriage, Stacey M.
DeGroat, by indenture dated

11-21-05 and recorded 11-30-05 in the Office of the Recorder of Deeds in and for the County of Pike in Record Book 2147, Page 457, granted and conveyed unto Samuel DeGroat and Stacey M. DeGroat, His Wife.

Tax Id No: 078.04-06-49

PROPERTY IS IMPROVED by single family dwelling and shed

For information purposes only - Property also known as:
116 Samantha Road
Shohola, PA 18458

TITLE TO SAID PREMISES IS VESTED IN Samuel DeGroat and Stacey M. DeGroat, his wife, heirs successors and assigns, by deed from Samuel DeGroat and Stacey M. Kopec, now by marriage Stacey M. DeGroat., dated 11/21/2005 and recorded 11/30/2005, in Book 2147, Page 457
EXHIBIT "A"

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Samuel Degroat and Stacey M. Degroat DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$313,278.02, 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 Samuel Degroat and Stacey M. Degroat DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$313,278.02 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Parker McCay
9000 Midlantic Drive, Ste. 300
PO Box 5054
Mount Laurel, NJ 08054-1539
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE
January 15, 2014
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION,

TO EXECUTION NO
650-2013r SUR JUDGEMENT
NO. 650-2013 AT THE
SUIT OF PNC Bank, National
Association, successor by
merger to National City
Mortgage, a division of National
City Bank vs Christopher
Tepedino and Bonnie N.
Tepedino 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
January 15, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN lot,
piece or parcel of land situate,
lying and being in the Township
of Dingman, County of Pike,
Commonwealth of Pennsylvania,
being Tract No. 5506, Section
No. XVIII, Conashaugh
Lakes, as shown on plat or
map recorded in the office of
the Recorder of Deeds of Pike
County in Plat Book 18 page
141.
TAX PARCEL #121.04-01-84
BEING KNOWN AS: 4350
Conashaugh Lakes, Milford, PA
18337

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

TO Christopher Tepedino
and Bonnie N. Tepedino
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$302,532.73,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Christopher
Tepedino and Bonnie N.
Tepedino DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$302,532.73 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
685-2013r SUR JUDGEMENT
NO. 685-2013 AT THE
SUIT OF First Horizon Home
Loans a Division of First
Tennessee Bank, National
Association vs Kathryn
Smith DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 15, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

LOTS 1,2 & 3, as shown on
map entitled "Plan of Lots
divided for Donald E. LaBar,
being part of land known as
Glass House Property, Premises
located in Westfall Township,
Pike County, Pa., Scale 1"- 50
feet, as surveyed May 11, 1950
by Ernest Appert, Civil Engineer
and Surveyor, Drawing No.
1-1166 which said map was filed

in the Pike County, Pennsylvania
Recorder's Office on August 7,
1950 in Plat Book 2, Page 190,
and to which said map reference
is hereby made for a metes and
bounds description of lots.

Being known as: 1225
DELAWARE DRIVE,
MATAMORAS,
PENNSYLVANIA 18336.

Title to said premises is vested
in Kathryn Smith and James
Smith by deed from Patrick
A. McAlamey and Janice A.
McAlarney, Husband and Wife
recorded February 2, 1999 in
Deed Book 1693, Page 179.
And Thereafter James Smith
departed this life on January 20,
2012. Whereupon, title to said
premises is solely vested unto
Kathryn Smith, by rights of
survivorship.

TAX I.D. #: 13-0-002615
SEIZED IN EXECUTION AS
THE PROPERTY OF Kathryn
Smith on Judgment Number
CI-685 2013

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Kathryn Smith
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$77,332.17,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Kathryn Smith
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$77,332.17 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
23 S. Broad Street
Philadelphia, PA 19109
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
725-2013r SUR JUDGEMENT
NO. 725-2013 AT THE SUIT

OF Nationstar Mortgage LLC
vs Jose R. Ortiz and Nancy
Ortiz 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
January 15, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION

All that certain lot or lots,
parcel or piece of ground situate
in Lehman Township, Pike
County, Pennsylvania, being
Lot of Lots No. 1066, Section
No. 16, as it more particular
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 17, Page 3.

Being the same premises that
Alexander Schefer and Raissa
Schefer, by their deed dated
April 7th 2008 and recorded in
the Office for the Recording of
Deeds in and for Pike County
in Record Book Volume 2272,
Page 2568 granted and conveyed
unto Jose R. Ortiz and Nancy
Ortiz; Mortgagors hereof in fee.

Being known as: LOT
1066 SECTION 16 SAW
CREEK, BUSHKILL,

PENNSYLVANIA 18324.
Title to said premises is vested in Jose R. Ortiz and Nancy Ortiz by deed from Alexander Schefer and Raissa Schefer, Husband and Wife dated April 4, 2008 and recorded April 10, 2008 in Deed Book 2272, Page 2568. TAX I.D. #: 06-0-065226

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jose R. Ortiz and Nancy Ortiz DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$249,584.16, 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 Jose R. Ortiz and Nancy Ortiz DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$249,584.16 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad St., Ste. 2080
Philadelphia, PA 19109
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE
January 15, 2014
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 766-2013r SUR JUDGEMENT NO. 766-20 13 AT THE SUIT OF US Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as successor by merger to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset Backed Securities I LLC, Asset-Backed Certificates, Series 2007-HE1 vs Christine J. Brady DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD

STREET, MILFORD, PA
18337 ON WEDNESDAY
January 15, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

BEING Lot 16, Block XII,
Hemlock Farms Community,
Stage LVI, as shown on Plat of
Hemlock Farms Community,
Stage LVI recorded in the office
of the Recorder of Deeds of Pike
County in Plat Book 7, page 98
on the 13th day of June, 1969.
TAX PARCEL # 120.04-03-36
TAX ID 01-0-035140
BEING KNOWN AS: 311
Canoebrook Drive, Hawley, PA,
18428

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

REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
Ste. 5000 BNY Mellon Ind Ctr
701 Market Street
Philadelphia, PA 19106
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE
January 15, 2014
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
770-2013r SUR JUDGEMENT

NO. 770-2013 AT THE
SUIT OF Federal National
Mortgage Association vs Jose A.
Maldonado 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
January 15, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION
ALL THAT CERTAIN
village lot of land, situate in
the Borough of Matamoras,
County of Pike and State
of Pennsylvania, know and
designated on Charles St.
John's map of an addition to
said Village as lot number four
hundred and ten (410); lying
on the northerly corner of
Washington (now Avenue K)
and Biddis Street and being one
hundred feet in depth and fifty
feet wide on Washington Street
(now Avenue K).
Being known as: 11 AVENUE
K, MATAMORAS,
PENNSYLVANIA 18336.
Title to said premises is vested
in Jose Maldonado by deed from
Robert M. Killmer and Jonell
D. Killmer, Husband and Wife
recorded December 10, 2007 in
Deed Book 2260, Page 150.
TAX I.D. #: 07-0-007666

THE SALE IS MADE BY
VIRTUE OF A WRIT OF

EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Jose A. Maldonado
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$255,239.34,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Jose A.
Maldonado DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$255,239.34 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,

PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad St., Ste. 2080
Philadelphia, PA 19109
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
819-2013r SUR JUDGEMENT
NO. 819-2013 AT THE
SUIT OF U.S. Bank National
Association, as Trustee for
Credit Suisse First Boston
Mortgage Securities Corp.,
SCFB Mortgage-Backed
Pass-Through Certificates,
Series 2005-12 vs Lisa Reiher
and Clifford Reiher aka Clifford
C. Reiher 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
January 15, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 819-2013
U.S. BANK NATIONAL
ASSOCIATION, AS
TRUSTEE FOR CREDIT
SUISSE FIRST BOSTON
MORTGAGE SECURITIES

CORP., CSFB MORTGAGE-
BACKED PASS-THROUGH
CERTIFICATES, SERIES
2005-12

v.

LISA REIHER
CLIFFORD REIHER A/K/A
CLIFFORD C. REIHER
owner(s) of property situate
in the TOWNSHIP OF
DINGMAN, PIKE County,
Pennsylvania, being
180 ROUTE 2001, MILFORD,
PA 18337-6560
Parcel No. 112.00-03-31 -
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$232,846.79
Attorneys for Plaintiff
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Lisa Reiher and Clifford
Reiher aka Clifford C. Reiher
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$232,846.79,
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 Reiher and Clifford Reiher aka Clifford C. Reiher DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$232,846.79 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 852-2013r SUR JUDGEMENT NO. 852-2013 AT THE SUIT OF Wells Fargo Bank, NA vs Jacqueline A. McHugh 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 January 15, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 852-2013
WELLS FARGO BANK, N.A.
v.
JACQUELINE A. MCHUGH
owner(s) of property situate in BLOOMING GROVE TOWNSHIP, PIKE County, Pennsylvania, being
240 SURREY DRIVE,
HAWLEY, PA 18428-9150
Parcel No. 107.03-01-18-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$82,293.20
Attorneys for Plaintiff
Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jacqueline A. McHugh DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$82,293.20,

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Jacqueline
A. McHugh DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$82, 293.20 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE
January 15, 2014
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE

COUNTY, CIVIL DIVISION,
TO EXECUTION NO
866-2013r SUR JUDGEMENT
NO. 866-2013 AT THE
SUIT OF Ocwen Loan
Servicing, LLC vs Deborah
Bilello 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
January 15, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. 866-2013
OCWEN LOAN
SERVICING, LLC
v.
DEBORAH BILELLO
owner(s) of property situate
in LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being
387 SAW CREEK ESTATES,
BUSHKILL, PA 18324-9420
Parcel No. 192.04-06-19 -
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$147,880.92
Attorneys for Plaintiff
Phelan Hallinan, LLP

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

OF PENNSYLVANIA
TO Deborah Bilello
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$147,880.92,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Deborah
Bilello DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$147,880.92 PLUS COSTS
AND INTEREST AS
AFORESAID.

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

1 Penn Center Plaza
Philadelphia, PA 19103
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO.
876-2012r SUR JUDGEMENT
NO. 876-2012 AT THE
SUIT OF Wells Fargo Bank,
NA, as trustee for Securitized
Asset Backed Receivables LLC
Trust 2006-OP1, Mortgage
Pass-Through Certificates,
Series 2006- OP1 vs Fernando
Beltran and Rosemarie
Beltran 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
January 15, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

Wells Fargo Bank, N.A., as
Trustee for Securitized Asset
Backed Receivables LLC
Trust 2006-OP1, Mortgage
Pass-Through Certificates, Series
2006-OP1
Plaintiff

v.

FERNANDO BELTRAN
ROSEMARIE BELTRAN
COURT OF COMMON
PLEAS CIVIL DIVISION
Pike County
MORTGAGE
FORECLOSURE
NO. 876-2012
SHORT DESCRIPTION FOR
ADVERTISING
ALL THAT CERTAIN LOT
OF LAND SITUATE IN
LEHMAN TOWNSHIP,
PIKE COUNTY,
PENNSYLVANIA:
BEING KNOWN AS 171 Saw
Creek Est, Bushkill, PA 18324
PARCEL NUMBER:
06-0-104352
IMPROVEMENTS:
Residential Property
UDREN LAW OFFICES, P.C.
Attorney for Plaintiff
SALVATORE CAROLLO,
ESQUIRE
PA ID 311050

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Fernando Beltran
and Rosemarie Beltran
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID

REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$170,971.84,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Fernando
Beltran and Rosemarie Beltran
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$170,971.84 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Office
111 Woodcrest Rd., Ste. 200
Cherry Hill, NJ 08003-3620
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
892-2013r SUR JUDGEMENT
NO.892-2013 AT THE SUIT
OF Wells Fargo Bank, NA vs
Patrick J. Kelly, Jr. and Elizabeth
Kelly 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
January 15, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 892-2013
WELLS FARGO BANK, N.A.
v.
PATRICK J. KELLY JR
ELIZABETH KELLY
owner(s) of property situate in
the LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being
179 POCONO MOUNTAIN
LAKE ESTATE, A/K/A 1109
MINK COURT, BUSHKILL,
PA 18324-9007
Parcel No. 189.04-06-09 -
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$141,548.59

Attorneys for Plaintiff
Phelan Hallinan, LLP

THE SALE IS MADE
BY VIRTUE OF A
WRIT OF EXECUTION
ISSUED BY THE
PROTHONOTARY OF THE
COMMONWEALTH OF
PENNSYLVANIA TO Patrick
J. Kelly, Jr. and Elizabeth Kelly
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$41,548.50,
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 Patrick J.
Kelly, Jr. and Elizabeth Kelly
DEFENDANTS, OWNERS
REPUTED OWNERS TO

COLLECT \$141,548.50 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Phelan & Hallinan
1617 JFK Blvd., Ste. 1400
1 Penn Ctr Plaza
Philadelphia, PA 19103
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 952-2013r SUR JUDGEMENT NO. 952-2013 AT THE SUIT OF Midfirst Bank vs Anthony A. Sharifi 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 January 15, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT LEGAL FOR ADVERTISING:

ALL THAT CERTAIN parcel and tract of land situate in Delaware Township, Pike County, Pennsylvania, being Lot 1ABC, in Block B-25, Plan of Lots - Birchwood Lakes,

Section 5, Delaware Township, Pike County, Pennsylvania, dated January 1964 by John B. Aicher, Monroe Engineering, Inc., recorded in Pike County Map Book Volume 4, Page 41, on January 28, 1964 and having thereon erected a dwelling known as 211 Aspen Road, Dingmans Ferry, PA 18328. MAP # 149-04-09-13 CONTROL # 02-0-030714 Reference Pike County Record Book 2248, Page 1116. TO BE SOLD AS THE PROPERTY OF ANTHONY A. SHARIFI UNDER PIKE COUNTY JUDGMENT NO. 952-2013

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Anthony A. Sharifi DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$156,668.78, 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 Anthony A. Sharifi DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$156,668.78 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Purcell Krug & Haller
1719 N. Front Street
Harrisburg, PA 17102
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 968-2013r SUR JUDGEMENT NO. 968-2013 AT THE SUIT OF Wells Fargo Bank, NA vs Jenny C Thiessen. 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 January 15, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 968-2013
WELLS FARGO BANK, N.A.
v.
JENNY C. THIESSEN
owner(s) of property situate in GREENE TOWNSHIP, PIKE County, Pennsylvania, being 1812 HORIZON DRIVE, A/K/A 121 HORIZON DRIVE, GREENTOWN, PA 18426
Parcel No. 129.01-01-24-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$162,607.65
Attorneys for Plaintiff
Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jenny C. Thiessen DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$162,607.65, 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 Jenny C.
Theissen DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$162,607.65, PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., Ste. 1400
1 Penn Ctr Plaza
Philadelphia, PA 19103
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE
January 15, 2014
BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO

EXECUTION NO972-2012r
SUR JUDGEMENT NO.
972-2012 AT THE SUIT OF
Citimortgage, Inc. vs Shawnelle
Prestidge 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
January 15, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
DOCKET NO: 972-2012
ALL THAT CERTAIN lot
or piece of ground situate in
Blooming Grove Township,
County of Pike, and
Commonwealth of Pennsylvania
TAX PARCEL NO:
107-04-05-74
PROPERTY ADDRESS 111
Lone Pine Bay Lords Valley, PA
18428
IMPROVEMENTS: a
Residential Dwelling
SOLD AS THE PROPERTY
OF: Shawnelle Prestidge
ATTORNEY'S NAME: Patrick
J. Wesner, Esquire
SHERIFF'S NAME: Phil Bueki

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

OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$234,239.43, 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 Shawnelle Prestidge DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$234,239.43 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Assoc.
220 Lake Drive East. Ste 301
Cherry Hill, NJ 08002
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1015-2013r SUR JUDGEMENT NO.1015-2013 A T THE SUIT OF Deutsche Bank National Trust Company, as trustee for Morgan Stanley ABS Capital I Inc Trust 2007-HE3, Mortgage Pass-through Certificates, Series 2007-HE2, by its Servicer Ocwen Loan Servicing, LLC vs Stacey E. Najuch and Diana S. Young 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 January 15, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN piece, parcel or tract of land, situate, lying and being in the Township of Matamoras, County of Pike and State of Pennsylvania known and designated as and by Lots 960 and 962 upon a map showing 1924 subdivision of Frederick Wehinger Estate Lands, in the Borough of Matamoras, Pike County, Pennsylvania, Irving Righter. E.R, which said map was duly

filed on July 18, 1924, in the Office of the Recorder of Deeds of Pike County, Pennsylvania, and recorded in Plat Book No. 1, page 51 on said date, said Lots 960 and 962 being situated on the Northwesterly side of Avenue P, SUBJECT, however, to the restrictions that no buildings shall be erected. On said premises within twenty (20) feet of the front line of said lot; and the said Grantees for themselves, their heirs and assigns, do, by the acceptance; hereof, covenant, promise and agree that no buildings shall be at any time hereafter erected on said premises within twenty (20) feet of the front line of said lot. PARCEL 083.11-01-14 BEING the same premises which Stacy E. Najuch, not married, by Deed dated August 20, 2008 and recorded January 30, 2009 in the Office of the Recorder of Deeds in and for Pike County in Deed Book 2298 Page 2628, granted and conveyed unto Diana S. Young, not married

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Stacey E. Najuch and Diana S. Young DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE

AMOUNT OF \$216,883.75, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Stacey E. Najuch and Diana S. Young DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$216,883.75 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stern & Eisenberg
261 Old York Road, Ste. 410
Jenkintown, PA 19046
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE
January 15, 2014
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT

OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1078-2009r SUR
JUDGEMENT NO. 1078-2009
AT THE SUIT OF BAC
Home Loans Servicing, LP
fka Countrywide Home Loans
Servicing LP vs William O.
Grogan 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
January 15, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION
ALL THAT CERTAIN
PIECE, PARCEL AND
TRACT OF LAND
SITUATE, LYING
AND BEING IN THE
TOWNSHIP OF DINGMAN,
COUNTY OF PIKE, AND
COMMONWEALTH
OF PENNSYLVANIA,
MORE PARTICULARLY
DESCRIBED AS LOT NO.
39, SECTION NUMBER
15, OF SUNRISE LAKE AS
SHOWN ON THE PLAT OR
MAP OF SUNRISE LAKE,
SECTION 15, RECORDED
IN THE OFFICE OF THE
RECORDER OF DEEDS OF
PIKE COUNTY, IN PLAT
BOOK VOLUME 26, AT
PAGE 37.
PARCEL NO. 106393

BEING THE SAME
PREMISES WHICH
WILLIAM O. GROGAN
AND KIMBERLY S.
GROGAN, BY DEED
DATED 06-10-05 AND
RECORDED 06-27-05 IN
THE OFFICE OF THE
RECORDER OF DEEDS IN
AND FOR THE COUNTY
OF PIKE IN RECORD BOOK
2117 PAGE 2023, GRANTED
AND CONVEYED UNTO
WILLIAM O. GROGAN.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO William O. Grogan
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$260,119.01,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

(30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF William O. Grogan DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$260,119.01 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad St., Ste. 2080
Philadelphia, PA 19109
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1086-2013r SUR JUDGEMENT NO. 1086-2013 AT THE SUIT OF Beneficial Consumer Discount Company vs Judith Baksovich 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 January 15, 2014 at 11:00 AM

PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot or piece of land situate in the Township of Lehman, County of Pike and State of Pennsylvania, bounded and described as follows:

CONTAINING 23,113 square feet, more or less. BEING Lot No. 569 on the above mentioned plan. Prepared by Edward C. Hess Associates, Inc. TOGETHER with unto the Grantee herein, his heirs and assigns, all rights, rights of way, and privileges and under and subject to all conditions, restrictions, reservations, covenants, easements and exceptions as set forth in the foregoing deed.

BEING the same premises which Michael John Baksovich by Deed dated May 24, 2000 and recorded June 7, 2000 in the Office of the Recorder of Deeds for the County of Pike in Deed Book 1855 Page 857 as Instrument Number 200000006025, granted and conveyed unto Judith Baksovich, a single woman, in fee. PARCEL NO. 189.02-09-42 Residential Real Estate

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

OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$95,263.77, 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 Judith Baksovich DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$95,263.77 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stem & Eisenberg
1581 Main Street, Ste. 200
Warrington, PA 18976
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1094-2012r SUR JUDGEMENT NO. 1094-2012 AT THE SUIT OF JPMorgan Chase Bank, National Association vs Donna Merz 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 January 15, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2012-01094 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION v. DONNA MERZ owner(s) of property situate in WESTFALL TOWNSHIP, PIKE County, Pennsylvania, being 3010 GREY CLIFF WAY, MILFORD, PA 18337-9493 Parcel No. 098.07-02-51 - (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$271,362.44 Attorneys for Plaintiff

Phelan Hallinan, LLP

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

TO Donna Merz DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$271,362.44, 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 Donna Merz DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$271,362.44 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1107-2013r SUR JUDGEMENT NO. 1107-2013 AT THE SUIT OF Bank of America, NA vs Bryan Speck and Joanna Speck 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 January 15, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot or parcel of land situate in the Township of Delaware, County of Pike, and Commonwealth of Pennsylvania, more particularly described as follows, to wit: BEING Lot 23, Block M-302, Section 3, as shown on a map or Plan of Marcel Lake Estates, on file in the Recorder of Deeds

Office at Milford, Pike County, Pennsylvania in Plat Book 8, page 173.

BEING KNOWN as 140 Maria Lane, Dingmans Ferry, PA. PARCEL NO. 148-04-04-38 BEING the same premises which Thomas C. Speck and Elaine Speck, husband and wife, by Deed dated March 25, 2009 and recorded in the Pike County Recorder of Deeds Office on April 16, 2009 in Deed Book 2305, Page 1108, granted and conveyed unto Bryan Speck and Joanna Speck.

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

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Bryan Speck and Joanna Speck DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$148,628.55, 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 Bryan Speck and Joanna Speck DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$148,628.55 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1108-2013r SUR JUDGEMENT NO. 1108-2013 AT THE SUIT OF JPMorgan Chase Bank, National Association vs. William R. Brown 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
January 15, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1108-2013
JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION
v.
WILLIAM R. BROWN
owner(s) of property situate in
the DINGMAN TOWNSHIP,
PIKE County, Pennsylvania,
being
147 MIDLAKE DRIVE,
A/K/A 3320 SUNRISE LAKE,
MILFORD, PA 18337-4368
Parcel No. 122.02-01-23
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$213,349.74
Attorneys for Plaintiff
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO William R. Brown
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A

JUDGMENT ON THE
AMOUNT OF \$213,349.74,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF William
R. Brown DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$213,349.74 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE
January 15, 2014
BY VIRTUE OF WRIT
OF EXECUTION ISSUED

OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1189-2013r SUR
JUDGEMENT NO. 1189-2013
AT THE SUIT OF Ocwen
Loan Servicing, LLC vs Sean
Babcock and Carrieanne
Babcock 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
January 15, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. 1189-2013
OCWEN LOAN
SERVICING, LLC
v.
SEAN BABCOCK
CARRIEANNE BABCOCK
owner(s) of property situate in
SHOHOLA TOWNSHIP,
PIKE County, Pennsylvania,
being
102 KYRA LANE,
SHOHOLA, PA 18458-4505
Parcel No. 078.04-05-33 -
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$124,339.89
Attorneys for Plaintiff
Phelan Hallinan, LLP

THE SALE IS MADE BY

VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Sean Babcock and
Carrieanne Babcock
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$124,339.89
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
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$124,339.89 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., Ste. 1400
1 Penn Ctr Plaza
Philadelphia, PA 19103
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1207-2012r SUR
JUDGEMENT NO.1207-2012
AT THE SUIT OF Bank of
America. NA as successor by
merger to BAC Home Loans
Servicing. LP fka Countrywide
Home Loans Servicing vs
Jaime S. Pinzone and Joseph
A. Pinzone 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
January 15, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1207-2012
BANK OF AMERICA,
N.A., AS SUCCESSOR BY
MERGER TO BAC HOME
LOANS SERVICING, LP
F/K/A COUNTRYWIDE

HOME LOANS SERVICING,
LP

v.

JAIME S. PINZONE
JOSEPH A. PINZONE
owner(s) of property situate
in the TOWNSHIP OF
DINGMAN, PIKE County,
Pennsylvania, being
120 COBBLESTONE DRIVE,
MILFORD, PA 18337-4432
Parcel No. 122.01-02-40-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$179,557.31
Attorneys for Plaintiff
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Jaime S. Pinzone
and Joseph A. Pinzone
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$179,557.31,
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 Jaime S. Pinzone and Joseph A. Pinzone DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$179,557.31 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1301-2012r SUR JUDGEMENT NO. 1301-2012 AT THE SUIT OF U.S. Bank National Association, as Trustee for The Holders of the Structured Asset Investment Loan Trust 2006-3 vs Timothy M. Attison and Gloria Attison 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 January 15, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 1301-2012-CIVIL U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE STRUCTURED ASSET INVESTMENT LOAN TRUST 2006-3

v.

TIMOTHY M. ATTISON
GLORIA ATTISON

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

134 KEYSTONE DRIVE,
DINGMANS FERRY, PA
18328

Parcel No. 175.02-05-52
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment Amount: \$99,011.39

Attorneys for Plaintiff
Phelan Hallinan, LLP

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

OF PENNSYLVANIA
TO Timothy M Attison
and Gloria Attison
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$99,011.39,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Timothy
M. Attison and Gloria Attison
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$99,011.39 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan

1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE
January 15, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1453-2008r SUR
JUDGEMENT NO.1453-2008
AT THE SUIT OF The
Bank of New York Mellon
fka The Bank of New York
as Trustee for the Benefit of
the Certificateholders of the
CWABS, Inc., Asset-Backed
Certificates, Series 2004-5 vs
Ishaurna James and Cheryl
Morris 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
January 15, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN lot,
piece or parcel of land situate,
lying and being the Township
of Lehman, County of Pike and
Commonwealth of Pennsylvania,
more particularly described as
follows:
Being Lot Number 107, Stage
VIII, Pine Ridge, as shown on

Plot of Pine Ridge, Inc., Stage VIII, recorded in the Office of the Recorder of Deeds, of Pike County in Plot Book Volume 10, Page 27, on June 20, 1973.
BEING KNOWN AS 1332 PINE RIDGE, BUSHKILL PA 18324
TAX PARCEL NO:
188.04-04-22
PARCEL ID#06-0-043273

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Ishaurna James and Cheryl Morris DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$143,095.94, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Ishaurna James and Cheryl Morris DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$143,095.94 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE
January 15, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1593-2010r SUR JUDGEMENT NO. 1593-2010 AT THE SUIT OF PNC Mortgage, a division of PNC Bank, National Association vs Linda E. Wall and John C. Durham 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 January 15, 2014 at 11:00 AM PREVAILING TIME IN THE

AFORENOON OF SAID
DATE:

IN THE COURT OF
COMMON PLEAS OF PIKE
COUNTY, PENNSYLVANIA
CIVIL DIVISION

PNC MORTGAGE, a division
of PNC BANK, NATIONAL
ASSOCIATION,

Plaintiff,

Vs

LINDA E. WALL and JOHN
C. DURHAM,

Defendants.

LEGAL DESCRIPTION

No: 1593-2010

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/Lots No. 1543,
Section I, as shown on map
entitled subdivision of Section
1, Pocono Mountain Woodland
Lakes Corp., on file in the
Recorder's Office at Milford,
Pennsylvania in Plot Book No.
12, Page 94.

HAVING erected thereon
a dwelling known as 114
Chinkapin Drive, Milford, PA
18337.

PARCEL NO.

110.02-02-50-03-0.

BEING the same premises
which David W. Iversen, a
married man, by Deed dated
9/25/2006 and recorded on
9/28/2006 in the Recorder's
Office of Pike County,
Pennsylvania, Deed Book
Volume 2196, Page 2503,

Instrument No. 200600017251,
granted and conveyed unto
Linda E. Wall and John C.
Durham, as joint tenants with
rights of survivorship and not as
tenants in common, their heirs
and assigns.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Linda E. Wall and John C.
Durham DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$320,393.32,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

IN EXECUTION AS THE
PROPERTY OF Linda E.
Wall and John C. Durham
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$320,393.32 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Louis P. Vitti & Assoc.
215 4th Avenue
Pittsburgh, PA 15222
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1655-2012r SUR
JUDGEMENT NO. 1655-2012
AT THE SUIT OF Bayview
Loan Servicing LLC vs Michael
Dellasantro 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
January 15, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
DOCKET NO: 1655 Civil 2012
ALL THAT CERTAIN lot

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

TAX PARCEL NO: 010405
PROPERTY ADDRESS 1116
Route 507 Greentown, PA
18426

IMPROVEMENTS: a
Residential Dwelling
SOLD AS THE PROPERTY
OF: Michael Dellasantro
ATTORNEY'S NAME: Patrick
J. Wesner, Esquire
SHERIFF'S NAME: Phil Bueki

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Michael Dellasantro
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$139,964.98,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Michael Dellasandro DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$139,964.98 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Assoc.
220 Lake Drive East, Ste. 301
Cherry Hill, NJ 08002
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1731-2012r SUR JUDGEMENT NO. 1731-2012 AT THE SUIT OF JPMorgan Chase Bank, NA vs Angel A. Rivera 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 January 15, 2014 at 11:00 AM

PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 1731-2012
JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION
v.
ANGEL A. RIVERA
owner(s) of property situate in the TOWNSHIP OF LEHMAN, PIKE County, Pennsylvania, being 1148 DOVER DRIVE, BUSHKILL, PA 18324 Parcel No. 192.02-04-82 (Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$167,227.23
Attorneys for Plaintiff
Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Angel A. Rivera DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$167,227.23, 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 Angel A. Rivera DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$167,227.23 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1745-2011r SUR JUDGEMENT NO. 1745-2011AT THE SUIT OF PNC Bank, NA sbm to National City Bank sbm to

National City Mortgage Co dba Eastern Mortgage Services vs Damian Joseph aka Damien Joseph and Jason Degroot aka Jason Charles Vanrick Degroot 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 January 15, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 1745-2011

PNC BANK, N.A. SBM TO NATIONAL CITY BANK SBM TO NATIONAL CITY MORTGAGE CO DBA EASTERN MORTGAGE SERVICES

v.

DAMIAN JOSEPH A/K/A DAMIEN JOSEPH JASON DEGROOT

A/K/A JASON CHARLES VANRYCK DEGROOT

owner(s) of property situate in the TOWNSHIP OF LEHMAN, PIKE County, Pennsylvania, being 1154 CRANBERRY DRIVE AIKIA LOT 162 PINE RIDGE A/K/A, STAGE 6 LOT 162 CRANBERRY DRIVE, BUSHKILL, PA 18324-9608

Parcel No. 188.04-02-20 (Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$201,242.01
Attorneys for Plaintiff
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Damian Joseph aka Damien
Joseph and Jason Degroot aka
Jason Charles Vanrick Degroot
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$201,242.01,
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 Damian
Joseph aka Damien Joseph
and Jason Degroot aka Jason
Charles Vanrick Degroot
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$201,242.01 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE
January 15, 2014
BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1836-2009r
SUR JUDGEMENT NO.
1836-2009 AT THE SUIT
OF First Horizon Home
Loan Corporation, a Division
for First Tennessee Bank
National Association vs
Felix Valentin and Milka
Gutierrez 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
January 15, 2014 at 11:00 AM
PREVAILING TIME IN THE

AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1836-2009-CIVIL
FIRST HORIZON HOME
LOAN CORPORATION,
A DIVISION OF FIRST
TENNESSEE BANK
NATIONAL ASSOCIATION
v.

FELIX VALENTIN
MILKA GUTIERREZ
owner(s) of property situate
in the TOWNSHIP OF
DELAWARE, PIKE County,
Pennsylvania, being
121 SOUTH NICHE CRONK
ROAD, DINGMANS FERRY,
PA 18328-3166

Parcel No. 148.04-08-77

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$290,555.55

Attorneys for Plaintiff

Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Felix Valentin and Milka
Gutierrez DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE AF
SAID REAL PROPERTY
FOR EXECUTION UPON
A JUDGMENT ON THE
AMOUNT \$290,555.55,
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 Felix
Valentin and Milka Gutierrez
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$290,555.55 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE

January 15, 2014

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

NO 2065-2011r SUR
 JUDGEMENT NO.2065-2011
 AT THE SUIT OF JPMorgan
 Chase Bank, National
 Association vs Thomas A.
 Haynes-Palozzi and Sophy
 T. Haynes 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
 January 15, 2014 at 11:00 AM
 PREVAILING TIME IN THE
 AFORENOON OF SAID
 DATE:

LEGAL DESCRIPTION
 ALL THAT CERTAIN
 right-of-way, situate and being
 in the Township of Delaware,
 Pike County, Pennsylvania
 more particularly described
 on a map by P.R. Addio, Inc.,
 entitled Stone Ridge Road
 Right-Of-Way, surveyed July
 2006 and marked drawing
 number 06-126A, to wit:
 BEGINNING at a
 point-of-curve situated on the
 North side of the Silver Lake
 Road (S.R. 2004) Right-of-way,
 and being most common with
 the Southeast side of Lot 1, in
 the Trinity Ridge Subdivision,
 Delaware Township, Pike
 County, Pennsylvania, the
 following to wit:
 Thence, on a curve to the left,
 on a radius of 30.00 feet, an arc
 distance of 45.05 feet to a point-
 of-tangent, situated on the West
 side of the Stone Ridge Road

Right-of-Way.
 Thence, along the Stone Ridge
 Road Right-of-Way, and Lot
 1, North 22 degrees 43 minutes
 East, a distance of 257.01 feet, to
 a corner.
 Thence, along the Stone Ridge
 Road Right-of-Way, and
 Lot 2A, North 22 degrees 43
 minutes East, a distance of 13.10
 feet, to a point.
 Thence, continuing along
 the Stone Ridge Road
 Right-of-Way, and along Lots
 2A and 3B, North 24 degrees
 50 minutes 53 seconds East,
 a distance of 422.95 feet to a
 corner.
 Thence, continuing along
 the Stone Ridge Road
 Right-of-Way, along Lots
 4C and 5, North 22 degrees
 43 minutes East, a distance of
 332.61 feet, to a point-of-curve,
 common with Lots 5 & 6.
 Thence, along Lots 6 & 7, on
 a curve to the right, on a 70.00
 foot cul-de-sac radius, an arc
 distance of 389.02 feet to a
 point-of-curve, at the East side
 of Stone Ridge Road, common
 with Lots 7 & 8.
 Thence, along said East side
 of the Stone Ridge Road
 Right-of-Way, along Lots 8 &
 9, South 22 degrees, 43 minutes
 West, a distance of 352.35 feet,
 to a corner.
 Thence, continuing along
 the Stone Ridge Road
 Right-of-Way, along Lots 10 &
 11, South 24 degrees 50 minutes
 53 seconds West, a distance of
 403.73 feet to a corner.
 Thence, along Lot 12, South
 22 degrees 43 minutes West,

a distance of 262.49 feet, to a point of- curve for a corner. Thence, on a curve to the left, on a radius of 30.00 feet, an arc distance of 49.20 feet, to a point-of-curve on the North side of Silver Lake Road.

Thence, along Silver Lake Road, North 71 degrees 14 minutes 42 seconds, a distance of 110.27 feet, to the Point of Beginning. CONTAINING 1.567 acres of road right-of-way, more or less. Said right-or-way is being conveyed for purposes of Delaware Township accepting Stone Ridge Road as a public roadway by dedication.

Being known as: 107 STONERIDGE ROAD, DINGMANS FERRY, PENNSYLVANIA 18328.

Title to said premises is vested in Thomas A. Haynes-Palozzi and Sophy T. Haynes by deed from Delaware Township dated September 30, 2006 in Deed Book 2219, Page 2130.

TAX I.D. #: 02-0-111455

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Thomas A. Haynes-Palozzi and Sophy T. Haynes DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$328,415.09, 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 A. Haynes-Palozzi and Sophy T. Haynes DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$328,415.09 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad St., Ste. 2080
Philadelphia, PA 1910
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE
January 15, 2014
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,

PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 2194-2012r SUR
JUDGEMENT NO. 2194-2012
AT THE SUIT OF Bank of
America, NA as successor by
merger to BAC Home Loans
Servicing, LP fka Countrywide
Home Loans Servicing, LP vs
Clinton Stone 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
January 15, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 2194-2012
BANK OF AMERICA,
N.A., AS SUCCESSOR BY
MERGER TO BAC HOME
LOANS SERVICING, LP
F/K/A COUNTRYWIDE
HOME LOANS SERVICING,
LP
v.
CLINTON STONE
owner(s) of property situate
in LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being
1912 PINE RIDGE,
BUSHKILL, PA 18324-9612
Parcel No. 193.02-04-37.001-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$203,776.48

Attorneys for Plaintiff
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Clinton Stone
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$203,776.48
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Clinton Stone
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$203,776.48 PLUS
COSTS AND INTEREST AS

AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 2285-2012r
SUR JUDGEMENT NO.
2285-2012 AT THE SUIT
OF JPMorgan Chase Bank,
NA vs Nora Viola and Livio
Viola 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
January 15, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

Advertising Description
ALL THAT CERTAIN piece,
parcel and lot of land, situate,
lying and being in the Township
of Lackawaxen, County of
Pike in the Commonwealth of
Pennsylvania.
Being known as: 256 RR 1,

HAWLEY, PENNSYLVANIA
18428.

Parcel No.: 012.01-01-58
Improvements Consists of:
Residential Dwelling
Sold as the Property of Nora
Viola and Livio Viola
Hand Money \$38,06.54
Title to said premises is vested
in Nora Viola and Livio Viola
by deed from Russell Gittle and
Abbe Gittle, Husband and Wife,
Scott Heller and Toni Heller,
Husband and Wife and Guy
Maranga and Joan Maranga,
Husband and Wife recorded
May 31, 2002 in Deed Book
1929, Page 928.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Nora Viola and Livio Viola
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$380,635.44,
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 Nora Viola and Livio Viola DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$380,635.44 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Coway
123 South Broad Street
Philadelphia, PA 19109
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2305-2012r SUR JUDGEMENT NO. 2305-2012 AT THE SUIT OF JPMorgan Chase Bank, National Association vs of Catherine M. Hynes, in her capacity as Administratrix and heir to the estates of Christopher Hynes, unknown heirs, successors, assigns, and all persons, firms, or associations claiming

right, title or interest from or under Christopher Hynes, 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 January 15, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2305-2012

JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION

v.

CATHERINE M. HYNES,
IN HER CAPACITY AS
ADMINISTRATRIX AND
HEIR OF THE ESTATE OF
CHRISTOPHER HYNES
UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS,
AND ALL PERSONS,
FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE
OR INTEREST FROM OR
UNDER CHRISTOPHER
HYNES, DECEASED
owner(s) of property situate
in the TOWNSHIP OF
DINGMAN, PIKE County,
Pennsylvania, being
198 WILD MEADOW
DRIVE, MILFORD, PA
18337-6404

Parcel No. 108.00-02-12 -
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment Amount: \$173,136.20
Attorneys for Plaintiff
Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO of Catherine M. Hynes, in her capacity as Administratrix and heir to the estates of Christopher Hynes, unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Christopher Hynes, deceased DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$173,136.20, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF of Catherine M. Hynes, in her capacity as Administratrix and heir to the estates of Christopher Hynes, unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Christopher Hynes, deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$173,136.20 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., Ste.1400
1 Penn Center Plaza
Philadelphia, PA 19103
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE
January 15, 2014
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 45598-2013r SUR JUDGEMENT NO. 45598-2013 AT THE SUIT OF Walker Lakeshores Landowners Association vs Michael J. Vingo and Irene A. Letscher 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
January 15, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

Description for Michael J. Vingo
and Irene A. Letscher
ALL THOSE FOLLOWING
described lots or parcels of land,
situate, lying and being in the
development of Walker Lake
Shores, Shohola Township,
County of Pike and State of
Pennsylvania, to wit:
Lot Nos. 11, 13 and 15, in
Block No. 11, of Unit No. 2,
as shown on the survey and
original plat of Walker Lake
Shores, Shohola Township, Pike
County, Pennsylvania, made
by a Certified Land Surveyor
and of record in recorder of
Deeds Office of Pike County,
Pennsylvania, in Plat Book No.
3 at page 65, etc., reference
being made thereto for a more
particular description of the lot
herein conveyed.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Michael J. Vingo
and Irene A. Letscher
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR

EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$112,908.53,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUÉ 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 J.
Vingo and Irene A. Letscher
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$112,908.53 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Eric L. Hamill, Esq.
501 Broad Street
Milford, PA 18337
12/20/13 · 12/27/13 · 01/03/14
