

## LEGAL NOTICES

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

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### ESTATE NOTICES

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

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### CO-ADMINISTRATORS' NOTICE

Estate of Stephen E. Tundel, deceased, late of Delaware Township, Pike County, Pennsylvania.

Letters of Administration 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: Co-Administrators Sarah R. Tundel and/ or Amanda C. Tundel of 104 Pocono Circle Drive, Dingmans Ferry, PA 19328, or to the Attorneys for the Estate, Levy, Stieh & Gaughan, P.C., P.O. Box D, Milford, PA 18337.

Sarah R. Tundel &  
Amanda C. Tundel  
Co-Administrators  
By: John T. Stieh, Esquire  
Attorney for Executor/

Administrator  
07/10/15 • 07/17/15 • **07/24/15**

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### EXECUTOR'S NOTICE

Estate of George E. Coutts, deceased, late of Palmyra Township, Pike County, Pennsylvania.

Letters Testamentary on the above estate have been granted to the undersigned. All persons indebted to the said estate are requested to make payment, and those having claims should present the same without delay to the Executor, Nan L. Brown of 245 Buckboard Road, Willow Grove, PA 19090, or to the Attorneys for the Estate, Levy, Stieh & Gaughan, P.C., P.O. Box D, Milford, PA 18337.

Nan L. Brown, Executor  
By: John T. Stieh, Esquire  
Attorney for Executor/  
Administrator  
07/17/15 • **07/24/15** • 07/31/15

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### EXECUTRIX'S NOTICE

ESTATE OF Kevin Vincent O'Neill late of Lackawaxen, PA, Pike County, Pennsylvania, deceased.

Letters Testamentary on the above estate having been granted to the undersigned, all persons indebted to said estate are requested to make payment and those having claims to present same, without delay to Patricia A. Lozada, 30 Diamond Dr., Plainview, NY 11803, Executrix.

07/17/15 • 07/24/15 • 07/31/15

**IN THE COURT OF  
COMMON PLEAS OF PIKE  
COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
BUL DEVELOPMENT,  
INC.,  
Plaintiff**

vs.

:

**WALTER J. DUNN &  
PENNI E. DUNN; HTW,  
LLC; and their heirs, executors,  
administrators, devisees, or  
assigns, and all other persons  
claiming any right, title or  
interest in or to the herein  
described real property other  
than Plaintiffs, whose identity  
or identities is unknown,  
Defendants.**

**No. 537 - 2012  
ACTION TO QUIET TITLE  
TAX SALE  
MORTGAGE**

TO: Walter J. Dunn and Penni  
E. Dunn                      DATE OF  
NOTICE: July 16, 2015  
589 Edel Avenue  
Maywood, NJ 07607  
HTW, LLC  
1708 Welsh Road  
Philadelphia, PA 19115

**IMPORTANT NOTICE  
YOU ARE IN DEFAULT  
BECAUSE YOU HAVE  
FAILED TO ENTER A  
WRITTEN APPEARANCE  
PERSONALLY OR BY  
ATTORNEY AND FILE  
IN WRITING WITH THE  
COURT YOUR DEFENSES  
OR OBJECTIONS TO  
THE CLAIMS SET FORTH  
AGAINST YOU. UNLESS**

**YOU ACT WITHIN TEN  
DAYS FROM THE DATE  
OF THIS NOTICE A  
JUDGMENT MAY BE  
ENTERED AGAINST YOU  
WITHOUT A HEARING  
AND YOU MAY LOSE  
YOUR PROPERTY OR  
OTHER IMPORTANT  
RIGHTS. YOU SHOULD  
TAKE THIS NOTICE TO  
A LAWYER AT ONCE. IF  
YOU DO NOT HAVE A  
LAWYER OR CANNOT  
AFFORD ONE, GO TO  
OR TELEPHONE THE  
FOLLOWING OFFICE TO  
FIND OUT WHERE CAN  
GET LEGAL HELP.**

PIKE COUNTY  
COMMISSIONERS OFFICE  
PIKE COUNTY  
ADMINISTRATION  
BUILDING  
506 BROAD STREET  
MILFORD,  
PENNSYLVANIA 18337  
(570) 296-7613  
LAW OFFICE OF  
Galasso & Kimler, P.C.  
308 W. Harford Street  
Milford, PA 18337

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**IN THE COURT OF  
COMMON PLEAS OF  
PIKE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION-LAW  
NO. 173-2013-CIVIL  
NOTICE OF ACTION  
IN MORTGAGE  
FORECLOSURE**

PNC Bank, National  
Association, c/o PNC Bank,  
N.A., Plaintiff vs. Estate of  
Frank Morris a/k/a Frank E.

Morris, c/o Rosalind S. Morris, Administratrix, Rosalind S. Morris, Individually and as Administratrix of the Estate of Frank Morris a/k/a Frank E. Morris, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Frank Morris a/k/a Frank E. Morris, c/o Rosalind S. Morris, Administratrix, Rosalind Morris, Individually and as Administratrix of the Estate of Frank Morris a/k/a Frank E. Morris and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Frank Morris a/k/a Frank E. Morris, Last Record Owner, Defendant(s) TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Frank Morris a/k/a Frank E. Morris, Last Record Owner, Defendant(s), whose last known addresses are 1096 West Oakenshield Drive a/k/a 16 The Glen at Tamiment, Tamiment, PA 18371 and 50 Crystal Street, Apt. 302, East Stroudsburg, PA 18301.

**AMENDED COMPLAINT  
IN MORTGAGE  
FORECLOSURE**

You are hereby notified that Plaintiff, PNC Bank, National Association, c/o PNC Bank, N.A., has filed an Amended Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against

you in the Court of Common Pleas of Pike County, Pennsylvania, docketed to NO. 173-2013-CIVIL, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 1096 West Oakenshield Drive a/k/a 16 The Glen at Tamiment, Tamiment, PA 18371, whereupon your property would be sold by the Sheriff of Pike County.

**NOTICE**

**YOU HAVE BEEN SUED IN COURT.** If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. **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 THE 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. LAWYERS REFERRAL SERVICE, Pike County Commissioner's Office, Pike County Admin. Bldg., 506 Broad St., Milford, PA 18337, 570.296.7613. Udren Law Offices, P.C., Attys. for Plaintiff, Udren Law Offices, P.C., 111 Woodcrest Rd., Ste. 200, Cherry Hill, NJ 08003, 856.669.5400.

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**IN THE COURT OF  
COMMON PLEAS OF  
PIKE COUNTY  
CIVIL ACTION - LAW**

WAYNE TIGUE

Plaintiff

v.

WILLIAM FARRELL and  
CAROL A. KLIMOWICZ

Defendants

**ACTION TO QUIET TITLE  
NO. 593-2015-CIVIL  
ORDER**

AND NOW, this 13th day of July, 2015, upon consideration of the Plaintiff's Motion for Order and the fact that the Defendants have not answered the Complaint or taken any action to defend this matter, it is hereby DECREED that:

1) Defendants shall have thirty (30) days from the date of this Order in which to contest the entering of Judgment in this matter.

2) If such action is not taken within the thirty-day period, the Defendants shall be forever barred from asserting any right, lien, title or interest in the land, specifically Lot 76R, Johnny Apples Hemlock Grove, being Tax Map 071.03-01-30 and being situate in the Township of Palmyra, County of Pike and State of Pennsylvania as described in Deed Book 2460 Page 1245.

3) If such action is not taken within the thirty-day period, the Prothonotary on Praecept of the Plaintiff shall enter final judgment and the Plaintiff is thereby authorized to record the same at his expense as a conveyance from the Defendants to himself with the Recorder of Deeds of Pike County, Pennsylvania;

4) The Plaintiff is hereby ORDERED to serve a copy of this Order upon the named Defendant, William Farrell, at his last known address by first class mailing and upon the Defendant, Carol A. Klimowicz via publication, one time, in a newspaper of general circulation and in the Pike County Legal Journal.

**BY THE COURT  
JOSEPH F. KAMEEN, P.J.**

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**NOTICE OF FICTICIOUS  
NAME**

Notice is hereby given that on June 24, 2015, an Application was filed for conducting business under the fictitious name of SURVIVAL READY MARKETPLACE

with the Department of State, Harrisburg, Pennsylvania, under the Fictitious Name Act. The name of the person conducting business is JOHN LoMANACO, of 2592 Route 6, Hawley, PA 18428. The principal place of business will be located at 2592 Route 6, Hawley, PA 18428.

SPALL, RYDZEWSKI &  
ANDERSON, P.C.  
2573 Route 6  
HAWLEY,  
PENNSYLVANIA 18428

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### **SHERIFF SALES**

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

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### **SHERIFF SALE**

**August 19, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
42-2015r SUR JUDGEMENT  
NO. 42-2015 AT THE SUIT  
OF PNC Bank, National  
Association vs Ann  
Muldoon DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY

August 19, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

### **SCHEDULE A**

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 19, Block 1,  
Section 4, as set forth on map  
marked "Map No. 4, Sunrise  
Lake, Dingman Township, Pike  
County, Pennsylvania, Scale  
1" = 100" April 1966, Harry F.  
Schoenagel, R.S.", and recorded  
with the Recorder of Deeds  
of Pike County, Pennsylvania,  
in Plat Book 5 page 98; 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.  
BEING THE SAME  
PREMISES which FRANK  
OLSON and ARLENE  
OLSON, his wife, by indenture  
bearing date the 18th day of  
August, 2004 and being recorded  
at Milford, Pennsylvania in  
the Office for the Recording of  
Deeds, in and for the County of  
Pike, on the 19th day of August,  
2004 in Record Book Volume  
2064, page 1285, granted  
and conveyed unto EDGAR  
ABOOD, in fee.  
BEING KNOWN AS: 198  
Sunrise Dr., Milford, PA 18337  
PROPERTY ID NO.:  
03-0-017899  
TITLE TO SAID PREMISES

IS VESTED IN ANN MULDOON BY DEED FROM EDGAR ABOOD, A SINGLE MAN DATED 09/15/2008 RECORDED 09/16/2008 IN DEED BOOK 2289 PAGE 241.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Ann Muldoon DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$119,700.15, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

PROPERTY OF Ann Muldoon DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$119,700.15 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices  
111 Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003-3620  
**07/24/15 · 07/31/15 · 08/07/15**

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**SHERIFF SALE**

**August 19, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 290-2014r SUR JUDGEMENT NO. 290-2014 AT THE SUIT OF Nationstar Mortgage LLC dba Champion Mortgage Co vs Unknown Heirs and or Administrators for the Estate of Antoinette Marie Rybak aka Antoinette Ryback; Nick Ryback as Believed heir and or Administrator of the Estate of Antoinette Marie Ryback aka Antoinette Ryback; Anna Fortino as Believed Heir and or Administrator of the Estate of Antoinette Marie Ryback aka Antoinette Ryback DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD

STREET, MILFORD, PA  
18337 ON WEDNESDAY  
August 19, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

LEGAL DESCRIPTION

All that certain lot, piece or parcel of land, situate, lying and being in the Borough of Matamoras, in the County of Pike and State of Pennsylvania, known and designated as Map of an addition to the Village of Matamoras, as Lot Number Six Hundred and Fifty Three (653). lying on the Southeasterly side of Avenue L (formerly Adams Street) and between Fourth and Fifth Streets and being fifty (5) feet wide in front, and rear and one hundred (100) feet Deep. EXCEPTING thereout and therefrom (if any) the premises as more fully described in the following deed: NONE PARCEL No. 083-10-0-5-49 BEING known and numbered as 408 Avenue L., Matamoras, PA 18336.

BEING the same premises which F.Y. Mc. Combs and Gertrude Mc Combs, his wife, by Deed dated June 20, 1955 and recorded June 25, 1955 in and for Pike County, Pennsylvania, in Deed Book Volume 127, Page 317, granted and conveyed unto Peter Rybak and Antoinette Rybak, his wife, as tenants by the entireties.

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

THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Unknown Heirs and or  
Administrators for the Estate  
of Antoinette Marie Rybak  
aka Antoinette Ryback; Nick  
Ryback as Believed heir and  
or Administrator of the Estate  
of Antoinette Marie Ryback  
aka Antoinette Ryback; Anna  
Fortino as Believed Heir  
and or Administrator of the  
Estate of Antoinette Marie  
Ryback aka Antoinette Ryback  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$188,144.17,  
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 Unknown  
Heirs and or Administrators for  
the Estate of Antoinette Marie  
Rybak aka Antoinette Ryback;  
Nick Ryback as Believed heir  
and or Administrator of the  
Estate of Antoinette Marie  
Ryback aka Antoinette Ryback;  
Anna Fortino as Believed Heir  
and or Administrator of the  
Estate of Antoinette Marie  
Ryback aka Antoinette Ryback  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$188,144.17 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Zucker Goldberg & Ackerman  
200 Sheffield Street, Ste. 301  
Mountainside, NJ 07092  
07/24/15 · 07/31/15 · 08/07/15

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**SHERIFF SALE**

**August 19, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
465-2014r SUR JUDGEMENT  
NO. 465-2014 AT THE  
SUIT OF Bank of America,  
NA, successor by merger to  
BAC Home Loans Servicing,  
LP f/k/a Countrywide Home  
Loans Servicing, LP vs David  
B. Hertz DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY

ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
August 19, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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

BEING Lot Number 118,  
the Glen at Tamiment, Phase.  
Section 3, as designated on the  
Plat entitled "Final Plan, Phase  
2, Section 3, "The Glenn" duly  
recorded in the Recorder's Office  
at Milford, Pennsylvania in Plat  
Book 25 at Page 238, 239, 240  
and 241.

PARCEL No. 06-0-107171  
BEING the same premises  
which Thomas A. Kennedy and  
Joanne T. Kennedy, husband  
and wife, by Deed dated June  
04, 2008 and recorded June 10,  
2008 in the Office of Recorder of  
Deeds in and for the County of  
Pike in Deed Book 2279, Page  
1957, granted and conveyed unto  
David B. Hertz, a married man.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO David B. Hertz  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS



OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$191,298.98,  
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 David B.  
Hertz DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$191,298.98 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Shapiro & DeNardo  
3600 Horizon Drive, Ste. 150  
King of Prussia, PA 19406  
**07/24/15 · 07/31/15 · 08/07/15**

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**SHERIFF SALE**

**August 19, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 524-2014r SUR  
JUDGEMENT NO. 524-2014  
AT THE SUIT OF LSF9  
Master Participation Trust vs  
Giuseppe Triamarchi and Joann  
Triamarchi DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
August 19, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

All That Parcel Of Land  
In Township Of Dingman  
Township, Pike County,  
Commonwealth Of  
Pennsylvania, As More Fully  
Described In Deed Book 2272,  
Page 310, ID# 03-0-017104,  
Being Known And Designated  
As Lot 1450, Section H, Pocono  
Mountain Woodland Lakes,  
Filed In Plat Book 12, Page 94,  
Recorded 01/08/1975.  
Lot 1450, Section H,  
Containing 1.03 Acres, Pocono  
Mountain Woodland Lakes,  
Plat Book 12, Page 94, Recorded  
01/08/1975.

Previously referenced as follows:  
Book/Volume 2122, Page 310 of

the recorder of Pike County.  
Tax ID: 03-0-017104  
TAX PARCEL # 110.02-03-15  
BEING KNOWN AS: 115  
Rhododendron Lane, Milford,  
PA 18337

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Giuseppe Triamarchi  
and Joann Triamarchi  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$260,704.33,  
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 Giuseppe  
Triamarchi and Joann  
Triamarchi DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$260,704.33 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
**07/24/15 · 07/31/15 · 08/07/15**

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**SHERIFF SALE**

**August 19, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
661-2013r SUR JUDGEMENT  
NO. 661-2013 AT THE SUIT  
OF LEX Special Assets, LLC  
vs Adrian Ruiz and Lorraine  
Ruiz DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
August 19, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

All that certain lot or lots,  
parcel or piece of ground  
situate in Lehman Township,

Pike County, Pennsylvania, more particularly bounded and described as follows, to wit: Lot No. 105, Phase III, of the Glen at Tamiment Subdivision, as set forth on certain plans entitled "Final Plan Phase III, The Glen at Tamiment, Sheet 1 of 12 and Sheet 2 of 12 dated December 30, 1987 and revised April 5, 1988, and recorded on January 10, 1989, in Pike County Map Book 28 at Pages 125 and 126, in the Township of Lehman, County of Pike and Commonwealth of Pennsylvania. Under and subject to the Declaration of Covenants, Conditions and Restrictions with exhibits for The Glen at Tamiment, which is recorded in the Recorded of deeds in and for Pike County, Pennsylvania, in Deed Book Volume 1078, Page 270, and as such Declaration may be supplemented and amended from time to time. Also under and subject to the Master Declaration of Tamiment Resort and Country Club, recorded in the Recorder of Deeds in and for Pike County, Pennsylvania, in Deed Book Volume 916, Page 207, and as such Declaration may be supplemented and amended from time to time. Title to said Premises vested in Adrian Ruiz and Lorraine Ruiz, Husband and Wife by Deed from Michael C. Rubinkam and Amy C. Rubinkam, husband and wife dated 8/8/2006 and recorded 8/16/2006 in the Pike County Recorder of Deeds in Book 2190, Page 489.

Being known as Lot 105 Phase 3  
Glen at Tamiment, Tamiment,  
PA 18371  
Tax Parcel Number:  
187.02-01-77

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Adrian Ruiz and Lorraine Ruiz DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$277,776.99, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$277,776.99 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Milstead & Assoc.  
1 E. Stow Road  
Marlton, NJ 08053  
07/24/15 · 07/31/15 · 08/07/15

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**SHERIFF SALE**

**August 19, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
661-2014r SUR JUDGEMENT  
NO. 661-2014 AT THE SUIT  
OF Green Tree Servicing, LLC  
vs John A. Gassler and Diana  
M. Gassler DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
August 19, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN lot,  
parcel or piece of ground situate  
in the Township of Dingman,  
County of Pike and State of  
Pennsylvania, being Lot No.  
1053, Section No. E, as shown

on map entitled subdivision of  
Section E, Pocono Mountain  
Woodland Lakes Corp., on  
file in the Recorder's Office at  
Milford, Pennsylvania in Plot  
Book No. 11, page 44.  
BEING the same premises  
which Pocono Mountain Lakes  
Property Owners Association  
Inc. a PA corp, by Deed dated  
August 05, 2005 and recorded  
August 25, 2005, in the Office  
for the Recorder of Deeds in  
and for Pike County, in Deed  
Book Volume 2128, Page  
1232, conveyed unto JOHN A.  
GASSLER and DIANA M.  
GASSLER,  
BEING KNOWN  
AS: 107 SPICEBUSH  
LANE, MILFORD,  
PENNSYLVANIA 18337  
TAX PARCEL #111.03-05-32  
IMPROVEMENTS:  
Residential property.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO John A. Gassler  
and Diana M. Gassler  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$393,454.90,  
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 John A.  
Gassler and Diana M. Gassler  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$393,454.90 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Powers Kirn & Assoc.  
8 Neshaminy Interplex, Ste. 215  
Trevose, PA 19053  
**07/24/15 · 07/31/15 · 08/07/15**

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**SHERIFF SALE**

**August 19, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
979-2010r SUR JUDGEMENT  
NO. 979-2010 AT THE SUIT  
OF Bayview Loan Servicing,

LLC vs William W. Irwin  
D'Estrees and Esther P. Irwin  
D'Estrees DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
August 19, 2015 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 Lehman, known  
and described as Lot 2, Lehman  
Hills, as shown on map entitled  
"Lehman Hills, Lehman  
Township, Pike County,  
Pennsylvania, May 16 1989,  
George Fetch Jr., P.L.S., Scale  
1"-100', East Stroudsburg, PA  
18301, Drawing 1-87", on file  
in the Office of the Recorder  
of Deeds of Pike County,  
Pennsylvania in Plat Book 27  
Page 29.  
BEING the same premises  
which Paul E. Simmons,  
Ronald A. Molino and Seymour  
Sattler et, by the Deed dated  
March 12, 1996 and recorded  
March 14, 1996, in the Office  
for the Recorder of Deeds in  
and for Pike County, in Deed  
Book Volume 1172, Page 309,  
conveyed unto WILLIAM  
W. IRWIN D'ESTREES  
and ESTHER P. IRWIN  
D'ESTREES.,  
UNDER AND SUBJECT

to conditions on said map and conditions on said map and conditions, restrictions, reservations and covenants on a Declaration of restrictive Covenants entitled "Declaration of Protective Covenants, Lehman Hills, Lehman and Delaware Townships, Pike County, PA, Lots 2, 3, 4, 5 and 6" intended to be recorded in the Office of the Recorder of Deeds of Pike County, Pennsylvania, which protective covenants shall bind Lots 2, 3, 4, 5 and 6 only. BEING KNOWN AS: RR 2, BOX 615, DINGMANS FERRY, PA 18328 TAX PARCEL #06-6-107880 IMPROVEMENTS: Residential property.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO William W. Irwin D'Estrees and Esther P. Irwin D'Estrees DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$315,722.96, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES

AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF William W. Irwin D'Estrees and Esther P. Irwin D'Estrees DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$315,722.96 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Powers Kirn & Assoc.  
8 Neshaminy Interplex, Ste. 215  
Trevose, PA 19053  
**07/24/15 · 07/31/15 · 08/07/15**

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**SHERIFF SALE**  
**August 19, 2015**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1014-2014r SUR JUDGEMENT NO. 1014-2014 AT THE SUIT OF HSBC Bank USA, NA vs Maryann Eberhard DEFENDANTS, I WILL EXPOSE TO

SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
August 19, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

EXHIBIT A

All those certain lots or parcels  
of land situate in the Township  
of Lehman, County of Pike and  
State of Pennsylvania, as follows,  
to wit:

PARCEL #1

All that lot or parcel of land  
situate in the Township of  
Lehman, County of Pike and  
State of Pennsylvania, being  
LOT NO 487-A, SECTION  
1-C, on map of Pocono  
Mountain Lake Estates, Inc.,  
on file in the Recorder's Office  
at Milford, Pennsylvania in Plot  
Book No. 9, at page 167.

PARCEL #2

All that certain lot or parcel of  
land situate in the Township of  
Lehman, County of Pike and  
State of Pennsylvania, being  
LOT NO. 355-A, SECTION  
1-C, on map of Pocono  
Mountain Lake Estates, Inc.,  
on file in the Recorder's Office  
at Milford, Pennsylvania in Plot  
Book No. 9, at page 167.  
Both parcels being the same  
premises which Maurice J. Casey  
and Maryann Eberhard by Deed  
dated the 28th day of September,  
1996 and recorded the 18th day  
of October, 1996 in the Office of

the Recorder of Deeds in and for  
the County of Pike, Pennsylvania  
in Deed Book Volume 1266  
Page 308 granted and conveyed  
unto Maryann Eberhard, in fee.  
Parcel ID: 06-0-04214 &  
06-0-042178  
BEING KNOWN AS: 487  
Mooch Lane, Bushkill, PA  
18324  
PROPERTY ID NO.:  
06-0-042184 and 06-0-042178  
TITLE TO SAID PREMISES  
IS VESTED IN MARYANN  
EBERHARD BY DEED  
FROM MAURICE J.  
CASEY AND MARYANN  
EBERHARD DATED  
09/28/1996 RECORDED  
10/18/1996 IN DEED BOOK  
1266 PAGE 308.  
PROPERTY IS BEING  
SOLD SUBJECT TO A  
MORTGAGE.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Maryann Eberhard  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$107,684.52,  
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 Maryann Eberhard DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$107,684.52 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices  
111 Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003-3620  
07/24/15 · 07/31/15 · 08/07/15

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**SHERIFF SALE**

**August 19, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1041-2014r SUR JUDGEMENT NO. 1041-2014 AT THE SUIT OF OCWEN Loan Servicing, LLC vs Matthew Carter DEFENDANTS,

I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY August 19, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution no. 1041-2014-CIVIL OCWEN Loan Servicing LLC v. Matthew Carter owner(s) of property situate in Lehman Township, PIKE County, Pennsylvania, being 1568 Ashley Court, Bushkill, PA 18324 Parcel No. 196.02-04-08 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$106,867.37 Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

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



AMOUNT OF \$106,867.37,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Matthew  
Carter DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$106,867.37 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
**07/24/15 · 07/31/15 · 08/07/15**

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**SHERIFF SALE**  
**August 19, 2015**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT

OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1128-2014r SUR  
JUDGEMENT NO. 1128-2014  
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 2007-5 vs  
Arthur Schweigard aka Arthur J.  
Schweigard DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
August 19, 2015 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

The Bank of New York Mellon  
fka The Bank of New York, as  
Trustee for the Certificateholders  
of CWABS, Inc., Asset-Backed  
Certificates, series 2007-5  
Plaintiff  
v.  
ARTHUR SCHWEIGARD

A/K/A  
ARTHUR J. SCHWEIGARD  
Defendant(s)  
COURT OF COMMON  
PLEAS  
CIVIL DIVISION  
Pike County  
MORTGAGE  
FORECLOSURE  
NO. 1128-2014  
SHORT DESCRIPTION FOR  
ADVERTISING  
ALL THAT CERTAIN  
LOT OF LAND SITUATE  
IN TOWNSHIP OF  
DELAWARE, PIKE  
COUNTY, PENNSYLVANIA:  
BEING KNOWN AS 131  
Keystone Drive, Dingmans  
Ferry, PA 18328  
PARCEL NUMBER:  
02-0-062954  
IMPROVEMENTS:  
Residential Property  
UDREN LAW OFFICES,  
P.C.  
Attorney for Plaintiff

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Arthur Schweigard  
aka Arthur J. Schweigard  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$235,181.66,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST

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

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Arthur  
Schweigard aka Arthur J.  
Schweigard DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$235,181.66 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices  
111 Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003-3620  
**07/24/15 · 07/31/15 · 08/07/15**

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**SHERIFF SALE**  
**August 19, 2015**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION

NO1181-2014r SUR  
JUDGEMENT NO. 1181-2014  
AT THE SUIT OF Wells  
Fargo Bank, NA vs Lisa Linda  
Toth aka Lisa Toth, in her  
capacity as Administratrix and  
heir of The Estate of Julius Toth  
aka Gyula Toth, unknown Heirs,  
Successors, Assigns, and All  
Persons, Firms, or Associations  
Claiming Right, Title or Interest  
From or Under Julius Toth,  
Deceased DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
August 19, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 1181-2014  
Wells Fargo Bank, N.A.  
v.  
Lisa Linda Toth aka Lisa Toth,  
in her capacity as Administratrix  
and heir of The Estate of Julius  
Toth aka Gyula Toth, unknown  
Heirs, Successors, Assigns,  
and All Persons, Firms, or  
Associations Claiming Right,  
Title or Interest From or Under  
Julius Toth, Deceased  
owner(s) of property situate in  
DELAWARE TOWNSHIP,  
PIKE County, Pennsylvania,  
being 733 Milford Road,  
Dingmans Ferry, PA  
18328-3432

Parcel No. 150.00-01-14  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$252,391.44  
Attorneys for Plaintiff  
Phelan Hallinan Diamond &  
Jones, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Lisa Linda Toth aka Lisa Toth,  
in her capacity as Administratrix  
and heir of The Estate of Julius  
Toth aka Gyula Toth, unknown  
Heirs, Successors, Assigns,  
and All Persons, Firms, or  
Associations Claiming Right,  
Title or Interest From or  
Under Julius Toth, Deceased  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$252,391.44,  
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 Lisa Linda Toth aka Lisa Toth, in her capacity as Administratrix and heir of The Estate of Julius Toth aka Gyula Toth, unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Julius Toth, Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$252,391.44 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
**07/24/15 · 07/31/15 · 08/07/15**

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**SHERIFF SALE**

**August 19, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1233-2013r SUR JUDGEMENT NO. 1233-2013 AT THE SUIT OF The Bank of New York Mellon f/k/a The Bank of New York as Trustee

for the Certificate Holders of The CWALT, Inc. alternative loan Trust 2005-J10 Mortgage Pass-Through Certificate, series 2005-J10 vs Ruben Nieves DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY August 19, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN piece or parcel of land located in the Township of Lehman, County of Pike, Commonwealth of Pennsylvania, and being more particularly described as follows: Lot 134, Phase II, Section III, of The Glen at Tamiment Subdivision, as set forth on certain plat maps prepared by R.K.R. Hess Associates, and entitled "Final Plan, Phase II, Section III, The Glen at Tamiment", recorded in the Office of the Recorder of Deeds in and for Pike County, Pennsylvania in Plat Book 25, at Pages 238, 239, 240 & 241 in the Township of Lehman, County of Pike and Commonwealth of Pennsylvania. UNDER AND SUBJECT to the Declaration of Covenants, Conditions and Restrictions with Exhibits attached thereto, for The Glen at Tamiment, which is recorded in the Recorder of

Deeds in and for Pike County, Pennsylvania, in Deed Book Volume 1076, at page 270, and as such Declaration may be supplemented and amended from time to time.

UNDER AND SUBJECT to the Master Declaration of Tamiment Resort and Country Club, recorded in the Recorder of Deeds in and for Pike County, Pennsylvania, in Deed Book Volume 916, at Page 207, and as such Declaration may be supplemented and amended from time to time.

BEING the same premises which J&S Real Estate Properties, LLC, by Deed dated May 31, 2005 and recorded June 7, 2005, in the Office for the Recorder of Deeds in and for Pike County, in Deed Book Volume 2113, Page 2018, conveyed unto RUBEN NIEVES.

BEING KNOWN AS:  
LOT 134 PHASE II  
THISTLEBROOK,  
LEHMAN, PA 18371  
TAX PARCEL # 187.04-01-40  
IMPROVEMENTS:  
Residential property.

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

JUDGMENT ON THE AMOUNT OF \$442,677.20, 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 Ruben Nieves DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$442,677.20 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Powers Kirm & Assoc.  
8 Neshaminy Interplex, Ste. 215  
Trevose, PA 19053  
**07/24/15 · 07/31/15 · 08/07/15**

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**SHERIFF SALE**  
**August 19, 2015**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT

OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1285-2003r SUR  
JUDGEMENT NO. 1285-2003  
AT THE SUIT OF PNC Bank,  
National Association s/b/m  
to National City Mortgage  
vs Verona Gill & Michael  
Meachem DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
August 19, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution  
No. 1285-2003  
PNC Bank, National  
Association s/b/m to National  
City Mortgage Company  
v.  
Michael Meachem  
Verona Gill  
owner(s) of property situate  
in the Township of Lahman,  
PIKE County, Pennsylvania,  
being LOT 33 SECTION 2  
TAMIMENT, A/K/A 227  
THE GLEN, TAMIMENT,  
PA 18324  
Tax Parcel: 188.03-03-17  
Control Number: 110021  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$498,581.05  
Attorneys for Plaintiff

Phelan Hallinan Diamond &  
Jones, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Verona Gill & Michael  
Meachem DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$498,581.05,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

COLLECT \$498,581.05 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
**07/24/15 · 07/31/15 · 08/07/15**

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**SHERIFF SALE**

**August 19, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1289-2014r SUR JUDGEMENT NO. 1289-2014 AT THE SUIT OF Bank of America, NA successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP vs Chad Doering DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY August 19, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN PIECE, PARCEL OF LAND, LYING, SITUATE AND SITUATE AND BEING

IN THE TOWNSHIP OF DELAWARE, PIKE COUNTY, AS LAID OUT AND SURVEYED ON A MAP ENTITLED, MAP LAND, MEADOW RIDGE ACRES, SITUATE IN DELAWARE TOWNSHIP, PIKE COUNTY, PENNSYLVANIA, SCALE INCH = 100 FEET, SURVEYED BY VICTOR E. ORBEN, R.S., DATED AUGUST 17-21, 1970, DRAWING 289, BEING PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER OF A CERTAIN FIFTY (50) FOOT WIDE PRIVATE ROADWAY OF THE TRACT KNOWN AS MEADOW RIDGE ACRES, SAID POINT OF BEGINNING BEING A COMMON CORNER OF LOTS NOS. 6, 7, 28 AND 29' THENCE LEAVING SAID ROAD AND FOLLOWING THE COMMON LINE OF LOTS NOS. 28 AND 29 NORTH FIFTY-FIVE (55) DEGREES (40) MINUTES FORTY-TWO (42) SECONDS EAST ONE HUNDRED FIFTY-SIX AND NINETY-FIVE ONE HUNDREDTHS (156.95) FEET TO A CORNER; SAID CORNER BEING A COMMON CORNER OF LOTS NOS. 28 AND 27; THENCE ALONG THE COMMON LINE DIVIDING SAID LOTS SOUTH

FIFTY-SIX (56) DEGREES  
FORTY-SIX (46) MINUTES  
SIX (6) SECONDS EAST  
THREE HUNDRED TWO  
AND SIX-TENTHS (302.06)  
FEET TO A CORNER  
IN THE CENTER OF A  
FIFTY (50) FOOT WIDE  
PRIVATE RIGHT-OF-WAY  
OF THE SAID TRACT;  
THENCE ALONG THE  
CENTER OF THE SAME  
FOLLOWING TWO (2)  
COURSES AND DISTANCE:  
SOUTH THIRTY-FIVE  
(35) DEGREES  
THIRTY-ONE (31)  
MINUTES FIFTY-THREE  
(53) SECONDS WEST  
NINETY-NINE AND  
FORTY-NINE ONE  
HUNDREDTHS (99.49)  
FEET ALONG THE  
COMMON LINE OF  
LOTS NOS. 28 AND 3  
AND SOUTH EIGHTY  
(80) DEGREES SIX (6)  
MINUTES FORTY-EIGHT  
(48) SECONDS WEST  
ONE HUNDRED SIXTY  
AND NO-TENTHS (150.0)  
FEET ALONG THE  
COMMON LINE OF LOT  
NO. 28 AND NOT NO 4  
TO THE JUNCTURE OF  
TWO (2) FIFTY FOOT (50)  
WIDE RIGHT-OF-WAY  
OF THE SAID TRACT;  
THENCE ALONG THE  
CENTER OF THE FIRST  
MENTIONED PRIVATE  
RIGHT-OF-WAY AND  
ALONG THE COMMON  
LINE OF LOTS NOS. 5 AND  
28 NORTH FORTY-TWO  
(42) DEGREES NO (00)

MINUTES TWELVE (12)  
SECONDS WEST TWO  
HUNDRED FIFTY AND  
NO-TENTHS (250.00) FEET  
TO THE POINT OR PLACE  
OF BEGINNING.  
BEING LOT NO. 28 OF  
THE TRACT KNOWN AS  
MEADOW RIDGE ACRES  
PARCEL NO 150.01-01-11  
CONTROL NO 02-0-030645  
BEING THE SAME  
PREMISES WHICH  
WELLS FARGO  
BANK, NA TRUSTEE  
UNDER POOLING  
AND SERVICING  
AGREEMENT DATED AS  
OF SEPTEMBER 1, 2005  
ABFC ASSET-BACKED  
CERTIFICATES, SERIES  
2005-WMC1 HTTA WELLS  
FARGO BANK AS TRUSTEE  
BY ITS ATTORNEY  
IN FACT BARCLAYS  
CAPITAL REAL ESTATE,  
INC. A DELAWARE  
CORPORATION D/B/A  
HOMEQ SERVICING, BY  
DEED DATED JULY 29,  
2008 AND RECORDED  
SEPTEMBER 8, 2008 IN  
THE PIKE COUNTY  
RECORDER OF DEEDS  
OFFICE IN DEED BOOK  
2288, PAGE 807, GRANTED  
AND CONVEYED UNTO  
CHAD DOERING AND  
DEIRDRE DOERING,  
HUSBAND AND WIFE.

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



OF PENNSYLVANIA  
TO Chad Doering  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$305,799.60,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Chad Doering  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$305,799.60 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Shapiro & DeNardo  
3600 Horizon Drive, Ste. 150  
King of Prussia, PA 19406

07/24/15 · 07/31/15 · 08/07/15

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**SHERIFF SALE**  
**August 19, 2015**  
BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1322-2014r  
SUR JUDGEMENT NO.  
1322-2014 AT THE SUIT  
OF Federal National Mortgage  
Association (“Fannie Mae”) vs  
Edmund Leizens and Leticia  
Leizens DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
August 19, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN  
LOT OR LOTS, PARCEL  
OR PIECE OF GROUND  
SITUATE IN LEHMAN  
TOWNSHIP, PIKE  
COUNTY, PENNSYLVANIA,  
BEING LOT OR LOTS NO.  
3468, SECTION NO. 37 AS  
IS MORE PARTICULARLY  
SET FORTH ON THE PLOT  
MAP OF LEHMAN-PIKE  
DEVELOPMENT  
CORPORATION, SAW  
CREEK ESTATES, AS SAME  
IS DULY RECORDED IN  
THE OFFICE FOR THE

RECORDING OF DEEDS, MILFORD, PIKE COUNTY, PENNSYLVANIA IN PLOT BOOK VOLUME 34, PAGE 112-117. SUBJECT TO ALL EASEMENTS, RESTRICTIONS, CONVENANTS AND CONDITIONS AS SET FORTH IN RECORD BOOK VOLUME 1828, PAGE 902 AND ALL DEEDS IN THE CHAIN OF TITLE. BEING THE SAME PREMISES WHICH LEHMAN-PIKE DEVELOPMENT CORPORATION, A PENNSYLVANIA CORPORATION, BY THEIR DEED DATED JANUARY 24, 2000 AND RECORDED JANUARY 28, 2000, IN THE RECORDER OF DEEDS OFFICE IN AND FOR PIKE COUNTY AT MILFORD, PENNSYLVANIA, IN RECORD BOOK VOLUME 1836, PAGE 489, GRANTED AND CONVEYED UNTO MEADOW CREEK. INC.

BEING the same premises which Meadow Creek, Inc., by Deed dated February 8, 2000 and recorded February 16, 2000, in the Office for the Recorder of Deeds in and for Pike County, in Deed Book Volume 1839, Page 627, conveyed unto Edmund Leizens and Leticia Leizens. BEING KNOWN AS: 5122 Oakley Court F/K/A 198 Wickes Road, Bushkill, PA 18324  
TAX PARCEL #197.01-02-34 IMPROVEMENTS:

Residential property.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Edmund Leizens and Leticia Leizens DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$84,736.91, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Edmund Leizens and Leticia Leizens DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$84,736.91 PLUS

COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Powers Kirn & Assoc.  
8 Neshaminy Interplex, Ste. 215  
Trevose, PA 19053  
**07/24/15 · 07/31/15 · 08/07/15**

**SHERIFF SALE**

**August 19, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1331-2014r  
SUR JUDGEMENT NO.  
1331-2014 AT THE SUIT  
OF VOLT Asset Holdings  
Trust XVI vs Mattie L. Ferrell  
and The United States of  
America DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
August 19, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN  
lot or lots, parcel or piece of  
ground situate in Lehman  
Township, Pike County,  
Pennsylvania, being lot or lots  
No. 1674, Section No. 7 as is  
more particularly set forth on

the Plot Map of Lehman-Pike  
Development Corporation, Saw  
Creek Estates, as same is duly  
recorded in the Office for the  
Recording of Deeds, Milford,  
Pike County Pennsylvania in  
Plot Book Volume 21, Page 20.  
UNDER AND SUBJECT to  
the covenants, conditions and  
restrictions as appear of record  
and in the deed recorded in said  
Recorder's Office in Deed book  
Vol. 990, page 208.

BEING the same premises  
which Teresa Gavin, single,  
Debra Gavin, single, Donna  
Gavin and Robert Dunn, wife  
and husband, and Gary Gavin,  
single granted and conveyed  
to Mattie L. Farrell, by Deed  
dated September 23, 2005,  
and recorded in the Office of  
the Pike County Recorder of  
Deeds on December 27, 2005,  
in Deed Book Volume 2151, at  
Page 1914, as Instrument No.  
200500025122

BEING Known as 1674 Exeter  
Court, Bushkill, PA 18324  
Control No. 100402  
Map No. 196.04-4-12

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Mattie L. Ferrell and The  
United States of America  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE

AMOUNT OF \$200,978.83,  
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 Mattie L.  
Ferrell and The United States  
of America DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$200,978.83 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
The Law Offices of Barbara A.  
Fein  
721 Dresher Road, Ste. 1050  
Horsham, PA 19044  
**07/24/15 · 07/31/15 · 08/07/15**

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**SHERIFF SALE**  
**August 19, 2015**  
BY VIRTUE OF WRIT

OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1332-2013r  
SUR JUDGEMENT NO.  
1332-2013 AT THE SUIT  
OF Wells Fargo Bank, NA  
s/b/m to Wachovia Bank, NA  
vs Elaine M. Arena and Joseph  
W. Arena DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
August 19, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
By virtue of a Writ of Execution  
No. 1332-2013  
Wells Fargo Bank, N.A. s/b/m  
to Wachovia Bank, N.A.  
v.  
Elaine M. Arena  
Joseph W. Arena  
owner(s) of property situate in  
the DINGMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being 113 Link Road, a/k/a 113  
Vista Lane, Milford, PA 18337  
Parcel No. 108.00-03-37-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$222,571.29  
Attorneys for Plaintiff  
Phelan Hallinan Diamond &  
Jones, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Elaine M. Arena and Joseph W. Arena DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$222,571.29, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Elaine M. Arena and Joseph W. Arena DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$222,571.29 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1 Penn Ctr @ Suburban Station  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
**07/24/15 · 07/31/15 · 08/07/15**

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**SHERIFF SALE**

**August 19, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1339-2013r SUR JUDGEMENT NO. 1339-2013 AT THE SUIT OF LSF9 Master Participation Trust vs Laurie A. Campbell DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY August 19, 2015 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 the Township of Shohola, County of Pike and Commonwealth of Pennsylvania, more particularly described as follows to wit:  
BEGINNING at an iron pin corner, Situated on the Easterly most side right way of

Seminole Road said point being the Southeast most corner of Lot 1A and further being the Southwesterly most corner of Lot 5, Block 6, Unit 4 pf Walker Lake shores, the following to wit:

THENCE along the common boundary line of Lots 1, 2 and 5, Block 6, Unit 5, North 49 degrees 38 minutes 00 seconds East 95 feet to an iron pin corner; Thence along Lot No. 3, North 40 degrees 22 minutes 00 seconds West 134.10 feet to an iron pin for a corner situated on the west side of Maple Drive; Thence along said Maple Drive right of way, South 39 degrees 08 minutes 15 seconds West 96.62 feet to a point of intersection of said Maple Drive right of way with the easterly most side of Seminole Road; Thence along said Seminole Road right way South 40 degrees 22 minutes 00 Seconds East 116.50 feet to a point of BEGINNING.

COMPRISING within said boundaries Lot 1A as shown on that certain map combining Lots 1 and 2, Block No. 8, Unit No. 4, Walker Lake Shores, Lands of Irene Cascaes Estate, Ronald Cascaes, Personal Representative, by P.R. Addio. Inc., Pasquate R. Addio, L.C. dated January 2, 2006 and having recorded in Pike county Map Book 42, Page 22 on the 22nd day of May, 2006.

The above mentioned lots have been combined and cannot be divided without township approval.

TAX PARCEL # 049.02-09-96  
BEING KNOWN AS; 221  
Maple Drive, Shohola, PA  
18458

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Laurie A. Campbell DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$177,460.79, 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 Laurie A. Campbell DEFENDANTS, OWNERS REPUTED

OWNERS TO COLLECT  
\$177,460.79 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
**07/24/15 · 07/31/15 · 08/07/15**

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**SHERIFF SALE**

**August 19, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1351-2014r  
SUR JUDGEMENT NO.  
1351-2014 AT THE SUIT  
OF PNC Bank, National  
Association, as Assignee of  
American Express Bank, FSB  
vs Terry L. Vogel and Myrna  
M. Vogel DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
August 19, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

IN THE COURT OF  
COMMON PLEAS OF PIKE  
COUNTY, PENNSYLVANIA  
PNC BANK, NATIONAL

ASSOCIATION, AS  
ASSIGNEE OF AMERICAN  
EXPRESS BANK FSB,  
Plaintiff

vs.

TERRY L. VOGEL AND  
MYRNA M. VOGEL,  
Defendants

CIVIL DIVISION

No. 1351-2014-CIVIL

ALL THOSE CERTAIN

pieces, parcels and lots of land  
situate in the Township of  
Palmyra, County of Pike, and  
Commonwealth of Pennsylvania,  
being Lots No. 9W, 10W, 11W,  
12W, 13W, 14W, 15W, and  
16W, as set forth on plat or map  
entitled Tafton Cove, Wilson  
Hill Development, Palmyra  
Township, Pike County, Pa.,  
Scale 1 inch = 100 feet, No.  
1-039 and recorded in the office  
of the Recorder of Deeds of Pike  
County, Pennsylvania, in Plat  
Book 13, at page 66.

TOGETHER WITH all rights  
and privileges unto the grantees  
herein, their heirs and assigns,  
in common however with the  
grantor, its successors and  
assigns, as given unto Edward  
T. Wilson, et, ux, et. al., by the  
Pennsylvania Power and Light  
Company by indenture dated  
August 21, 1965 and recorded in  
Pike County Deed Book Volume  
194, at page 866.

Together with unto the grantees  
herein, their heirs and assigns  
in common however with the  
original grantor, Wilson Hill,  
Inc., its successors and assigns,  
a right-of-way over the private  
roads in the above captioned  
development for purpose of

ingress, egress, and regress form the above described premises to the public roads.

Being the same property which Arthur P. Diehl and Margaret G. Diehl, husband and wife, granted and conveyed unto Terry L. Vogel and Myrna M. Vogel, husband and wife by deed dated June 26, 1987 and recorded July 13, 1987 in the Recorder's Office of said County in Book 1145 Page 233.

106 Scoda Road, Hawley, PA 18428

Permanent Parcel No.:

030.01-01-59

Michael C. Mazack, Esquire  
Attorney for Plaintiff

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Terry L. Vogel and Myrna M. Vogel DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$94,472.66, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT

A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Terry L. Vogel and Myrna M. Vogel DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$94,472.66 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Tucker Atensberg  
1500 One PPG Place  
Pittsburgh, PA 15222  
07/24/15 · 07/31/15 · 08/07/15

**SHERIFF SALE**

**August 19, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1400-2014r SUR JUDGEMENT NO. 1400-2014 AT THE SUIT OF The Bank of New York Mellon Trust Company, NA, as Trustee on Behalf of CWABS Asset-Backed Certificates Trust 206-Bc5 vs Tyrone 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  
August 19, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 1400-2014  
The Bank of New York Mellon  
Trust Company, N.A.. as  
Trustee on Behalf of Cwabs  
Asset-Backed Certificates Trust  
2006-Bc5

v.

Tyrone Smith  
owner(s) of property situate in  
the LEHMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being 3618 Dorset Drive,  
Bushkill, PA 18324  
Parcel No. 197.01-02-79-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$283,521.77  
Attorneys for Plaintiff  
Phelan Hallinan Diamond &  
Jones, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Tyrone Smith  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS

OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$283,521.77,  
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 Tyrone Smith  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$283,521.77 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
Philadelphia, Pa 19103  
**07/24/15 · 07/31/15 · 08/07/15**

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**SHERIFF SALE**

**August 19, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1401-2014r SUR  
JUDGEMENT NO. 1401-2014  
AT THE SUIT OF JPMorgan  
Chase Bank, National  
Association vs Prudence L.  
Jordan DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
August 19, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN  
lot or lots, parcel or piece of  
ground situate in the Township  
of Lehman, County of Pike,  
Commonwealth of Pennsylvania,  
being Lot No. 6, Falling Creek  
Estates, as shown on a plan of  
lots entitled "Final Subdivision  
Plan, Falling Creek Estates,  
Eagle Valley Homes North,  
Inc." recorded in the Office of  
the Recorder of Deeds in and for  
the County of Pike, in Plot book  
Volume 42, Page 21.  
UNDER AND SUBJECT to an  
easement twelve foot wide for an  
existing driveway running along  
the common lot line between  
lot 6 and lot 7 for the benefit of

Lot 6.  
UNDER AND SUBJECT  
to covenants, conditions and  
restrictions as of record book  
volume 2163, page 2467 and  
record book volume 2170, page  
1056 and plot book 42, page 21.  
PARCEL No. 06-0-112901  
BEING the same premises  
which Falling Creek  
Investments, LLC, by Deed  
dated November 27, 2013 and  
recorded December 3, 2013 in  
the Pike County Recorder of  
Deeds Office in Deed Book  
2437, page 2384, granted and  
conveyed unto Prudence L.  
Jordan.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Prudence L. Jordan  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$226,669.34,  
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 Prudence  
L. Jordan DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$226,669.34 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Shapiro & DeNardo  
3600 Horizon Drive, Ste. 150  
King of Prussia, PA 19406  
**07/24/15 · 07/31/15 · 08/07/15**

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**SHERIFF SALE**

**August 19, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1410-2014r SUR  
JUDGEMENT NO. 1410-2014  
AT THE SUIT OF PNC Bank,  
National Association vs Mark  
J. Moorhead and Maureen  
Moorhead DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION

BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
August 19, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

IN THE COURT OF  
COMMON PLEAS OF PIKE  
COUNTY, PENNSYLVANIA  
PNC BANK, NATIONAL  
ASSOCIATION,  
Plaintiff

vs.

MARK J. MOORHEAD AND  
MAUREEN MOORHEAD,  
Defendants

CIVIL DIVISION

No. 1410-2014-CIVIL  
ALL THAT CERTAIN  
PIECE OR PARCEL OF  
LAND, SITUATE in the  
Township of Lehman, County  
of Pike, Commonwealth of  
Pennsylvania, being Lot Number  
47, the Glen at Tamiment Phase  
II, Section I, as designated on  
the Plat entitled "Final Plan,  
Phase II, Section I, The Glen"  
duly recorded in the Recorder's  
Office at Milford, Pennsylvania  
in Plat Book 25 at Page 132.  
PREMISES improved with  
a single family dwelling more  
commonly known as Lot 47,  
Phase II, Section I, Hobbit  
Drive, The Glen at Tamiment,  
Lehman Township, Pike  
County, Pennsylvania.  
UNDER AND SUBJECT  
to and together with the  
same reservations, covenants,  
restrictions, conditions,  
exceptions and easements as  
appear in the chain of title.

TOGETHER with all and singular the buildings, improvements, ways, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof, and all the estate, right, title interest, property, claim, and demand whatsoever of the Grantor, its successors and assigns in law, equity or otherwise howsoever of, in and to the same and every part thereto, BEING the same premises conveyed to Mark J. Moorhead and Maureen Moorhead, his wife, be Deed of Franklin First Federal Savings Bank, said Deed dated March 10, 1998 and recorded in the Office of the Recorder of Deeds in and for Pike County March 23, 1998 in Record Book 1496 at Page 177. 47 Hobbit Drive, Lehman Township, Pennsylvania 18371 Permanent Parcel No.: 06-0-105802  
Michael C. Mazack, Esquire  
Attorney for Plaintiff

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

EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$218,129.20, 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 Mark J. Moorhead and Maureen Moorhead DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$218,129.20 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Tucker Arensberg  
1500 One PPG Place  
Pittsburgh, PA 15222  
**07/24/15 · 07/31/15 · 08/07/15**

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**SHERIFF SALE**

**August 19, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1432-2014r  
SUR JUDGEMENT NO.  
1432-2014 AT THE SUIT  
OF Wells Fargo Bank, NA  
s/b/m to Wells Fargo Home  
Mortgage, Inc. vs Kolawale  
Titilayo DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
August 19, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 1432-2014  
Wells Fargo Bank, N.A. s/b/m  
to Wells Fargo Home Mortgage  
Inc.  
v.  
Kolawale Titilayo  
owner(s) of property situate  
in LEHMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being 1021 West Pine Ridge  
Drive, Bushkill, PA 18324-9742  
Parcel No. 193.02-03-46-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$97,792.28

Attorneys for Plaintiff  
Phelan Hallinan Diamond &  
Jones, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Kolawale Titilayo  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$97,792.28,  
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 Kolawale  
Titilayo DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT

\$97,792.28 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1 Penn Ctr @ Suburban Station  
1617 JFK Blvd, Ste. 1400  
Philadelphia, PA 19103  
**07/24/15 · 07/31/15 · 08/07/15**

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**SHERIFF SALE**

**August 19, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1554-2014r  
SUR JUDGEMENT  
NO. 1554-2014 AT THE  
SUIT OF Federal National  
Mortgage Association vs Anna  
Matthews DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
August 19, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
DOCKET NO:  
1554-2014-Civil  
ALL THAT CERTAIN lot  
or piece of ground situate in  
Dingman Township, County

of Pike, and Commonwealth of  
Pennsylvania  
TAX PARCEL NO:  
111.04-03-55  
PROPERTY ADDRESS 132  
Crocus Lane, Milford, PA  
18337  
IMPROVEMENTS: a  
Residential Dwelling  
SOLD AS THE PROPERTY  
OF: Anna Matthews  
ATTORNEY'S NAME: Robert  
W. Williams, Esquire  
SHERIFF'S NAME: Phil Bueki

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Anna Matthews  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$136,672.40,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

(30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Anna Matthews DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$136,672.40 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Milstead & Assoc.  
1 W. Stow Road  
Marlton, NJ 08053  
**07/24/15 · 07/31/15 · 08/07/15**

**SHERIFF SALE**

**August 19, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1587-2013r SUR JUDGEMENT NO. 1587-2013 AT THE SUIT OF JPMorgan Chase Bank, National Association vs Patrick R. Garland and Eileen M. Garland DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY

August 19, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 1587-2013-CV JPMorgan Chase Bank, National Association

v.

Patrick R. Garland

Eileen M. Garland

owner(s) of property situate in

DINGMAN TOWNSHIP,

PIKE County, Pennsylvania,

being 133 Gold Key Road,

Milford, PA 18337-5037

Parcel No. 123.03-01-29-

(Acreage or street address)

Improvements thereon:

**RESIDENTIAL DWELLING**

Judgment Amount: \$223,531.97

Attorneys for Plaintiff

Phelan Hallinan Diamond &

Jones, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Patrick R. Garland and Eileen M. Garland DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$223,531.97, 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 R.  
Garland and Eileen M. Garland  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$223,531.97 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
**07/24/15 · 07/31/15 · 08/07/15**

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**SHERIFF SALE**

**August 19, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1621-2014r  
SUR JUDGEMENT NO.  
1621-2014 AT THE SUIT

OF CitiMortgage, Inc. vs  
Michael Montanez and Grace  
Montanez aka Grace C.  
Montanez DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
August 19, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 1621-2014  
CitiMortgage, Inc.  
v.  
Michael Montanez  
Grace Montanez a/k/a Grace C.  
Montanez  
owner(s) of property situate in  
the DINGMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being 119 Larch Drive, Milford,  
PA 18337-7353  
Parcel No. 123.02-03-55-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$211,422.93  
Attorneys for Plaintiff  
Phelan Hallinan Diamond &  
Jones, LLP

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



and Grace Montanez  
aka Grace C. Montanez  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$211,422.93,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Michael  
Montanez and Grace Montanez  
aka Grace C. Montanez  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$211,422.93 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan

1617 JFK Blvd, Ste. 1400  
Philadelphia, PA 19103  
07/24/15 · 07/31/15 · 08/07/15

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**SHERIFF SALE**

**August 19, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1649-2014r SUR  
JUDGEMENT NO. 1649-2014  
AT THE SUIT OF Wells  
Fargo Bank, NA vs Bryan G.  
Deweese, Jr. DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
August 19, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 1649-2014-CIVIL  
Wells Fargo Bank, NA  
v.  
Bryan G. Deweese, Jr  
owner(s) of property situate in  
DINGMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being 167 Conashaugh Road,  
Milford, PA 18337-9715  
Parcel No. 137.00-01-48-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$169,835.40

Attorneys for Plaintiff  
Phelan Hallinan Diamond &  
Jones, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Bryan G. Deweese, Jr.  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$169,835.40,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

\$169,835.40 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan \* & Hallinan  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
**07/24/15 · 07/31/15 · 08/07/15**

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**SHERIFF SALE**

**August 19, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1674-2014r SUR  
JUDGEMENT NO. 1674-2014  
AT THE SUIT OF Wells  
Fargo Bank, NA vs Evelyn  
Labisi DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
August 19, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 1674-2014-CIVIL  
Wells Fargo Bank, NA  
v.  
Evelyn Labisi  
owner(s) of property situate  
in the DELAWARE

TOWNSHIP, PIKE County,  
Pennsylvania, being 152 Loftus  
Lane Pmle, a/k/a 152 Loftus  
Lane, Dingmans Ferry, PA  
18328-9157  
Parcel No. 176.01-04-16-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$179,593.63  
Attorneys for Plaintiff  
Phelan Hallinan Diamond &  
Jones, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Evelyn Labisi  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$179,593.63,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Evelyn Labisi  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$179,593.63 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
**07/24/15 · 07/31/15 · 08/07/15**

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**SHERIFF SALE**  
**August 19, 2015**  
BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO1682-2013r  
SUR JUDGEMENT NO.  
1682-2013 AT THE SUIT OF  
Wilmington Trust National  
Association, as Successor Trustee  
to Citibank, NA, as trustee for  
the Merrill Lynch Mortgage  
Investors Trust, Mortgage Loan  
Asset-Backed Certificates,  
Series 2007-HE2, by its servicer,  
Ocwen Loan Servicing LLC  
vs Gordon W. Wilson and  
United State of America, Dept.  
of Treasure Internal Revenue  
Service DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC

VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
August 19, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN  
lot, piece, or parcel of land  
situate, lying and being in the  
Township of Dingman, County  
of Pike, and Commonwealth of  
Pennsylvania, more particularly  
described as Lot Number 17,  
Block No. 8, Section No. 3, of  
Sunrise Lake, as shown on the  
map of said section recorded in  
the Office of the Recorder of  
Deeds of Pike County in Plat  
Book 7, Page 227.  
Premises being: 121 Brownstone  
Drive, Milford, PA 18337  
Parcel #122.01-01-16  
BEING THE SAME  
PREMISES which Vannatta  
Realty & Builders Inc., by Deed  
Dated September 29, 2006 and  
recorded October 2, 2006 in  
Book 2197 Page 1853 in the  
Office for the Recording of  
Deeds of Pike County conveyed  
unto Gordon S. Wilson, single.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Gordon W. Wilson  
and United State of  
America, Dept. of Treasure

Internal Revenue Service  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$274,282.01,  
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 Gordon W.  
Wilson and United State of  
America, Dept. of Treasure  
Internal Revenue Service  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$274,282.01 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg

1581 Main Street, Ste. 200  
Warrington, PA 18976  
07/24/15 · 07/31/15 · 08/07/15

**SHERIFF SALE**

**August 19, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1719-2014r SUR  
JUDGEMENT NO. 1719-2014  
AT THE SUIT OF PNC Bank,  
National Association, successor  
by Merger to National City  
Bank, Successor by Merger  
to National City Mortgage,  
as Division of National City  
Bank of Indiana vs Svetlana  
Keselman DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
August 19, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 1719-2014  
PNC Bank, National  
Association, successor by  
Merger to National City Bank,  
Successor by Merger to National  
City Mortgage, A Division of  
National City Bank of Indiana  
v.  
Svetlana Keselman

owner(s) of property situate  
in the Township of Delaware,  
PIKE County, Pennsylvania,  
being 145 Heather Hill  
Road, a/k/a Lot 15 Block  
1502, Dingmans Ferry, PA  
18328-4357  
Parcel No. 168.04-09-54-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$131,478.02  
Attorneys for Plaintiff  
Phelan Hallinan Diamond &  
Jones, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH OF  
PENNSYLVANIA  
TO Svetlana Keselman  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$131,478.02,  
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 Svetlana Keselman DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$131,478.02 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
**07/24/15 · 07/31/15 · 08/07/15**

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**SHERIFF SALE**

**August 19, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1727-2014r SUR JUDGEMENT NO. 1727-2014 AT THE SUIT OF HSBC Bank, USA, NA vs Victoria M. Caceres and Carmen L. Batista DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY

August 19, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION ALL THAT CERTAIN piece or parcel of land located in the Township of Lehman, County of Pike, Commonwealth of Pennsylvania, and being more particularly described as follows: Lot 55, Phase I, of the Glen at Tamiment Subdivision, as set forth on certain Plat Maps prepared by R.K.R. Hess Associates and entitled "Final Plan, Phase I, The Glen at Tamiment", recorded in the Office of the Recorder of Deeds, in and for Pike County Pennsylvania in Plat Book No. 24, Page 76, Plat Book No. 24, at Page 77, and Revised Maps of The Glen at Tamiment, Phase I, recorded on March 9, 1987, in Plat Book 24 at Pages 154, 155, 156, and 157, in the Township of Lehman, County of Pike and Commonwealth of Pennsylvania. Title to said premises vested unto Victoria M. Caceres and Carmen L. Batista, by Deed from Elizabeth M. Motto, Unmarried dated July 22, 2005 and recorded July 27, 2005 in Deed Book 2123, Page 431. Being known as: 101 OAKEN SHIELD DRIVE, TAMIMENT, PENNSYLVANIA 18371. Map Number: 188.01-01-56 Control Number: 06-0-104045

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

THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Victoria M. Caceres  
and Carmen L. Batista  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$186,684.00,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Victoria M.  
Caceres and Carmen L. Batista  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$186,684.00 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,

PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street, Ste. 104  
Philadelphia, PA 19109  
07/24/15 · 07/31/15 · 08/07/15

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**SHERIFF SALE**

**August 19, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1736-2012r SUR  
JUDGEMENT NO. 1736-2012  
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  
Christopher Barie and Robert  
T. Barie DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
August 19, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 1736-2012  
Bank of America, NA., as  
Successor by Merger to BAC  
Home Loans Servicing, LP  
fka Countrywide Home Loans  
Servicing, LP  
v.  
Christopher Barie

Robert T. Barie  
owner(s) of property situate  
in the DELAWARE  
TOWNSHIP, PIKE County,  
Pennsylvania, being 118  
Dogwood Road, Dingmans  
Ferry, PA 18328-4213  
Parcel No. 149.04-09-80  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$187,479.14  
Attorneys for Plaintiff  
Phelan Hallinan Diamond &  
Jones, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Christopher Barie  
and Robert T. Barie  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$187,479.14,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Christopher  
Barie and Robert T. Barie  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$187,479.14 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
**07/24/15 · 07/31/15 · 08/07/15**

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**SHERIFF SALE**

**August 19, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1758-2014r  
SUR JUDGEMENT NO.  
1758-2014 AT THE SUIT OF  
Pennymac Loan Services, LLC  
vs Kevin J. Barry and Diane  
J. Barry DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA



18337 ON WEDNESDAY  
August 19, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**LEGAL DESCRIPTION**

All that certain lots, pieces  
or parcels of land, with the  
buildings and improvements  
thereon erected, situated and  
lying in the Township of  
Shohola, County of Pike, State  
of Pennsylvania:  
BEING Lot Number 19A  
block 6 Section 2 as shown on  
a map, dated June 12, 1958 and  
recorded in the office of the  
Recorder of Deeds in and for  
Pike County, Pennsylvania in  
Plat Book Number 3, Page 73;  
TITLE TO SAID PREMISES  
IS VESTED IN Kevin J. Barry  
and Diane J. Barry, by Deed  
from Foxmoor at Twin Lakes  
Corporation, dated 02/10/2006,  
recorded 02/17/2006 in Book  
2159, Page 2632, Instrument  
Number 200600002895.  
Tax Parcel: 078.04-07-21-  
Premises Being: 107 John Lane,  
Shohola, PA 18458-4520

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

AMOUNT OF \$186,890.32,  
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 Kevin J.  
Barry and Diane J. Barry  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$186,890.32 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
**07/24/15 · 07/31/15 · 08/07/15**

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**SHERIFF SALE**  
**August 19, 2015**  
BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE

COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1759-2014r SUR JUDGEMENT NO. 1759-2014 AT THE SUIT OF Nationstar Mortgage, LLC vs Mary Ratto DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY August 19, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Lehman, County of Pike, Commonwealth of Pennsylvania, being Lot No. 649, Section 1E, as shown on map of Pocono Mountain Lake Estates, on file in the Recorder of Deeds Office for Pike County, Pennsylvania in Plot Book Volume 9, Page 112. BEING THE SAME PREMISES which William R. Ratto, a married man, by Deed dated 09/25/2008, and recorded 10/17/2008 in the Office of Recorder of Deeds in and for the County of Pike, in Deed Book 2291, Page 2479, granted and conveyed unto Mary Ratto and William R. Ratto, husband and wife, in fee.

THE SALE IS MADE BY VIRTUE OF A WRIT OF

EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Mary Ratto DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$118,690.20, 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 Mary Ratto DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$118,690.20 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

Shapiro & DeNardo  
3600 Horizon Drive, Ste. 150  
King of Prussia, PA 19406  
07/24/15 · 07/31/15 · 08/07/15

**SHERIFF SALE**  
**August 19, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1787-2014r SUR  
JUDGEMENT 1787-2014  
AT THE SUIT OF Citizens  
Bank of Pennsylvania vs Michael  
McCarthy DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
August 19, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN piece,  
parcel or tract of land lying and  
being situate in the Township  
of Milford, County of Pike and  
Commonwealth of Pennsylvania,  
more particularly described as  
follows, to wit:  
BEGINNING at a found iron  
pipe, said corner being a corner  
now or formerly of the lands of  
Roger Kehm, and said corner  
being located North sixty-one  
(61) degrees twenty (20) minutes  
East one hundred seventy-five  
(175) feet from a point in

the center of the public road  
known as the Foster Hill Road  
(Legislative Route No. 51010);  
thence along the line of lands  
of the aforesaid Roger Kehm,  
South sixty-one (61) degrees  
twenty (20) minutes West one  
hundred seventy-five (175) feet  
to a point in the center line of  
the aforesaid public road; thence  
up and along the center line of  
said road, North twenty-six (26)  
degrees six (6) minutes West  
two hundred (200) feet to a  
point in the center line of said  
road; thence cutting the lands  
of the grantors herein, North  
sixty-one (61) degrees twenty  
(20) minutes East one hundred  
seventy-five (175) feet to a stake  
and stone corner; thence still  
cutting the lands of the grantors  
herein, South twenty-six (26)  
degrees six (06) minutes East  
two hundred (200) feet to the  
point and place of beginning.  
CONTAINING 0.803 acres,  
as surveyed by Victor E. Orben,  
C.S., September 10, 1963.  
Magnetic Meridian as of 1963,  
Drawing No. 440.  
EXCEPTING AND  
RESERVING thereout and  
therefrom a strip of land  
containing 1050 square feet  
previously conveyed by Everett  
Orben, et us, to Ada Myer Peel,  
et al, by deed dated February 24,  
1970 and recorded as aforesaid in  
Pike County Deed Book Volume  
234, at page 820.  
BEING the same property  
which Stella Peters, Trustee  
of the Stella Peters Revocable  
Trust, by Deed dated July 30,  
2001 and recorded on October

29, 2001, in the Office of the Recorder of Deeds of Pike County in Deed Book 1902, page 2165, granted and conveyed unto Michael McCarthy.  
Being Commonly Known As:  
165 Foster Hill Road, Milford, PA 18337.  
Map # 097.03-01-29  
Control No. 000560  
Improvements: Residential Dwelling

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Michael McCarthy DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$248,679.08, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Michael McCarthy DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$248,679.08 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Lauren Berschler Karl  
9800B. McKnight Road, Ste.  
230  
Pittsburgh, PA 15237  
**07/24/15 · 07/31/15 · 08/07/15**

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**SHERIFF SALE**  
**August 19, 2015**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO1818-2014r SUR JUDGEMENT NO. 1818-2014 AT THE SUIT OF Green Tree Servicing, LLC vs Joshua A. Goldfarb and Susan Goldfarb DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY August 19, 2015 at 11:00 AM PREVAILING TIME IN THE

AFORENOON OF SAID  
DATE:

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

Lot 22, Block XXV, Hemlock  
Farms Community, Stage LXXI,  
as shown on Plat of Hemlock  
Farms Community, Maple ridge,  
Stage LXXI, recorded in the  
office of the Recorder of Deeds  
of Pike County in Plat Book 7,  
Page 96, on the 13th day of June,  
1969.

TOGETHER WITH, unto the  
Grantee herein, Grantee's heirs  
and assigns, all rights of way  
and UNDER AND SUBJECT  
to all covenants, reservations,  
restrictions and conditions of  
record, if any.

TAX PARCEL # 01-0-133.01-  
02-23

BEING KNOWN AS: 122  
Horseshoe Lane, Lords Valley,  
PA 18428

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

AMOUNT OF \$199,682.31,  
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 Joshua A.  
Goldfarb and Susan Goldfarb  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$199,682.31 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106  
**07/24/15 · 07/31/15 · 08/07/15**

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**SHERIFF SALE**  
**August 19, 2015**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT

OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1893-2014r SUR  
JUDGEMENT NO. 1893-2014  
AT THE SUIT OF JPMorgan  
Chase Bank, National  
Association vs Carmelo T.  
Perconti, JR. DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
August 19, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN lot,  
parcel or piece of ground situate  
in the Township of Dingman,  
County of Pike, and State of  
Pennsylvania, Being Lot No.  
397, Section No. 4 as shown  
on map entitled subdivision of  
Section A, Pocono Mountain  
Woodland Lakes Corp., on  
file in the Recorder's Office at  
Milford, Pennsylvania in plat  
Book No. 10, Page 158.  
BEING KNOWN AS  
TAX PARCEL NUMBER:  
110.03-04-36  
CONTROL #03-0-016565  
BEING KNOWN AS: 100 Pear  
Lane, Milford, PA 18337

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

OF PENNSYLVANIA TO  
Carmelo T. Perconti, JR.  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$217,864.06,  
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 Carmelo T.  
Perconti, JR. DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$217,864.06 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street

Philadelphia, PA 19106-1532  
07/24/15 · 07/31/15 · 08/07/15

**SHERIFF SALE**

**August 19, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1903-2012r SUR  
JUDGEMENT NO. 1903-2012  
AT THE SUIT OF PNC  
Bank, National Association  
vs Rita M. Conklin, Eddie J.  
Hotaling, JR and Kimberly  
Hotaling DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
August 19, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

Commitment No.  
102603847 PAEHO &  
102615506 PAEEL  
(Hotaling/Conklin)  
SCHEDULE C (Continued)  
LEGAL DESCRIPTION  
PARCEL ONE:

ALL THAT CERTAIN piece,  
parcel and lot of land situate in  
the Township of Lackawaxen,  
County of Pike and State of  
Pennsylvania, shown as Lot #41  
on a map entitled "HUNTER'S  
RIDGE" DATED May 24,  
1973, drawn by Harry F.

Schonagel, Registered Surveyor,  
and filed in the Office of the  
Recorder of Deeds in and for  
Pike County, Pennsylvania, in  
Plat Book 19, at Page 209.  
BEING the same premises  
which Royal A. Schaaf and Vicki  
Schaaf, his wife, by their certain  
deed dated December 11, 2003  
and recorded in the Office of  
the Recorder of Deeds in and  
for Pike County, Pennsylvania  
in Deed Book 2024 at Page  
1269, granted and conveyed unto  
Olof Seeuwen, a single man, the  
Grantor herein.

Together with all rights of way  
and UNDER AND SUBJECT  
to all covenants, reservations,  
restrictions and conditions of  
record, as found in the chain of  
title

TOGETHER with all the  
singular the singular the  
building, improvements,  
ways, waters, water-courses,  
rights, liberties, privileges,  
hereditaments and appurtenances  
whatsoever thereunto belonging  
or in any wise appertaining, and  
the revisions and remainders,  
rents issues and profits thereof;  
and all the estates, right, title,  
interest, property, claim and  
demand whatsoever of the  
parties of the first part, in law,  
equity or otherwise howsoever,  
in and to the same and every part  
thereof.

BEING KNOWN AS: 41  
Ridgewood Circle, Rowland, PA  
18457

PROPERTY ID NO.:  
05-0-104198

TITLE TO SAID PREMISES  
IS VESTED IN Eddie J.

Hotaling, Jr. and Kimberly Hotaling, husband and wife, as tenants by the entirety BY DEED FROM Edward J. Hotaling and Rita M. Conklin DATED 06/28/2010 RECORDED 06/28/2010 IN DEED BOOK 2339 PAGE 2355 OR AT INSTRUMENT NUMBER.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Rita M. Conklin, Eddie J. Hotaling, JR and Kimberly Hotaling DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$263,759.41, 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 Rita M. Conklin, Eddie J. Hotaling, JR and Kimberly Hotaling DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$263,759.41 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices  
111 Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003-3620  
**07/24/15 · 07/31/15 · 08/07/15**

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**SHERIFF SALE**  
**August 19, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1904-2014r SUR JUDGEMENT NO. 1904-2014 AT THE SUIT OF The Bank of New York Mellon f/k/a The Bank of new York, Successor in Interest to JPMorgan Chase Bank, NA as Trustee for Bear Stearns Asset Backed Securities trust 2005-SD3 vs Ricardo Rodriguez and Bernadette Rodriguez DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION



BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY August 19, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 1904-2014

The Bank of New York Mellon f/k/a The Bank of New York, Successor in Interest to JPMorgan Chase Bank, NA as Trustee for Bear Stearns Asset Backed Securities trust 2005-SD3

v.

Ricardo Rodriguez  
Bernadette Rodriguez  
owner(s) of property situate in the LEHMAN TOWNSHIP, PIKE County, Pennsylvania, being 155 Circle Court a/k/a, 110 Circle Court, East Strousburg, PA 18302  
Parcel No. 199.02-02-29  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$113,735.68  
Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Ricardo Rodriguez and Bernadette Rodriguez DEFENDANTS, OWNER, OR REPUTED OWNERS

OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$113,735.68, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Ricardo Rodriguez and Bernadette Rodriguez DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$113,735.68 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
07/24/15 · 07/31/15 · 08/07/15

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**SHERIFF SALE**

**August 19, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1916-2014r SUR  
JUDGEMENT NO.1916-2014  
AT THE SUIT OF Wells  
Fargo Bank, NA, sbm  
Wachovia Bank, National  
Association vs Mary Ann  
Maddalena DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
August 19, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 1916-2014  
Wells Fargo Bank, N.A. s/b/m  
to Wachovia Bank, National  
Association  
v.  
Mary Ann Maddalena  
owner(s) of property situate in  
the LEHMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being 6408 Route 6, a/k/a 109  
Abbey Lane, East Stroudsburg,  
PA 18301  
Parcel No. 199.02-01-63  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING

Judgment Amount: \$97,978.03  
Attorneys for Plaintiff  
Phelan Hallinan Diamond &  
Jones, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Mary Ann Maddalena  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$97,978.03,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

OWNERS TO COLLECT  
\$97,978.03 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
**07/24/15 · 07/31/15 · 08/07/15**

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**SHERIFF SALE**

**August 19, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1998-2013r SUR  
JUDGEMENT NO. 1998-2013  
AT THE SUIT OF Green  
Tree Servicing, LLC vs  
William T. Toole and Jackie  
A. Toole DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
August 19, 2015 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 Blooming  
Grove, County of Pike and  
State of Pennsylvania, more

particularly described as Lot 4,  
Block VIII, Hemlock Farms  
Community, Stage XXI, as  
shown on plat of Hemlock  
Farms Community, Laurel  
Ridge, Stage XXI, recorded in  
the Office of the Recorder of  
Deeds, Pike County, in Plat  
Book 7, page 138, on the 1st day  
of October, 1969.

BEING the same premises  
which Lochland Quinlan, Jr.  
and Erlinda Granados Quinlan,  
by Deed dated May 2, 1998  
and recorded May 4, 1998, in  
the Office for the Recorder of  
Deeds in and for Pike County, in  
Deed Book Volume 1520, Page  
140, conveyed unto WILLIAM  
T. TOOLE and JACKIE A  
TOOLE,.

BEING KNOWN AS:  
106 OVERLOOK LANE,  
HAWLEY, PA 18428  
TAX PARCEL #107.01-04-31  
IMPROVEMENTS:  
Residential property.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO William T. Toole  
and Jackie A. Toole  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$169,597.66,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST

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

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF William  
T. Toole and Jackie A. Toole  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$169,597.66 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Powers Kirn & Assoc.  
8 Neshaminy Interplex, Ste. 215  
Trevose, PA 19053  
**07/24/15 · 07/31/15 · 08/07/15**

**SHERIFF SALE**

**August 19, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 2007-2013r SUR

JUDGEMENT NO. 2007-2013  
AT THE SUIT OF JPMorgan  
Chase Bank, National  
Association vs Alexander  
Cherner DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
August 19, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN  
lot, parcel or piece of ground  
situate in the Township of  
Delaware, County of Pike and  
Commonwealth of Pennsylvania,  
being Lot No. 33, Block No.  
1201, Section 12, as shown  
on map entitled subdivision of  
Section No. 12, Wild Acres  
as shown in Plat Book No. 8  
at Page 172, filed in the Pike  
County Clerk's Office.

Known as Lot 33, Block  
1201, Section 12 Wild Acres,  
Dingmans Ferry, PA 18328.

NOTE: Being Lot(s) 33,  
Tax Map of the Township of  
Delaware, County of Pike.

NOTE: Lot and block shown  
for informational purposes only.

TAX PARCEL #

175-02-07-28.001

BEING KNOWN AS: 166  
Westwood Drive, Dingsmans  
Ferry, PA 18328

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF

EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Alexander Cherner DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$242,594.07, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Alexander Cherner DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$242,594.07 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
**07/24/15 · 07/31/15 · 08/07/15**

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