

**LEGAL NOTICES**

---

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

---

**ESTATE NOTICES**

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

---

**NOTICE OF ADMINISTRATION**

Notice is hereby given that Letters of Administration have been granted in the ESTATE of MATHEW J. BORTREE, late of Blooming Grove Township, Pike County, Pennsylvania (died August 21, 2012). All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to the Administratrix, KATHERINE BORTREE of 1444 Route 6, Greeley, Pennsylvania 18425 or John F. Spall, Esquire, Attorney for the Estate, 2573 Rt. 6, Hawley, Pennsylvania 18428.

JOHN F. SPALL,  
ESQUIRE  
10/19/12 • 10/26/12 • **11/02/12**

---

**NOTICE OF**

**CO-EXECUTRICES  
ESTATE OF CHARLES  
CHRISTOPHER HINNEN,  
a/k/a C. CHRISTOPHER  
HINNEN**

Letters Testamentary of the estate of the decedent who died a resident of Pike County, Pennsylvania, have been granted by the Register of Wills of that county.

All persons indebted to the estate and all persons who may have claims against it are requested to make payment and present claims promptly to the Co-Executrices or their Attorney.

**CO-EXECUTRICES**  
Melissa Hinnen  
542 42nd Street  
Union City, NJ 07087

Toni Joy Hinnen  
3031 Edwin Avenue, Apt. 4E  
Fort Lee, NJ 07024

APFELBAUM, APFELBAUM  
& APFELBAUM  
43 SOUTH FIFTH STREET  
SUNBURY, PA 17801  
ATTORNEYS  
10/26/12 • **11/02/12** • 11/09/12

---

**EXECUTOR NOTICE**

Estate of Jean M. Pierce, deceased, late of 109 Delaware Crest Dr., Dingmans Ferry PA 18328.

Letters Testamentary on the above Estate having been

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

William K. Pierce  
12 Krasco Road  
Oak Ridge, NJ 07438,  
Executor

10/26/12 • 11/02/12 • 11/09/12

---

**ESTATE NOTICE  
NOTICE IS HEREBY  
GIVEN**, that Letters Testamentary have been issued in the Estate of Roger J. DeMany, a/k/a Roger John DeMany, who died on September 22, 2012, late resident of 106 Gumbletown Road, Paupack, PA 18451, to Sandra S. DeMany, Executrix of the Estate, residing at 106 Gumbletown Road, Paupack, PA 18451. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to the Law Offices of HOWELL, HOWELL & KRAUSE, ATTN: ALFRED J. HOWELL, ESQUIRE, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

ALFRED J. HOWELL,  
ESQUIRE  
ATTORNEY FOR THE  
ESTATE

11/02/12 • 11/09/12 • 11/16/12

---

**EXECUTRIX NOTICE**  
Estate of ROBERT A.  
MCHALE, a/k/a ROBERT

MCHALE, late of Milford Borough, Pike County, PA. Any person or persons having claim against or indebted to estate present same to EXECUTRIX: Carol A. LaRocca, 8 Waterford Circle, Washingtonville, NY 10992; Attorney for ESTATE; Nicholas A Barna, Esq., 831 Court Street, Honesdale, PA 18431

11/02/12 • 11/09/12 • 11/16/12

---

**NOTICE OF ARTICLES OF  
INCORPORATION-NON-  
PROFIT**

**NOTICE IS HEREBY  
GIVEN** that Application for Articles of Incorporation for a Pennsylvania non-profit Corporation has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of establishing a Pennsylvania non-profit Corporation.

The name of the non-profit Corporation is The Olive Tree Foundation owned and operated by Tammy Lee Clause, President. The Corporation shall be for Global educational and basic fundamental living necessities for the underprivileged children on a faith based principal to provide growth and support of food, shelter, clothing and educational supplies plus any other lawful purpose of The Olive Tree Foundation and any and all other legal business in the Commonwealth of Pennsylvania.  
Tammy Lee Clause, Esquire  
P.O. Box 241

Newfoundland, PA 18445  
(570) 676-5212

---

**IN THE COURT OF  
COMMON PLEAS OF PIKE  
COUNTY  
CIVIL ACTION - LAW  
VP DIAMOND HOMES  
Plaintiff**

v.

KENNETH A. BRODA and  
the ESTATE OF KENNETH  
A. BRODA Defendant

ACTION TO QUIET TITLE  
NO. 759-2012-CIVIL

.....

**NOTICE TO DEFEND**

You have been sued in court. If you wish to defend against the claims set forth in the following pages, 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 Plaintiffs. 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 OR CANNOT  
AFFORD ONE, GO TO OR  
TELEPHONE THE OFFICE**

SET FORTH BELOW TO  
FIND OUT WHERE YOU  
CAN GET LEGAL HELP.

LEGAL AID SOCIETY OF  
PIKE COUNTY

Pike County Courthouse

Milford, PA 18337

Telephone: (570) 296-7613

---

**SHERIFF SALES**

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

---

**SHERIFF SALE**

**November 14, 2012**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
127-2010r SUR JUDGEMENT  
NO. 127-2010 AT THE  
SUIT OF The Bank of New  
York Mellon fka The Bank of  
new York, as trustee for the  
Certificateholders CWABS,  
Inc., Asset-Backed Certificates,  
Series 2006-21 vs Harold  
Jones 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  
November 14, 2012 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF

SAID DATE:

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Delaware, County of Pike, and Commonwealth of Pennsylvania, being Lot 12, Block W-1305, Section 13, Wild Acres, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Pike, in Plot Book Volume 9, Page 87.

TAX PARCEL #:  
168.04-01-21.002

BEING KNOWN AS: 128  
Windwood Drive, Dingmans  
Ferry, PA 18328

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Harold Jones DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$192,270.31, 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 Harold Jones DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$192,270.31 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
10/19/12 • 10/26/12 • **11/02/12**

---

**SHERIFF SALE**

**November 14, 2012**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 163-2012r SUR JUDGEMENT NO. 163-2012 AT THE SUIT OF The Bank of New York Mellon Trust Company, National Association as grantor trustee of the Protium Master Grantor Trust vs Steven L. Taylor and Tracy Taylor 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  
November 14, 2012 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

LEGAL DESCRIPTION

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

BEING Lot No. 1232, Section  
No. F, as shown on map entitled  
subdivision of Section F, Pocono  
Mountain Woodland Lakes,  
Corp., on file in the Recorders  
office at Milford, Pennsylvania in  
Plat Book No.10, Page 222.

BEING Parcel No. 03-0-017654

BEING known as 106 Crocus  
Lane, Milford, PA 18337

BEING the same premises  
which Milford West  
Development, LLC granted and  
conveyed unto Steven L. Taylor  
and Tracy Taylor by Deed dated  
February 23, 2007 and recorded  
on March 13, 2007 in the Office  
of the Recorder of Deeds of  
Pike County, Commonwealth  
of Pennsylvania in Deed Book

2222, Page 1727.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Steven L. Taylor and Tracy  
Taylor DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$427,401.62,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Steven  
L. Taylor and Tracy Taylor  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$427,401.62 PLUS

COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Richard M. Squire & Assoc.  
115 West Avenue  
Jenkintown, PA 19046  
10/19/12 • 10/26/12 • **11/02/12**

---

**SHERIFF SALE**

**November 14, 2012**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO173-2012r  
SUR JUDGEMENT NO.  
173-2012 AT THE SUIT  
OF JPMorgan Chase Bank,  
National Association, s/b/m/t  
Chase Home Finance LLC,  
s/b/m/t Chase Manhattan  
Mortgage Corporation vs The  
Unknown Heirs, Executors  
and/or Administrators  
of the Estate of Vincent  
Lucas 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  
November 14, 2012 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

IN THE COURT OF  
COMMON PLEAS OF PIKE

COUNTY, PENNSYLVANIA

CIVIL DIVISION  
NO.: 173-2012-Civil

JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION,  
s/b/m/t CHASE HOME  
FINANCE LLC, s/b/m/t  
Chase Manhattan Mortgage  
Corporation,

Plaintiff,

vs.

The Unknown Heirs, Executors  
and/or Administrators of the  
Estate of VINCENT LUCAS,

Defendant.

LONG FORM  
DESCRIPTION

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

BEING Lot 10, Block 7, Section  
2, as shown on a map Sagamore  
Estates dated June 12, 1958,  
and recorded in the Office of  
the Recorder of Deeds in and  
for Pike County, Pennsylvania,  
in Plat Book No. 3 at Page 74  
and reference may be had to  
the said map or the recording  
thereof for a more full and  
complete description of the lot  
or lots herein conveyed. More  
particularly described as follows

to wit:

BEGINNING at a point for a corner, said place of beginning being the northeasterly common boundary of Lots No. 8 and 10, Block 7, Section 2, Sagamore Estates, thence South 74 degrees 21 minutes East 75.00 feet to a point for a corner; thence South 15 degrees 39 minutes West 120.00 feet to a point for a corner; thence North 74 degrees 21 minutes West 75.00 feet to a point for a corner; thence North 15 degrees 39 minutes East 120.00 feet to the point and place of BEGINNING. CONTAINING 9,000 square feet more or less as surveyed by Gary J. Williams, R.S., Scale 1" = 20', dated September 10, 1979, drawing no. 79-129.

BEING THE SAME PREMISES which Odette Lamanna and Vincent Lucas, by Deed dated January 24, 2008 and recorded in the Office of the Recorder of Deeds of Pike County on March 5, 2008, in Deed Book Volume 2268, Page 2010, granted and conveyed unto Vincent Lucas. Vincent Lucas died on December 25, 2009, at which time his unknown heirs became the owners of the aforesaid property by operation of law.

GRENN & BIRSIC, P.C.  
S/  
Kristine M. Anthon, Esquire  
Attorneys for Plaintiff  
One Gateway Center,  
Ninth Floor

Pittsburgh, PA 15222  
(412) 281-7650  
10/19/12 • 10/26/12 • 11/02/12

---

**SHERIFF SALE**

**November 14, 2012**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 329-2011r SUR JUDGEMENT NO. 329-2011 AT THE SUIT OF Aurora Loan Services, LLC vs William Graham 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 November 14, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION FOR ADVERTISING**

By virtue of a Writ of Execution No. 329-2011

**AURORA LOAN SERVICES, LLC.**

vs.

**WILLIAM GRAHAM**

owner(s) of property situate in the TOWNSHIP OF DELAWARE, Pike County, Pennsylvania, being 174 SPRUCE DRIVE, AKA

LOT 51 BLOCK 67 SECT  
10, DINGMANS FERRY, PA  
18328-9807  
Parcel No.: 162.02-09-89-  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$52,244.78

Attorneys for Plaintiff:  
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO William Graham  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$52,244.78,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF William  
Graham DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$52,244.78 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan & Schmieg  
1617 JFK Blvd., Ste. 1400  
1 Penn Ctr Plaza  
Philadelphia, PA 19103  
10/19/12 • 10/26/12 • **11/02/12**

---

**SHERIFF SALE**

**November 14, 2012**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 440-2012r SUR  
JUDGEMENT NO. 440-2012  
AT THE SUIT OF Wells  
Fargo Bank, NA vs David  
B. Cziko 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  
November 14, 2012 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF



SAID DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Lehman, County of Pike and State of Pennsylvania, BEING Lot No. 477, Section No. 3, as shown on map of Pocono Mountain Lake Estates, Inc., on file in the Recorder's Office at Milford, Pennsylvania in Plot Book No. 9, Page 168.

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

TITLE TO SAID PREMISES VESTED IN David B. Cziko, by Deed from Jonh Savini and Susan Savini, h/w, dated 01/21/2007, recorded 01/24/2007 in Book 2215, Page 2541.

PROPERTY: 477 MORNING DOVE COURT, A/K/A 156 MOURNING DOVE COURT, BUSHKILL, PA 18324

PARCEL: 189.01-04-25

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO David B. Cziko

DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$145,014.49, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF David B. Cziko DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$145,014.49 PLUS COSTS AND INTEREST AS AFORESAID.

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

10/19/12 • 10/26/12 • **11/02/12**

**SHERIFF SALE**  
**November 14, 2012**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 441-2012r SUR  
JUDGEMENT NO. 441-2012  
AT THE SUIT OF Bank  
of America, NA successor by  
merger to BAC Home Loans  
Servicing, LP vs Victoria  
Osinovska 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  
November 14, 2012 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

**SHORT DESCRIPTION FOR  
ADVERTISING**

By virtue of a Writ of Execution  
No. 441-2012

**BANK OF AMERICA, N.A.**  
**SUCCESSOR BY MERGER**  
**TO BAC HOME LOANS**  
**SERVICING, LP**  
vs.  
**VICTORIA OSINOVSKA**

owner(s) of property situate  
in the TOWNSHIP OF  
LEHMAN, Pike County,

Pennsylvania, being

330 CREWE COURT,  
AKA 178 AT THE FALLS,  
BUSHKILL, PA 18324  
Parcel No.: 196.02-07-12  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING

Judgment amount: \$104,309.40

Attorneys for Plaintiff:  
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Victoria Osinovska  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$104,309.40,  
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 Victoria Osinovska DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$104,309.40 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan & Schmiegl  
1617 JFK Blvd., Ste. 1400  
1 Penn Ctr Plaza  
Philadelphia, PA 19103  
10/19/12 • 10/26/12 • **11/02/12**

**SHERIFF SALE**

**November 14, 2012**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 461-2012r SUR JUDGEMENT NO. 461-2012 AT THE SUIT OF Wells Fargo Bank, NA d/b/a Americas Servicing Company vs Max W. Koutny 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 November 14, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 2012-00461

WELLS FARGO BANK,  
NA DBA AMERICAS  
SERVICING COMPANY  
vs.  
MAX W. KOUTNY

owner(s) of property situate in the TOWNSHIP OF LEHMAN, Pike County, Pennsylvania, being

1644 GLASGOW DRIVE,  
BUSHKILL, PA 18324  
Parcel No.: 196.02-05-14  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING

Judgment amount: \$98,386.74

Attorneys for Plaintiff:  
Phelan Hallinan & Schmiegl, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Max W. Koutny DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID

REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$98,386.74, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Max W. Koutny DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$98,386.74 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan & Schmieg  
1617 JFK Blvd., Ste. 1400  
1 Penn Ctr Plaza  
Philadelphia, PA 19103  
10/19/12 • 10/26/12 • **11/02/12**

---

**SHERIFF SALE**

**November 14, 2012**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 473-2012r SUR JUDGEMENT NO. 473-2012 AT THE SUIT OF Flagstar Bank, FSB vs Frank Corradino 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 November 14, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 473-2012

FLAGSTAR BANK, FSB  
vs.  
FRANK CORRADINO

owner(s) of property situate in DINGMAN TOWNSHIP, Pike County, Pennsylvania, being

150 COBBLESTONE DRIVE, A/K/A 3038 SUNRISE LAKE, MILFORD, PA 18337-4023  
Parcel No.: 122.03-02-07-  
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment amount: \$151,819.82  
Attorneys for Plaintiff:  
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Frank Corradino DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$151,819.82, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

OWNERS REPUTED OWNERS TO COLLECT \$151,819.82 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan & Schmieg  
1617 JFK Blvd., Ste. 1400  
1 Penn Ctr Plaza  
Philadelphia, PA 19103  
10/19/12 • 10/26/12 • **11/02/12**

---

**SHERIFF SALE**

**November 14, 2012**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 496-2012r SUR JUDGEMENT NO. 496-2012 AT THE SUIT OF U.S. Bank National Association Trustee for the Pennsylvania Housing Finance Agency vs Julia Stoll 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 November 14, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT LEGAL FOR ADVERTISING:  
ALL THAT CERTAIN piece

or parcel of land, situate in the Township of Delaware, Pike County, Pennsylvania, being Lot 9A, Block 86, Section 11, Birchwood Lakes, Delaware Township, Pike County, Pennsylvania, as set forth on a map recorded in the Pike County Recorder of Deeds Office in Plat Book 31, Page 216. HAVING THEREON ERECTED A DWELLING KNOWN AS 1781 ROUTE 739 A/K/A RR2, ROUTE 739 (LOT 9A), DINGMANS FERRY, PA 18323.

MAP # 149-04-13-66  
CONTROL # 02-0-027794  
Reference Pike County Record  
Book 1041 Page 188.

TO BE SOLD AS THE  
PROPERTY OF JULIA  
STOLL UNDER PIKE  
COUNTY JUDGMENT  
NO. 496-2012-CIVIL

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Julia Stoll DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$38,525.21,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT

REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Julia Stoll  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$38,525.21 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Purcell, Krug & Haller  
1719 N. Front Street  
Harrisburg, PA 17102  
10/19/12 • 10/26/12 • **11/02/12**

---

**SHERIFF SALE**  
**November 14, 2012**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO630-2012r SUR  
JUDGEMENT NO. 630-2012  
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 Frederick J. Rossi aka Frederick J. Rossi, 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 November 14, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 630-2012

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

vs.  
FREDERICK J. ROSSI A/K/A  
FREDERICK J. ROSSI, JR.

owner(s) of property situate in the TOWNSHIP OF PALMYRA, Pike County, Pennsylvania, being

1697 WILDERNESS ROAD  
A/K/A 109 ROSSI COURT,  
TAFTON, PA 18464  
Parcel No.: 072.00-01-01.001-  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL

Judgment amount: \$139,233.25

Attorneys for Plaintiff:  
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Frederick J. Rossi aka Frederick J. Rossi, JR. DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$139,233.25, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Frederick J.  
Rossi aka Frederick J. Rossi, JR.  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$139,233.25 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan & Schmieg  
1617 JFK Blvd., Ste. 1400  
1 Penn Ctr Plaza  
Philadelphia, PA 19103  
10/19/12 • 10/26/12 • **11/02/12**

---

**SHERIFF SALE**  
**November 14, 2012**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO646-2012r  
SUR JUDGEMENT NO.  
646-2012 AT THE SUIT  
OF Wells Fargo Bank, NA vs  
Maria A. Roeder aka Maria  
Angeles Roeder and David  
M. Roeder aka David Michael  
Roeder 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  
November 14, 2012 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF

SAID DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN parcel,  
piece or tract of land situate  
in the Township of Dingman,  
County of Pike and State of  
Pennsylvania, being known  
and designated as Lot No. 198,  
Section No. 2, 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 Plot Book No.  
10, Page 135

TITLE TO SAID PREMISES  
VESTED IN David M. Roeder  
and Maria A. Roeder, his  
wife, by Deed from Edwin D.  
Ott and Linda Ott, his wife,  
dated 06/20/2006, recorded  
08/08/2006 in Book 2189, Page  
54.

PROPERTY: 114 ASH LANE,  
MILFORD, PA 18337-7513

PARCEL: 123.02-02-43

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Maria A. Roeder aka  
Maria Angeles Roeder  
and David M. Roeder aka  
David Michael Roeder  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR



EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$236,813.03, 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 Maria A. Roeder aka Maria Angeles Roeder and David M. Roeder aka David Michael Roeder DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$236,813.03 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan & Schmieg  
1617 JFK Blvd., Ste 1400  
1 Penn Ctr Plaza  
Philadelphia, PA 19103  
10/19/12 • 10/26/12 • **11/02/12**  

---

**SHERIFF SALE**

**November 14, 2012**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 689-2012r SUR JUDGEMENT NO. 689-2012 AT THE SUIT OF MetLife Home Loans, a division of MetLife Bank, NA vs Kris Nichols and Valerie Nichols 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 November 14, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

BEING Lot 20, Section 3, as shown and described on a plan of Lots entitled FIELDSTONE RIDGE, Lots 8 to 15, Section 2 and Lots 16 to 22, Section 3, Westfall Township, Pike County, Pennsylvania, as surveyed by Victor E. Orben, Professional Land Surveyor, Drawing Number R92-310-G dated July 7, 1992 and recorded in the Office of the Recorder

of Deeds, Pike County, Pennsylvania, on July 1, 1997 in Plot Book 34, Page 184, said map being incorporated by reference herewith as if attached hereto.

BEING THE SAME PREMISES which DR. ROBERT J. HENDERSON, single, by indenture bearing date the 26th day of July, 2002 and being recorded at Milford, Pennsylvania in the Office for the Recording of Deeds, in and for the County of Pike, on the 7th day of August, 2002 in Record Book Volume 1938, page 1208, granted and conveyed unto JEFFREY T. PELLEGRINO and KRISTEN L. PELLEGRINO, his wife, in fee.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Kris Nichols and Valerie Nichols DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$439,092.31, 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 Kris Nichols and Valerie Nichols DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$439,092.31 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Parker McCay  
9000 Midlantic Drive, Ste. 300  
PO Box 5054  
Mount Laurel, NJ 08054-1539  
10/19/12 • 10/26/12 • **11/02/12**

---

**SHERIFF SALE**  
**November 14, 2012**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 717-2012r SUR JUDGEMENT NO. 717-2012 AT THE SUIT OF Wells Fargo Bank, NA vs Edgardo J. Caraballo, 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  
November 14, 2012 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

SHORT DESCRIPTION FOR  
ADVERTISING

By virtue of a Writ of Execution  
No. 717-2012

WELLS FARGO BANK, N.A.  
vs.  
EDGARDO J. CARABALLO,  
JR

owner(s) of property situate  
in the TOWNSHIP OF  
DELAWARE, Pike County,  
Pennsylvania, being

171 BERNADETTE DRIVE,  
DINGMANS FERRY, PA  
18328-3085  
Parcel No.: 148.03-01-69-  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING

Judgment amount: \$143,919.59

Attorneys for Plaintiff:  
Phelan Hallinan & Schmieg, LLP

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

THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Edgardo J. Caraballo, JR  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$143,919.59,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Edgardo J.  
Caraballo, JR DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$143,919.59 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

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

1617 JFK Blvd., Ste. 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
10/19/12 • 10/26/12 • 11/02/12

**SHERIFF SALE**

**November 14, 2012**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO726-2012r  
SUR JUDGEMENT NO.  
726-2012 AT THE SUIT OF  
US Bank National Association,  
as Trustee for Structured  
Asset Securities Corporation  
Mortgage Pass-Through  
Certificates, Series 2006-BC5  
vs Georgette Harms and Daniel  
Harms 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  
November 14, 2012 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

**LEGAL DESCRIPTION**

ALL that certain piece, parcel  
and tract of land situate, lying  
and being in the Township of  
Delaware, County of Pike and  
Commonwealth of Pennsylvania,  
more particularly described as  
follows, to-wit:  
BEING Lots 40ABCD, Block

W-801, as set forth on a Plan  
of Lots- Wild Acres, Section  
8, Delaware Township, Pike  
County, Pennsylvania, dated  
April 1969, by John B. Alcher,  
Monroe Engineering, Inc.,  
Stroudsburg, Pennsylvania,  
and filed in the Office for the  
Recording of Deeds in and for  
Pike County, Pennsylvania, in  
Plat Book 7, page 82, on May  
13, 1969.

TOGETHER with all rights  
of way and UNDER AND  
SUBJECT to all covenants,  
reservations, restrictions and  
conditions of record.

TITLE TO SAID PREMISES  
VESTED IN Daniel Harms and  
Georgette Harms, his wife, by  
Deed from Daniel Harms and  
Georgette Harms, his wife, dated  
09/30/1999, recorded 10/1/1999  
in Book 1811, Page 718.

PROPERTY: 126 STROUD  
COURT, RD 1 BOX 899,  
DINGMANS FERRY, PA  
18328-4363

PARCEL: 175.02-03-43

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

EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$139,161.30, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Georgette Harms and Daniel Harms DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$139,161.30 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan, Hallinan & Schmiegl  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
10/19/12 • 10/26/12 • **11/02/12**

---

**SHERIFF SALE**

**November 14, 2012**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 771-2012r SUR JUDGEMENT NO. 771-2012 AT THE SUIT OF Wells Fargo Bank, NA a/b/m Wells Fargo Home Mortgage, Inc. vs Erik Jeromin and Mauri Jeromin 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 November 14, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot situate in the Township of Dingman, County of Pike and State of Pennsylvania, described as follows:

BEGINNING at a stake and stone corner in the southeasterly line of Slaymaker Road, said corner being a common corner of Lot No. 3 and Lot No. 5; thence along the division line of lots 3 and 5 South 38 degrees 35 minutes East 150 feet to a stake and stone corner; thence North 51 degrees 25 minutes East 100 feet to a stake and stone corner

of Lot 5 and Lot 7; thence along the division line of lots 5 and 7 North 38 degrees 35 minutes West 150 feet to a stake and stone corner in the southeasterly line of Slaymaker Road; thence along the line of said road South 51 degrees 25 minutes West 100 feet to the point and place of beginning, and being Lot No. 5 of Block 2, Section 3, containing 0.344 acre magnetic meridian of 1962 as surveyed by Victor E. Orben, R.S., Dwg. No. 257.

RESERVING, however, unto the Grantor, (Lock, Inc.) its successors and assigns,

(A) The private roadways in the location and of the width as set forth on the aforesaid plan of lots;

(B) All gas and oil in premises.

(C) The exclusive right to dedicate the roads, streets and avenues abutting the aforesaid property to public use without the jointure, release or consent of the grantee or grantees herein, his, her, their heirs and assigns, releasing all damages therefore.

(D) The right to waive any of the following restrictions, covenants and conditions when in the opinion of the owner such waiver may be desirable or necessary.

(E) The right without further assent or permit from the grantee or grantees herein, his, her, or their heirs and assigns, to grant to any public utility company,

municipality or water company an easement or a right of way granting the right to erect and lay or cause or permit to be erected, laid, maintained, removed or repairs in all roads, streets, avenues, ways on which the land to be conveyed abuts, and also on a ten-foot strip of land located in the rear of the lots to be conveyed hereunder, electric light, telephone and telegraphs poles and wires; water, sewer, gas pipes, and conduits; catch basins, surface drains and such other customary or usual appurtenances as may from time to time in the opinion of the seller, its successors or assigns or any utility company or municipality be deemed necessary or advisable in connection with the beneficial use of the lots shown on a plan of the land to be conveyed hereinafter, and all claims for damages, if any, by the construction, maintenance and repair thereof, or on account of temporary or other inconvenience caused thereby against the seller or any utility company or municipality, or any of its agents or servants, is hereby waived by the grantee or grantees herein, his, her, their heirs and assigns.

UNDER AND SUBJECT NEVERTHELESS, that the hereby granted lot or lots or piece of ground, or any part thereof, and the building now thereon erected or any which may hereinafter be erected, shall be and remain subject to the covenants, conditions and

restrictions, more fully set forth in Pike County Deed Book 2045, Pages 232-234.

SUBJECT to all exceptions, reservations, easements, covenants and conditions as are contained in other Deeds or instruments in the chain of title. TITLE TO SAID PREMISES VESTED IN Erik Jeromin and Mauri Jeromin, his wife, as tenants by the entireties, by Deed from Joan Williams, aka Joan Nolan, dated 05/05/2004, recorded 05/07/2004 in Book 2045, Page 230.

PROPERTY: 112  
SLAYMAKER ROAD, GOLD  
KEY LAKE, MILFORD, PA  
18337-5075

PARCEL: 123.01-03-09-

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Erik Jeromin and Mauri Jeromin DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$150,167.65, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Erik Jeromin and Mauri Jeromin DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$150,167.65 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan, Hallinan & Schmieg  
1617 JFK Blvd., Ste. 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
10/19/12 • 10/26/12 • 11/02/12

---

**SHERIFF SALE**  
**November 14, 2012**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 781-2012r SUR JUDGEMENT NO. 781-2012 AT THE SUIT OF 21st Mortgage Corporation, assignee of

Greenwich investors XXVI, LLC, assignee of Tammac Corporation vs Anzhela Turabelidze 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 November 14, 2012 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 Greene, County of Pike, Commonwealth of Pennsylvania, being known as Lot 601R as define on Plat Map 38, page 256 and being more particularly described as follows:

BEGINNING at a common corner of Lot 600 and Lot 601 along the southerly Side Of Spruce Street;

.THENCE along said Spruce Street following a curve to the right with a radius of 153.62 feet an arc distance of 62.80 feet to a rebar;

THENCE along the new dividing line of Lot 601 and Lot 602 South 21 degrees 04 minutes 51 seconds West 90.75 feet to a set rebar;

THENCE North 83 degrees 00 minutes 16 seconds West 23.84 feet to an iron pin;

THENCE South 63 degrees 19 minutes 27 seconds West 29.83 feet to an iron pin;

THENCE North 11 degrees 38 minutes 22 seconds East 123.03 feet to an iron pin, the point and place of BEGINNING.

Including a 1987 Parkwood, 24X56 Mobile Home, Serial No. PHNC1474AB86

Being part of Lot 601, and Lot 602 Section "C" as shown on Map of "The Escape" made by William E. Sacra and Associates, the same premises conveyed to Anzhela Turabelidze by Pyotr Boguslavsky and Elya Boguslavsky, his wife deed dated January 28th, 2003 and recorded in and for County of Pike Office of Recorder of Deeds in Deed Book 1967, page 1710.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Anzhela Turabelidze DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$52,665.39, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES



UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Anzhela  
Turabelidze DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$52,665.39 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Gross McGinley, LLp  
1 Windsor Plaza, Ste. 202  
7535 Windsor Drive  
Allentown, PA 18195-1014  
10/19/12 • 10/26/12 • **11/02/12**

**SHERIFF SALE**  
**November 14, 2012**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
789-2012r SUR JUDGEMENT  
NO. 789-2012 AT THE

SUIT OF Bank of America,  
NA, successor by Merger to  
BAC Home Loans Servicing,  
LP fka Countrywide Home  
Loans Servicing, LP vs  
Kimberly L. Knappenberger  
and Michael J. Knappenberger  
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  
November 14, 2012 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

**SHORT DESCRIPTION FOR  
ADVERTISING**

By virtue of a Writ of Execution  
No. 789-2012

BANK OF AMERICA, N.A.,  
SUCCESSOR BY MERGER  
TO BAC HOME LOANS  
SERVICING, LP FKA  
COUNTRYWIDE HOME  
LOANS SERVICING LP  
vs.  
KIMBERLY L.  
KNAPPENBERGER  
MICHAEL J.  
KNAPPENBERGER

owner(s) of property situate  
in the TOWNSHIP OF  
PALMYRA, Pike County,  
Pennsylvania, being

430 ROUTE 507, TAFTON,  
PA 18464-7812

Parcel No.: 042.04-02-43  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING

Judgment amount: \$242,619.82

Attorneys for Plaintiff:  
Phelan Hallinan & Schmieg, LLP  
THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Kimberly L. Knappenberger  
and Michael J. Knappenberger  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$242,619.82,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Kimberly  
L. Knappenberger and  
Michael J. Knappenberger  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$242,619.82 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan, Hallinan & Schmieg  
1617 JFK Blvd., Ste. 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
10/19/12 • 10/26/12 • **11/02/12**

---

**SHERIFF SALE**

**November 14, 2012**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
814-2012r SUR JUDGEMENT  
NO. 814-2012 AT THE  
SUIT OF The Bank of New  
York Mellon fka The Bank of  
New York as Trustee for The  
Certificateholders CWALT,  
Inc. alternative Loan Trust  
2005-57CB Mortgage  
Pass-Through Certificates,  
Series 2005-57CB vs Jack S.  
Panzarella a/k/a Giachino  
Panzarella and Concetta  
Panzarella 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  
November 14, 2012 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN lot,  
piece or parcel of land, situate,  
lying and being in the Township  
of Blooming Grove, County of  
Pike and State of Pennsylvania,  
more particularly described as  
Lot 5, Block I, Hemlock Farms  
Community, Stage LV, as shown  
on Plat of Hemlock Farms  
Community, The Fairways,  
Stage LV, recorded in the Office  
of the Recorder of Deeds, Pike  
County, in Plat Book 5, Page 57,  
on the 30th day of April, 1966.

TOGETHER with all rights,  
liabilities and privileges and  
UNDER AND SUBJECT  
to all conditions, restrictions,  
reservations and exceptions as  
more fully set forth in Deed  
Book Volume 208, Page 989,  
Record Book Volume 1908,  
Page 1363, and on the recorded  
subdivision plans.

EXCEPTING AND  
RESERVING unto Western  
Heritage Properties Limited,  
(Inc.), its successors and/or  
assigns, the oils, minerals and  
gases therein.

TITLE TO SAID PREMISES  
VESTED IN Jack S. Panzarella

A/K/A Giachino Panzarella and  
Concetta Panzarella, mother and  
son, by Deed from Fram Limited  
Partnership, dated 08/23/2005  
and recorded 8/29/2005 in Book  
2128 Page 2330 Instrument #  
200500016138.

PROPERTY: 139 BURNING  
TREE DRIVE, HAWLEY, PA  
18428

PARCEL: 133.01-03-67

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH OF  
PENNSYLVANIA  
TO Jack S. Panzarella  
a/k/a Giachino Panzarella  
and Concetta Panzarella  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$171,913.28,  
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. Jack S. Panzarella a/k/a Giachino Panzarella and Concetta Panzarella DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$171,913.28 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan, Hallinan & Schmieg  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
10/19/12 • 10/26/12 • **11/02/12**

---

**SHERIFF SALE  
November 14, 2012**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 843-2012r SUR JUDGEMENT NO. 843-2012 AT THE SUIT OF Midfirst Bank vs Michael S. Aleman 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 November 14, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

Lot 13ABCD, Block B-92, as set forth on a Plan of Lots - Birchwood Lakes, Section 12, Delaware Township, Pike County Pennsylvania dated July 1965 by John B. Aicher, Monroe Engineering, Inc., Stroudsburg, Pennsylvania and filed in the Office for the Recorder of Deeds in and for Pike County, Pennsylvania in Plat Book 5, Page 125 on August 18, 1966.

TAX PARCEL #: 02-0-029070

BEING KNOWN AS: 111 Mulberry Lane Dingmans Ferry, PA 18328

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

AMOUNT OF \$81,044.07,  
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 Michael S.  
Aleman DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$81,044.07 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
10/19/12 • 10/26/12 • **11/02/12**

---

**SHERIFF SALE**  
**November 14, 2012**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF

COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
866-2012r SUR JUDGEMENT  
NO. 866-2012 AT THE SUIT  
OF JPMorgan Chase Bank,  
National Association vs Frances  
P. Burger 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  
November 14, 2012 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

ALL THAT CERTAIN lot,  
piece, or parcel of land situate,  
lying and being in the Township  
of Dingman, County of Pike,  
Commonwealth of Pennsylvania  
more particularly described  
as: Lot No. 4, Block No. 16,  
Section No. 2, Gold Key Lake  
Estates, as shown on plat or  
map of Gold Key Lake Estates,  
subdivision recorded in the  
Office of the Recorder of Deeds  
of Pike County in Plat Book 6,  
Page 8.

PARCEL No. 122.04-05-17

BEING the same premises  
which Steven W. Burger and  
Frances P. Burger, formerly  
husband and wife, by Deed dated  
February 18, 2010 and recorded  
in the Pike County Recorder  
of Deeds Office on March 2,  
2010 in Deed Book 2331, page

817, granted and conveyed unto Frances P. Burger, a single woman.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Frances P. Burger DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$183,647.50, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

\$183,647.50 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Shapiro & DeNardo  
3600 Horizon Drive, Ste. 150  
King of Prussia, PA 19406  
10/19/12 • 10/26/12 • **11/02/12**

---

**SHERIFF SALE**

**November 14, 2012**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 877-2012r SUR JUDGEMENT NO. 877-2012 AT THE SUIT OF Bank of America, NA successor by Merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP vs Ronald M. Colla and Laura Jo Colla 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 November 14, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution

No. 877-2012

BANK OF AMERICA, N.A.,  
SUCCESSOR BY MERGER  
TO BAC HOME LOANS  
SERVICING, LP FKA  
COUNTRYWIDE HOME  
LOANS SERVICING, LP  
vs.  
RONALD M. COLLA  
LAURA JO COLLA

owner(s) of property situate  
in the TOWNSHIP OF  
DINGMAN, Pike County,  
Pennsylvania, being

3849 SUNRISE LAKE  
A/K/A 119 VISTA LANE,  
MILFORD, PA 18337  
Parcel No.: 108.00-04-09  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING

Judgment amount: \$349,630.04

Attorneys for Plaintiff:  
Phelan Hallinan & Schmiegl, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Ronald M. Colla and Laura  
Jo Colla DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$349,630.04,

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

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Ronald  
M. Colla and Laura Jo Colla  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$349,630.04 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan, Hallinan & Schmiegl  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
10/19/12 • 10/26/12 • 11/02/12

---

**SHERIFF SALE**  
**November 14, 2012**  
BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE

COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO910-2012r  
SUR JUDGEMENT NO.  
910-2012 AT THE SUIT  
OF JPMorgan Chase Bank,  
National Association vs Lisa  
Kohn 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  
November 14, 2012 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

SHORT DESCRIPTION FOR  
ADVERTISING

By virtue of a Writ of Execution  
No. 910-2012-CIVIL

JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION  
vs.  
LISA KOHN

owner(s) of property situate  
in the BOROUGH OF  
MATAMORAS, Pike County,  
Pennsylvania, being

300 AVENUE O,  
MATAMORAS, PA  
18336-1641  
Parcel No.: 083.14-03-39  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING

Judgment amount: \$175,057.76

Attorneys for Plaintiff:  
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Lisa Kohn DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$175,057.76,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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



REPUTED OWNERS TO COLLECT \$175,057.76 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan & Schmieg  
1617 JFK Blvd., Ste. 1400  
1 Penn Ctr Plaza  
Philadelphia, PA 19103  
10/19/12 • 10/26/12 • **11/02/12**

---

**SHERIFF SALE**

**November 14, 2012**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO911-2012r SUR JUDGEMENT NO. 911-2012 AT THE SUIT OF Bank of America, NA successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP vs Thomas Patch and Eleanor Patch 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 November 14, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 911-2012-CIVIL

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

owner(s) of property situate in the TOWNSHIP OF DINGMAN, Pike County, Pennsylvania, being

LOT 365 S-3 POCONO MOUNTAIN WATER, FOREST AKA 100 BLUE SPRUCE COURT, MILFORD, PA 18337 Parcel No.: 136.02-01-21- (Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING

Judgment amount: \$110,577.23

Attorneys for Plaintiff:  
Phelan Hallinan & Schmieg, LLP

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

EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$110,577.23,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Thomas  
Patch and Eleanor Patch  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$110,577.23 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan & Schmieg  
1617 JFK Blvd., Ste. 1400  
1 Penn Ctr Plaza  
Philadelphia, PA 19103  
10/19/12 • 10/26/12 • **11/02/12**

---

**SHERIFF SALE**

**November 14, 2012**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
932-2012r SUR JUDGEMENT  
NO. 932-2012 AT THE  
SUIT OF Freedom Mortgage  
Corporation vs Diane E.  
Maye 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  
November 14, 2012 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

**LEGAL DESCRIPTION**

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

BEING Lots no. one and two  
(1 and 2) and Lots No. three  
and four (3 and 4) in Block no.  
eight (8) of Unit No. three (3)  
as shown on the survey and  
original plat of Walker Lake  
Shores, Shohola Township,  
Pike County, Pennsylvania,  
made by a certified land surveyor  
and of record in Recorder of  
Deeds Office of Pike County,

Pennsylvania, in plat Book NO. 3 at page 62 reference being made thereto for a more particular description of the lots herein conveyed.

Lots 1,2,3 and 4, in unit 3, Block 8 in Walker Lake shall now be known as Lot 1A, unit 3, Block 8 as recorded in Plat Book 41, page 72 and cannot be subdivided, conveyed, or sold separately or apart therefrom without prior township approval. Lot 1A, unit 3, Block 8 is more particularly described and more fully set forth on survey map by Pasquale R. Addio. LS and is recorded in Pike County Plat Book 41 at Page 72 and as set forth below:

BEGINNING at an iron pin corner situated on the Westerly most side right of way of Onandaga Road, said point being the Northwesterly most corner of Lot 1A, and being most common with the Northeast most corner of lot 6, Block 8, Unit 3 in the Walker Lake Shores Development, the following, to wit:

THENCE, along said Onandaga Road right of way South 40 degrees 22 minutes 00 seconds East, 99.30 feet to a point of intersection of the above road, with the Westerly side right of way of Maple Drive,

THENCE, along said Maple Drive right of way, South 38 degrees 24 minutes 00 seconds West, 193.07 feet to a point of

intersection of said Maple Road with the Northern most side of Oneida Road,

THENCE, along said Oneida Road right of way, North 40 degrees 22 minutes 00 seconds West 133.60 feet to a point for corner,

THENCE, leaving said above road, and running along lines of Lots 5 and 6, North 49 degrees 38 minutes 00 seconds East, 190.00 feet to a point of beginning.

CONTAINING 0.508 acres of land, more or less.

Tax Parcel No. 12.0-005106

TITLE TO SAID PREMISES VESTED IN Diane E. Maye, by Deed from Rafael Robles, dated 03/19/2008, recorded 03/25/2008 in Book 2270, Page 2226.

PROPERTY: 224 MAPLE DRIVE, SHOHOLA, PA 18458-2401

PARCEL: 049.02-02-67

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

EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$240,079.77,  
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 Diane E.  
Maye DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$240,079.77 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan, Hallinan & Schmieg  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
10/19/12 • 10/26/12 • **11/02/12**

---

**SHERIFF SALE**

**November 14, 2012**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
941-2012r SUR JUDGEMENT  
NO. 941-2012 AT THE  
SUIT OF Bank of America,  
NA successor by merger to  
BAC Home Loans Servicing,  
LP fka Countywide Home  
Loans Servicing, LP vs Todd  
Phillip Jarvis and Michele  
Jarvis 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  
November 14, 2012 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

SHORT DESCRIPTION FOR  
ADVERTISING

By virtue of a Writ of Execution  
No. 941-2012-CIVIL

BANK OF AMERICA, N.A.,  
SUCCESSOR BY MERGER  
TO BAC HOME LOANS  
SERVICING, LP FKA  
COUNTRYWIDE HOME  
LOANS SERVICING LP  
vs.  
TODD PHILLIP JARVIS  
MICHELE JARVIS

owner(s) of property situate in

TOWNSHIP OF LEHMAN,  
Pike County, Pennsylvania,  
being

5 WYNDING WAY, A/K/A  
LOT 5 SEC 4 WYNDING  
WAY, BUSHKILL, PA 18324  
Parcel No.: 200.01-02-18  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$196,382.07

Attorneys for Plaintiff:  
Phelan Hallinan & Schmieg, LLP

THIS SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY  
OF THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Todd Phillip Jarvis  
and Michele Jarvis  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$196,382.07,  
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 Todd Phillip  
Jarvis and Michele Jarvis  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$196,382.07 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan & Schmieg  
1617 JFK Blvd., Ste. 1400  
1 Penn Ctr Plaza  
Philadelphia, PA 19103  
10/19/12 • 10/26/12 • **11/02/12**

---

**SHERIFF SALE**  
**November 14, 2012**  
BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1001-2012r  
SUR JUDGEMENT NO.  
1001-2012 AT THE SUIT  
OF ING Bank, FSB vs Kecia  
D. O'Neal 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  
November 14, 2012 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

By virtue of a Writ of Execution issued out of the Court of Common Pleas of the 43rd Judicial District, Commonwealth of Pennsylvania, Pike County Branch, Civil Division, to Execution No. CIVIL-1001-2012, at the suit of INK BANK, FSB vs. Kecia D. O'Neal, Defendant, I will expose to sale by public venue or outcry in the Pike County Administration Bldg., 506 Broad St. in Milford, Pike County, PA on , 2012 at 11:00 A.M. prevailing time in the forenoon of said date,

ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in Township of Dingman, Pike County, Pennsylvania, being Lot or Lots No. 519, Section B, Sheet 1, as shown on a map entitled subdivision of Section B, Pocono Mountain Woodland Lakes Corp., on file in the Office of the Recorder of Deeds at Milford, Pike County in Plat Book 10, Page 189.

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

BEING Control No.  
03-0-018997

Map No. 110.04-03-04

BEING the same premises which Maria Wojciechowska, single by Deed dated November 19, 2002 and recorded December 2, 2002 in Book 1956 Page 7 as Instrument No. 200200019444, granted and conveyed unto Kecia D. O'Neal, single, in fee.

PARCEL NO. 110.04-03-04  
Residential Real Estate

The sale is made by virtue of a Writ of Execution issued by the Prothonotary of the Commonwealth of Pennsylvania to Kecia D. O'Neal, Defendants and owners or reputed owners of the aforesaid real property, for execution upon a judgment in the amount of \$121,312.85 plus interest from 08/21/12 and costs. The sale is 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 thirty (30) days after the date of the sale and that distribution will be made in accordance with that schedule unless exceptions are filed thereto within ten (10) days thereafter.

SEIZED and taken into execution as the property of Kecia D. O'Neal, owner or reputed owner, to collect \$121,312.85, plus interest and costs.

PHILIP BUEKI,

Sheriff Pike County

STEVEN K. EISENBERG, Esq.  
Stern and Eisenberg LLP  
The Pavilion, 261 Old York  
Road, Suite 410  
Jenkintown, PA 19046

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Kecia D. O'Neal  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$121,312.85,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

PROPERTY OF Kecia D.  
O'Neal DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$121,312.85 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg  
261 Old York Road, Ste. 410  
Jenkingtown, PA 19046  
10/19/12 • 10/26/12 • **11/02/12**

---

**SHERIFF SALE**

**November 14, 2012**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1122-2012r  
SUR JUDGEMENT NO.  
1122-2012 AT THE SUIT  
OF Citimortgage, Inc. s/b/m to  
ABN AMRO Mortgage Group,  
Inc. vs James W. Lyons and  
Kathleen Lyons  
DEFENDANTS, I WILL  
EXPOSE TO SALE  
OF PUBLIC VENDUE  
OR OUTCRY IN  
THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
November 14, 2012 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

SHORT DESCRIPTION FOR

ADVERTISING

By virtue of a Writ of Execution  
No. 1122-2012

CITIMORTGAGE, INC.  
S/B/M TO ABN AMRO  
MORTGAGE GROUP, INC.

vs.

JAMES W. LYONS  
KATHLEEN LYONS

owner(s) of property situate  
in the TOWNSHIP OF  
PALMYRA, Pike County,  
Pennsylvania, being

128 NORTH KNOB ROAD,  
GREENTOWN, PA  
18426-3719

Parcel No.: 085.02-01-42  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING

Judgment amount: \$236,251.35

Attorneys for Plaintiff:  
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
James W. Lyons and Kathleen  
Lyons DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$236,251.36,

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

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF James W.  
Lyons and Kathleen Lyons  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$236,251.36 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan & Schmieg  
1617 JFK Blvd., Ste. 1400  
1 Penn Ctr Plaza  
Philadelphia, PA 19103  
10/19/12 • 10/26/12 • **11/02/12**

---

**SHERIFF SALE**  
**November 14, 2012**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT



OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1161-2012r SUR  
JUDGEMENT NO. 1161-2012  
AT THE SUIT OF PNC  
Bank, National Association vs  
Darren Finan 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  
November 14, 2012 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

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

NO: 1161-2012

PNC BANK, NATIONAL  
ASSOCIATION,  
Plaintiff,  
vs  
DARREN FINAN,  
Defendant.

LEGAL DESCRIPTION

ALL that certain piece, parcel  
and tract of land situate, lying  
and being in the Township of  
Blooming Grove, County of  
Pike and Commonwealth of  
Pennsylvania, more particularly  
described as follows,  
to wit:  
BEING Lot 2, Block XI,

Hemlock Farms Community,  
Stage XCV, as shown on plat of  
Hemlock Farms Community,  
Maple Ridge, Stage XCV,  
recorded in the Office of the  
Recorder of Deeds, Pike County  
in Plat Book 9, Page 162 on the  
12th day of April, 1972.

TOGETHER with all rights  
and privileges and under  
and subject to the covenants,  
exceptions, conditions,  
reservations and restrictions as of  
record.

HAVING erected thereon a  
dwelling known as 425 Maple  
Ridge Drive, Hawley, PA 18428.

PARCEL NO. 01-0-034681

BEING the same premises  
which Vito J. Vitelli, Jr. and  
Barbara A. Vitelli, husband and  
wife, by Deed dated 12/31/2009  
and recorded 11/4/2010, in  
the Recorder's Office of Pike  
County, Pennsylvania, Deed  
Book Volume 2328, Page 1323,  
Instrument No. 20100000418,  
granted and conveyed unto  
Darren Finan.

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

JUDGMENT ON THE AMOUNT OF \$110,976.13, 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 Darren Finan DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$110,976.13 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Vitti & Vitti & Assoc.  
214 Fourth Avenue  
Pittsburg, PA 15222  
10/19/12 • 10/26/12 • 11/02/12

---

**SHERIFF SALE**  
**November 14, 2012**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT

OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1286-2011r SUR  
JUDGEMENT NO. 1286-2011  
AT THE SUIT OF Deutsche  
Bank National Trust Company,  
as Trustee for Soundview  
Home loan Trust 2006-OPT1,  
Asset-Backed Certificates,  
Series 2006-OPT1 vs Christine  
M. Irwin and William M.  
Irwin 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  
November 14, 2012 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

#### LEGAL DESCRIPTION

All that certain lot, piece or parcel of ground situate in the Township of Dingman, County of Pike, State of Pennsylvania, being Lot 166, Section 2, 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 10, Page 135.

Being the same premises which Douglas J. Brown and Carol L. Brown, his wife, by their certain deed dated August 26, 1992 and recorded in the Office of the

Recorder of Deeds in and for Pike County, Pennsylvania in Record Book No. 0597 at Page 181, granted and conveyed unto the Grantor herein.

Tax ID No:110.04-01-77

For information purpose only property is also known as:  
126 Pitch Pine Dr  
Milford, PA 18337-7528

TITLE TO SAID PREMISES IS VESTED IN William M. Irwin and Christine M. Irwin, by deed from Lawrence E. Brown, single, dated 11/6/1995 and recorded 11/13/1995 in Book 1124, Page 265.

EXHIBIT "A"

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Christine M. Irwin and William M. Irwin DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$216,095.33, 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 Christine M. Irwin and William M. Irwin DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$216,095.33 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Parker McCay  
PO Box 5054  
Mount Laurel, NJ 08054-1539  
10/19/12 • 10/26/12 • **11/02/12**

---

**SHERIFF SALE**  
**November 14, 2012**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1330-2009r SUR JUDGEMENT NO. 1330-2009 AT THE SUIT OF The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, NA as trustee for the benefit

of the Certificateholders of  
Popular ABS, Inc. Mortgage  
Pass-Through Certificates Series  
2005-2 vs Edward Hazlett and  
Susan Betts 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  
November 14, 2012 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

COURT OF COMMON  
PLEAS CIVIL DIVISION  
Pike County

MORTGAGE  
FORECLOSURE

NO: 1330-2009

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

The Bank of New York Mellon  
f/k/a The Bank of New York as  
successor to JPMorgan Chase  
Bank, N.A., as trustee for the  
benefit of the Certificateholders  
of Popular ABS, Inc. Mortgage  
Pass-Through Certificates Series

2005-2  
Plaintiff  
v.  
SUSAN BETTS  
EDWARD HAZLETT  
Defendant(s)

SHORT DESCRIPTION FOR  
ADVERTISING

ALL THAT CERTAIN LOT  
OF LAND SITUATE IN  
GREENE TOWNSHIP, PIKE  
COUNTY, PENNSYLVANIA:

BEING KNOWN AS 109 Lake  
in the Clouds Road a/k/a Lot  
21 Sec B Lake In The Clouds,  
Canadensis, PA 18325

PARCEL NUMBER:  
04-0-015578

IMPROVEMENTS:  
Residential Property

UDREN LAW OFFICES, P.C.  
S/  
Attorney for Plaintiff  
Alan M. Minato, Esquire  
PA ID 75860

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Edward Hazlett and Susan Betts  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$341,348.38,

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

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Edward  
Hazlett and Susan Betts  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$341,348.38 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices  
111 woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003-3620  
10/19/12 • 10/26/12 • **11/02/12**

---

**SHERIFF SALE**  
**November 14, 2012**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,

PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1544-2010r SUR  
JUDGEMENT NO. 1544-2010  
AT THE SUIT OF Deutsche  
Bank National Trust Company,  
as Trustee for JP Morgan  
Mortgage Acquisition Trust  
2007-HE1, Asset-Backed  
pass-Through Certificates, Series  
2007-HE1 vs Joan M. Lawrence  
and Keith H. Lawrence  
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  
November 14, 2012 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

Legal Description

ALL THAT CERTAIN piece,  
parcel of tracts of land situate,  
lying and being in the Township  
of Westfall, County of Pike and  
Commonwealth of Pennsylvania,  
more particularly described as  
Unit 24.2, Section 3, as shown  
on a Plat or Map of Milford  
Landing, as set forth on a final  
plan as surveyed by Swendsen  
Engineering, of Honesdale, PA,  
and recorded in the Office of  
the Recorder of Deeds in and  
for Pike County, Pennsylvania  
in Plat Book 25, page 136, on  
the 24th day of February, 1988  
and more particularly shown on  
an amended plan of Phase III,

Milford Landing, as recorded in the Office of the Recorder of Deeds in and for Pike County in Plat Book 24 at page 168.

Being known as: 4088  
MILFORD LANDING  
DRIVE, MILFORD,  
PENNSYLVANIA 18337.

Title to said premises is vested in Joan M. Lawrence and Keith H. Lawrence by deed from Delaware Highlands Properties, LLC, dated September 21, 2005 and recorded September 23, 2005 in Deed Book 2133, Page 2362.

TAX I.D. #: 098.07-03-76

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Joan M. Lawrence and Keith H. Lawrence DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$220,140.82, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS

HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Joan M. Lawrence and Keith H. Lawrence DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$220,140.82 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street,  
Ste. 2080  
Philadelphia, PA 19109  
10/19/12 • 10/26/12 • **11/02/12**

---

**SHERIFF SALE**  
**November 14, 2012**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1566-2010r SUR JUDGEMENT NO. 1566-2010 AT THE SUIT OF The Bank of New York Mellon f/k/a The Bank of New York as Successor to JPMorgan Chase Bank,

NA as Trustee for the Benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2005-B vs Michael P. Orth 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 November 14, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

COURT OF COMMON PLEASE CIVIL DIVISION  
Pike County

MORTGAGE  
FORECLOSURE

NO. 1566-2012-CIVIL

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

The Bank of New York Mellon  
f/k/a The Bank of New York as  
Successor to JPMorgan Chase  
Bank, N.A. as Trustee for the  
Benefit of the Certificateholders

of Popular ABS, Inc. Mortgage  
Pass-Through Certificates Series  
2005-B  
Plaintiff  
v.  
MICHAEL P. ORTH  
Defendant(s)

SHORT DESCRIPTION FOR  
ADVERTISING

ALL THAT CERTAIN LOT  
OF LAND SITUATE IN  
SHOHOLA TOWNSHIP,  
PIKE COUNTY,  
PENNSYLVANIA:

BEING KNOWN AS 126  
Glenn Drive, Shohola, PA  
18458

PARCEL NUMBER:  
021.03-01-07

IMPROVEMENTS:  
Residential Property

UDREN LAW OFFICES  
S/  
Attorney for Plaintiff  
PAIGE M. BELLINO,  
ESQUIRE  
PA ID 309091

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

JUDGMENT ON THE AMOUNT OF \$117,568.56, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Michael P. Orth DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$117,568.56 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  
10/19/12 • 10/26/12 • **11/02/12**

---

**SHERIFF SALE**  
**November 14, 2012**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED

OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1700-2011r SUR JUDGEMENT NO. 1700-2011 AT THE SUIT OF PNC Bank, National Association vs Olof Seeuwen 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 November 14, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

No. 1700-2011

PNC Bank, National Association,  
Plaintiff,  
vs.  
Olof Seeuwen,  
Defendants.

LEGAL DESCRIPTION

All that certain piece, parcel and tract of land situate, lying and being in Dingman Township, County of Pike and State of Pennsylvania, being Lot No. 18 on "Draft of land Divided for Adolf Miller, located in Dingman Township, Pike



County, Pennsylvania, surveyed September 4, 1948 by Ernest Appert, Civil Engineer and Surveyor, Scale 1"= 100 ft., Dwg. No. B-1048" described as follows:

BEGINNING at a point for a corner at the side of edge of a certain proposed road as set forth on the above draft, said point of beginning being the southeasterly corner of Lot No. 18, herein conveyed; thence along the division line between Lot No. 16 and Lot No. 18, North 49 degrees 15 minutes West 176 feet to a point for a corner in the line of lands now or formerly of Charlotte J. Smith; thence along the line of lands of said Smith South 40 degrees 45 minutes West 100 feet to a point for a corner; thence along division line between Lot No. 18 and Lot No. 20, as shown on said draft and along the line of lands now or formerly owned by Dewey Kingston and James Kingston South 49 degrees 15 minutes East 176 feet to a point for a corner at the side of the said proposed road; thence along the side edge of said proposed road North 40 degrees 45 minutes East 100 feet to the point and place of Beginning.

Having erected thereon a dwelling known as 119 Miller Road, Milford, PA 18837

Parcel Number: 03-0-018417

Being the same premises which Barbara Gari Serio by deed dated

06/29/06 and recorded 07/06/06 in the Recorder of Deeds office of Pike County, Pennsylvania in Instrument # 200600011907, granting and conveying unto Olof Seeuwen.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Olof Seeuwen DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$246,786.98, 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 Olof Seeuwen

DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$246,786.98 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Vitti & Vitti & Assoc.  
215 Forth Avenue  
Pittsburgh, PA 15222  
10/19/12 • 10/26/12 • **11/02/12**

---

**SHERIFF SALE**

**November 14, 2012**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1744-2011r SUR  
JUDGEMENT NO. 1744-2011  
AT THE SUIT OF Bank of  
America, NA s/b/m to BAC  
Home Loans Servicing, LP  
f/k/a Countrywide Home  
Loans Servicing, LP vs Scott  
C. Obser 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  
November 14, 2012 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN parcel,

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

LOT 9ABCD, BLOCK  
W-605, as set forth on a Plan of  
Lots-Wild Acres, SECTION  
6, Delaware Township, Pike  
County, Pennsylvania, dated  
March, 1968, by John B. Aicher,  
Monroe Engineering, Inc.,  
Stroudsburg, Pennsylvania,  
and filed in the Office for the  
Recording of Deeds in and for  
Pike County, Pennsylvania,  
in Plat Book 6, Page 197 on  
August 16, 1968.

TITLE TO SAID PREMISES  
VESTED IN Scott Obser,  
by Deed from William T.  
McGeachen and Kathleen  
A. McGeachen, his wife,  
dated 11/22/1997, recorded  
11/24/1997 in Book 1443, Page  
304.

PROPERTY: LOT 9ABCD,  
BLOCK W-605 SECTION  
6, WILD ACRES A/K/A 605  
WILD ACRES DR. A/K/A  
223 WILD ACRES DRIVE,  
DINGMANS FERRY, PA  
18328

PARCEL: 175.02-01-14

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

TO Scott C. Obser  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$76,023.30,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Scott C. Obser  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$76,023.30 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

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

10/19/12 • 10/26/12 • **11/02/12**

---

**SHERIFF SALE**  
**November 14, 2012**  
BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1882-2011r  
SUR JUDGEMENT NO.  
1882-2011 AT THE SUIT  
OF Deutsche Bank Trust  
Company Americas as indenture  
Trustee for the registered  
holders of Saxon Asset securities  
Trust 2004-1 Mortgage  
Loan Asset Backed notes and  
Certificates, Series 2004-1,  
by its attorney infact, Ocwen  
Loan servicing, LLC vs Daniel  
Valdner 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  
November 14, 2012 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 No. 441, Section No. 21 as  
more particularly set forth on  
the Plot Map of Lemman-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 14, Page 34.

COMMONLY known as 441 Saunders Drive, Lot 441, Section 21, Saw Creek Estates, Township of Lehman, County of Pike, Pennsylvania.

BEING the same premises which Candace D. Valdner, by Quit Claim Deed dated January 8, 2009 and recorded January 8, 2009 in the Office of the Recorder of Deeds in and for Pike County in Deed Book 2297 Page 1462, granted and conveyed unto Daniel B. Valdner.

PARCEL NO. 192.02-01-74

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Daniel Valdner DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$78,308.70, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS

HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Daniel Valdner DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$78,308.70 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg  
261 Old York Road, Ste. 410  
Jenkintown, PA 19046  
10/19/12 • 10/26/12 • 11/02/12

---

**SHERIFF SALE**

**November 14, 2012**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1939-2008r SUR JUDGEMENT NO. 1939-2008 AT THE SUIT OF U.S. Bank, NA vs Robert G. McCartney and Liora L. McCartney 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  
November 14, 2012 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 Borough  
of Milford, County of Pike and  
State of Pennsylvania, more  
particularly described as follows,  
to wit:

BEGINNING at a point in  
the center of the extension of  
Sawkill Avenue (formerly Water  
Street) at a point one hundred  
and seventy one and one-tenth  
(171.1) feet Southeasterly  
from the monument at the  
intersection of Broad Street  
and the extension of Water  
Street; thence continuing  
along the said extension of  
Water Street and running into  
and along Blackberry Alley,  
the following six courses and  
distances: South 41 degrees  
17 minutes East six and four  
tenths (6.4) feet to a point on  
the prolonged Northwesterly  
line of the side of the house on  
the premises being described;  
South 48 degrees 25 minutes  
East thirty-one (31) feet; thence  
South 69 degrees 0.3 minutes  
East sixteen (16) feet; thence  
North 88 degrees 39 minutes  
East ten and seven-tenths (10.7)  
feet; thence North 58 degrees

45 minutes East twenty-six  
(26) feet and North 54 degrees  
30 minutes East sixty-six and  
four-tenths (66.4) feet; thence  
along Southwesterly line of  
Glen Cottage property North  
35 degrees 48 minutes West  
fifty-seven and five-tenths  
(57.5) feet to an iron pipe for a  
corner; thence South 54 degrees  
51 minutes West one hundred  
and seventeen and four-tenths  
(117.4) feet to the point and  
place of beginning.

CONTAINING six thousand  
two hundred and seventy square  
feet (6,270) be the same more  
or less. The courses are of the  
Magnetic meridian of August,  
1995, as surveyed and draft  
prepared by John E. Edraney, on  
August 8, 1995.

BEING the same premises  
which Robert G. McCourtney,  
Executor of the Estate of Gail D.  
McCourtney, deceased, by Deed  
dated 4/28/06 recorded 5/8/06,  
in the Office for the Recorder of  
Deeds in and for Pike County, in  
Deed Book Volume 2172, Page  
1525, conveyed unto Robert G.  
McCourtney.

BEING known as 101 Sawkill  
Avenue, Milford, PA 18337.

IMPROVEMENTS:  
Residential property.

TAX PARCEL #08-0-000072

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

THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Robert G. McCartney  
and Liora L. McCartney  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$325,871.02,  
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 Robert G.  
McCartney and Liora L.  
McCartney DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$325,871.02 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,  
PENNSYLVANIA  
Gregory Javardian, Esq.  
1310 Industrial Blvd., 1st Floor,  
Ste. 101  
Southampton, PA 18966  
10/19/12 • 10/26/12 • **11/02/12**

---

**SHERIFF SALE**

**November 14, 2012**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1942-2011r SUR  
JUDGMENT NO. 1942-2011  
AT THE SUIT OF Deutsche  
Bank National Trust Company,  
as Trustee for the Registered  
Holders of Morgan Stanley ABS  
Capital I Inc., Trust 2007-HE6  
Mortgage Pass-Through  
Certificates, Series 2007-HE6 vs  
Vincent Caplette and Maureen  
Caplette 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  
November 14, 2012 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

COURT OF COMMON  
PLEAS CIVIL DIVISION  
Pike County

MORTGAGE  
FORECLOSURE

NO. 1942-2011-Civil

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

DEUTSCHE BANK  
NATIONAL TRUST  
COMPANY, as Trustee for  
the Registered Holders of  
MORGAN STANLEY ABS  
CAPITAL I INC. TRUST  
2007-HE6 MORTGAGE  
PASS-THROUGH  
CERTIFICATES, SERIES  
2007-HE6  
Plaintiff

v.  
MAUREEN CAPLETTE  
VINCENT CAPLETTE  
Defendant(s)

SHORT DESCRIPTION FOR  
ADVERTISING

ALL THAT CERTAIN  
LOT OF LAND SITUATE  
IN TOWNSHIP OF  
DELAWARE, PIKE  
COUNTY, PENNSYLVANIA:

BEING KNOWN AS 157  
Spring Drive, Dingmans Ferry,  
PA 18328

PARCEL NUMBER:  
175.02-08-05

IMPROVEMENTS:  
Residential Property

UDREN LAW OFFICES,  
P.C.  
S/  
Attorney for Plaintiff  
Katherine E Knowlton, Esq  
PA ID: 311713

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Vincent Caplette  
and Maureen Caplette  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$86,885.84,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Vincent  
Caplette and Maureen Caplette  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$86,885.84 PLUS  
COSTS AND INTEREST AS  
PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices  
111 woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003-3620  
10/19/12 • 10/26/12 • **11/02/12**

---

**SHERIFF SALE**

**November 14, 2012**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1957-2010r SUR  
JUDGEMENT NO. 1957-2010  
AT THE SUIT OF U.S. Bank  
National Association, as Trustee  
for The C-Bass Mortgage Loan  
Asset-Backed Certificates,  
Series 2006-CB5 vs Todd  
Friedman DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
November 14, 2012 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

COURT OF COMMON  
PLEAS CIVIL DIVISION  
Pike County

MORTGAGE  
FORECLOSURE

NO. 1957-2010

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

U.S. Bank National Association,  
As Trustee For The C-Bass  
Mortgage Loan Asset-Backed  
Certificates, Series 2006-CB5  
Plaintiff

v.  
TODD FRIEDMAN  
Defendant(s)

SHORT DESCRIPTION FOR  
ADVERTISING

ALL THAT CERTAIN  
LOT OF LAND SITUATE  
IN TOWNSHIP OF  
BLOOMING GROVE, PIKE  
COUNTY, PENNSYLVANIA:

BEING KNOWN AS 504  
Maple Ridge Drive, Blooming  
Grove, PA 18428

PARCEL NUMBER:  
120.30-01-36



IMPROVEMENTS:  
Residential Property

UDREN LAW OFFICES, P.C.  
S/  
Attorney for Plaintiff  
Katherine E Knowlton, Esq.

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

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

IN EXECUTION AS THE PROPERTY OF Todd Friedman DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$303,288.40 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices  
111 woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003-3620  
10/19/12 • 10/26/12 • **11/02/12**

---

**SHERIFF SALE**  
**November 14, 2012**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1960-2011r SUR JUDGEMENT NO. 1960-2011 AT THE SUIT OF Citimortgage, Inc. s/b/m to ABN AMRO Mortgage Group, Inc. vs Robert M. Siefken 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 November 14, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:  
SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution  
No. 1960-2011

CITIMORTGAGE, INC.  
S/B/M TO ABN AMRO  
MORTGAGE GROUP, INC.  
vs.  
ROBERT M. SIEFKEN

owner(s) of property situate  
in the TOWNSHIP OF  
LEHMAN, Pike County,  
Pennsylvania, being

155 STREAM COURT,  
A/K/A 69 AT THE FALLS,  
BUSHKILL, PA 18324  
Parcel No.: 196.02-09-38  
(Acreage or street address)

Improvements thereon:  
TOWNHOUSE UNIT

Judgment amount: \$93,885.70

Attorneys for Plaintiff:  
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Robert M. Siefken  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$93,885.70,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST

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

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Robert M.  
Siefken DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$93,885.70 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan & Schmieg  
1617 JFK Blvd., Ste 1400  
1 Penn Ctr Plaza  
Philadelphia, PA 19103  
10/19/12 • 10/26/12 • **11/02/12**

---

**SHERIFF SALE**  
**November 14, 2012**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION

NO2024-2010r SUR  
JUDGEMENT NO. 2024-2010  
AT THE SUIT OF MetLife  
Home Loans, a division of  
MetLife Bank, NA vs Taiya  
Negron 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  
November 14, 2012 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT/  
LOTS, PARCEL OR PIECE  
OF GROUND SITUATE  
IN THE TOWNSHIP OF  
DINGMAN, COUNTY  
OF PIKE AND STATE  
OF PENNSYLVANIA,  
BEING LOT/LOTS  
NO. 19, BLOCK NO. 10,  
SECTION 2, AS SHOWN  
ON MAP ENTITLED  
SUNNYLANDS INC. OR  
SUNRISE LAKE, ON FILE  
IN THE RECORDER'S  
OFFICE AT MILFORD,  
PENNSYLVANIA IN PLAT  
BOOK NO. 7, PAGE 60

PARCEL NO. 03-0-017674

BEING KNOWN AND  
NUMBERED AS 165 WEST  
SHORE DRIVE, MILFORD,  
PA, 18337.  
BEING THE SAME

PREMISES WHICH  
VANNATTA REALTY &  
BUILDERS, INC., BY DEED  
DATED OCTOBER 31,  
2008 AND RECORDED  
NOVEMBER 3, 2008 IN  
AND FOR PIKE COUNTY,  
PENNSYLVANIA, IN DEED  
BOOK VOLUME 2292,  
PAGE 2498, GRANTED  
AND CONVEYED UNTO  
TAIYA NEGRON

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Taiya Negron  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$242,809.50,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Taiya Negron DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$242,809.50 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Zucker, Goldberg & Ackerman,  
LLC  
PO Box 650  
Hershey, PA 17033  
10/19/12 • 10/26/12 • 11/02/12

---

**SHERIFF SALE**  
**November 14, 2012**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2026-2011r SUR JUDGEMENT NO.2026-2011 AT THE SUIT OF GMAC Mortgage LLC, s/i/i To GMAC Mortgage Corporation vs Lisa Marie Gannon 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 November 14, 2012 at 11:00 AM PREVAILING TIME

IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION

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

BEGINNING at an iron bar lcoated on the westerly side of a fifty (50) foot wide access road which runs form the premises herein described to the lands of the Pedersen Development of U.S. Route 6, said iron bar being located South 19 degrees 54 minutes 42 seconds West 63.55 feet from the original corner of Lot 5 and Lot 6 in the Pedersen Development; thence running along the westerly side of said fifty (50) foot wide access road, North 19 degrees 54 minutes 42 seconds East 63.55 feet to a point on the westerly side of said fifty (50) foot wide access road; thence North 65 degrees 59 minutes East 25 feet to a point for a corner in the center of a thirty-three (33) foot wide road; thence along the center of said access road, North 4 degrees 34 minutes 26 seconds West 56.7 feet to a point for a corner; thence continuing along the center of said access road North 18 degrees 26 minutes 34 seconds East 66.20 feet to a point for a corner; thence along the center of another thirty-three (33) foot wide access road,

North 65 degrees 02 minutes  
26 seconds West 173.46 feet  
to a point for a corner in the  
center of said access road; thence  
along Lot 4 South 17 degrees 32  
minutes 34 seconds West 239.12  
feet to a point for a corner;  
thence along Lot 6, South 68  
degrees 22 minutes 18 seconds  
East 96.76 feet to a point for a  
corner; thence continuing along  
Lot 6, South 88 degrees 15  
minutes 56 seconds East 66.37  
feet to the point and place of  
BEGINNING.

CONTAINING 0.911 acres,  
more or less, as surveyed by  
Victor E. Orben, R.S., March  
30, 1981. Drawing No. BB-381,  
Revision A, Dated May 4, 1981  
and shown on said survey as Lot  
No. 5. The referenced survey  
being recorded in Plat Book 20  
page 15, on May 20, 1991.

EXCEPTING AND  
RESERVING thereout and  
therefrom twenty-five (25) feet  
along the northerly and easterly  
boundaries of the premises  
herein conveyed for right-of-way  
purposes and utility installations.

TOGETHER WITH all rights,  
rights of way and privileges and  
UNDER AND SUBJECT  
to all covenants, conditions,  
reservations, restrictions,  
easements and exceptions as set  
forth in Deed Book Volume  
246, at page 163 and Deed Book  
Volume 260 at page 1091.

TITLE TO SAID PREMISES  
VESTED IN Lisa Marie

Gannon, by Deed from Donald  
E. Applequist, by his Attorney  
in Fact Ken Appliquist and  
Mary B. Applequist, his wife,  
dated 12/30/1999, recorded  
01/03/2000 in Book 1831, Page  
910.

PROPERTY: LOT#5 117  
PEDERSON RIDGE ROAD,  
A/K/A 117 PEDERSEN  
RIDGE ROAD, MILFORD,  
PA 18337

PARCEL: 095.03-01-14

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Lisa Marie Gannon  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$110,132.50,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Lisa Marie Gannon DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$110,132.50 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan, Hallinan & Schmieg  
1617 JFK Blvd., Ste. 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
10/19/12 • 10/26/12 • **11/02/12**

---

**SHERIFF SALE**  
**November 14, 2012**  
BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO2095-2011r  
SUR JUDGEMENT NO.  
2095-2011 AT THE SUIT OF  
JPMorgan Chase Bank, National  
Association, s/b/m/t Chase  
Home Finance LLC vs Alfred  
T. Hallman 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  
November 14, 2012 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

IN THE COURT OF  
COMMON PLEAS OF PIKE  
COUNTY, PENNSYLVANIA  
CIVIL DIVISION  
NO.: 2095-2011

JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION,  
s/b/m/t Chase Home Finance  
LLC,

Plaintiff,  
vs.

ALFRED T HALLMAN,

Defendant.

LONG FORM  
DESCRIPTION

ALL THAT CERTAIN lot or  
lots, parcel or piece of ground  
situate in Lehman Township,  
Pike County Pennsylvania, being  
lot or lots No. 1092, Section  
No. 16 as is more particularly  
set forth on the Plot Map of  
Lehman-Pike Development  
Corporation, Saw Creek Estates,  
as same is duly recorded in the  
Office for the Recording of  
Deeds, Milford, Pike County,  
Pennsylvania, in Plot Book  
Volume 17, page 3.

MAP ID #192.04-06-29  
CONTROL #06-0-066467  
Under and Subject to all the

rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations terms and provisions as set forth in the chain of title.

BEING THE SAME PREMISES which Carlos B. Nassy and Veronica E. Nassy, husband and wife, by Deed dated June 23, 2008 and recorded in the Office of the Recorder of Deeds of Pike County on June 27, 2008, in Deed Book Volume 2282, Page 165, granted and conveyed unto Alfred T. Hallman.

GRENN & BIRSIC, P.C.  
BY: S/  
Kristine M. Anthon, Esquire  
Attorneys for Plaintiff  
One Gateway Center,  
Ninth Floor  
Pittsburgh, PA 15222  
(412) 281-7650

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Alfred T. Hallman DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$221,635.15, 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 Alfred T. Hallman DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$221,635.15 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Grenen & Birsic  
1 Gateway Center, Nine West  
Pittsburgh, PA 15222  
10/19/12 • 10/26/12 • 11/02/12

---

**SHERIFF SALE**  
**November 14, 2012**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2155-2011r SUR JUDGEMENT NO. 2155-2011 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 Oretta Zonin 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 November 14, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

COURT OF COMMON PLEAS CIVIL DIVISION  
Pike County

MORTGAGE  
FORECLOSURE

NO. 2155-2011

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

Bank of America, N.A.,  
successor by merger to BAC  
Home Loans Servicing, LP  
f/k/a Countrywide Home Loans  
Servicing, LP  
Plaintiff  
v.

ORETTA ZONIN  
Defendant(s)

SHORT DESCRIPTION FOR  
ADVERTISING

ALL THAT CERTAIN  
LOT OF LAND SITUATE  
IN TOWNSHIP OF  
DINGMAN, PIKE COUNTY,  
PENNSYLVANIA:

BEING KNOWN AS Lot 14  
Sec 9 a/k/a 132 South Shore  
Drive, Milford, PA 18337

PARCEL NUMBER:  
122.02-07-04.002

IMPROVEMENTS:  
Residential Property

UDREN LAW OFFICES, P.C.  
S/  
Attorney for Plaintiff  
Katherine E Knowlton, Esq  
PA ID: 311713

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Oretta Zonin  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$132,681.93,  
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 Oretta Zonin  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$132,681.93 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  
10/19/12 • 10/26/12 • **11/02/12**

**SHERIFF SALE**  
**November 14, 2012**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 2398-2009r  
SUR JUDGEMENT  
NO. 2398-2009 AT THE

SUIT OF JPMorgan Chase  
Bank, National Association,  
s/b/m to Chase Home  
Finance, LLC vs Anthony  
Castellano 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  
November 14, 2012 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

LEGAL DESCRIPTION

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

LOT 46ABCD, BLOCK  
W-404, as set forth on a Plan of  
Lots-Wild Acres, SECTION  
4, Delaware Township, Pike  
County, Pennsylvania, dated  
February 1968, by John B  
Aicher, Monroe Engineering,  
Inc., Stroudsburg, Pennsylvania  
and filed in the Office for the  
Recording of Deeds in and for  
Pike County, Pennsylvania, in  
Plat Book 6, Page 132 on March  
21, 1968.

TOGETHER WITH, unto the  
Grantee herein, his heirs and  
assigns, all rights, liabilities and  
privileges and UNDER AND

SUBJECT to all conditions, covenants, restrictions, reservations and easements as set forth in the deeds in the chain of title.

TITLE TO SAID PREMISES VESTED IN Anthony A. Castellano, by Deed from Leatrice C. Dunner, dated 02/15/1999, recorded 02/16/1999 in Book 1701, Page 170.

PROPERTY: 110 FOX COURT, DINGMANS FERRY, PA 18328-9747

PARCEL: 169.03-03-71

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Anthony Castellano DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$76,157.83, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Anthony Castellano DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$76,157.83 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan, Hallinan & Schmieg  
1617 JFK Blvd., Ste. 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
10/19/12 • 10/26/12 • **11/02/12**

---

**SHERIFF SALE**

**November 14, 2012**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2610-2009r SUR JUDGEMENT NO. 2610-2009 AT THE SUIT OF First National Bank of Pennsylvania, s/b/m from Community Bank & Trust Company vs Gerald Gay and Gerald B. Gay 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  
November 14, 2012 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

EXHIBIT "A"

PROPERTY DESCRIPTION

ALL THAT CERTAIN lot,  
piece or parcel of land situate  
and being in the Township of  
Milford, County of Pike and  
State of Pennsylvania, more  
particularly described as Lot 38,  
Hickory Hill, as shown on map  
of Hickory Hill recorded on May  
25, 1977, in Pike County Plat  
Book 14, at Page 25, surveyed  
by Victor E. Orben, R.S.,  
September 17, 1975, DWG No.  
D-75-181-A.

TOGETHER WITH and  
UNDER AND SUBJECT  
unto the Grantee herein, its  
successors and/ or assigns,  
all rights, rights of way, and  
privileges are under and subject  
to all conditions, restrictions,  
reservations, covenants,  
easements and exceptions as set  
forth in the foregoing recited  
deeds and deeds in the chain of  
title. Reference may be had to  
said deeds or the record thereof  
for any and all purposes in  
connection with this conveyance  
with the same force and effect as

if the same were more fully and  
at large set forth herein.

BEING the same premises  
which Homes of Distinction,  
Inc., by its deed dated February  
24, 2005 and recorded in the  
Office for the Recording of  
Deeds in and for the County of  
Pike, at Milford, Pennsylvania,  
in Record Book Volume 2097,  
page 74, granted and conveyed  
unto Gerald Gay and Gerald B.  
Gay, Grantors hereof, in fee.

IMPROVED, with a structure  
thereon which has an address of  
Lot 38, Hickory Hill, 102 State  
Road, Milford Township, Pike  
County, Pennsylvania.

TAX CODE NUMBER:  
09-0-110835

ASSESSED VALUE:  
\$55,380.00

IMPROVEMENTS:  
Residential Structure

PREMISES: Lot 38, Hickory  
Hill, 102 State Road, Milford  
Township, Pike County,  
Pennsylvania 18337

ADDRESS: Lot 38, Hickory  
Hill, 102 State Road, Milford  
Township, Pike County,  
Pennsylvania 18337.

NOTICE is hereby given to all  
claimants and parties in interest  
that the Sheriff will for all sales  
where the filing of a schedule  
of distribution is required, file  
the said schedule of distribution

not later than thirty (30) days after the sale, in his office, where the same will be available for inspection and that distribution will be made in accordance with the schedule, unless exceptions are filed thereto within ten (10) days thereafter.

SEIZED AND TAKEN  
IN EXECUTION AT  
THE SUIT OF FIRST  
NATIONAL BANK OF  
PENNSYLVANIA, s/b/m  
FROM COMMUNITY BANK  
& TRUST COMPANY,  
Plaintiff and against GERALD  
GAY AND GERALD B. GAY,  
Defendants, Judgment entered to  
Docket No. 2610-2009. Sheriff  
to collect \$400,992.39, plus  
attorney's fees, additional interest  
and costs. Writ issued to Docket  
No. 2610-2009.

Sheriff of Pike County  
S/  
Brice C. Paul, Esquire  
Attorney for Plaintiff  
Pa. I.D. 83232  
415 Wyoming Avenue  
Scranton, PA 18503  
(570) 963-8880

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Gerald Gay and Gerald B. Gay  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A

JUDGMENT ON THE  
AMOUNT OF \$400,992.39,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.  
NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Gerald  
Gay and Gerald B. Gay  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$ 400,992.39 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Nogi Appleton Weinberger  
Wren  
415 Wyoming Avenue  
Scranton, PA 18503  
10/19/12 • 10/26/12 • 11/02/12

---