

---

## LEGAL NOTICES

---

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

---

### ESTATE NOTICES

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

---

### EXECUTOR'S NOTICE

ESTATE OF Roderick Dayton late of Milford, Pike County, Pennsylvania, deceased. Letters Testamentary on the above estate having been granted to the undersigned, all persons indebted to said estate are requested to make payment and those having claims to present same, without delay to Estate of Roderick Dayton, 114 Green Meadow Ct., Milford PA 18337, Executor - Clifford Dayton.  
05/06/16 • 05/13/16 • **05/20/16**

---

### EXECUTOR'S NOTICE

Estate of Judy Craw, a/k/a Judith A. Craw, a/k/a Judith Anne Craw, Deceased, late of Delaware Township, Pike County, Pennsylvania. Letters Testamentary on the above estate have been granted to the undersigned. All persons

indebted to the said estate are requested to make payment, and those having claims should present the same without delay to: Richard E. Smith, Executor, of 3174 29th Street, Apt. 3G, Astoria, NY 11106-3378, or to the Attorneys for the Estate, Levy, Stieh & Gaughan, P.C., P.O. Box D, Milford, PA 18337. By: John T. Stieh, Esquire Attorney for Executor  
05/06/16 • 05/13/16 • **05/20/16**

---

### ADMINISTRATRIX'S NOTICE

ESTATE OF John Talbot late of Delaware Township Pike County, Pennsylvania, deceased. Letters of administration on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present the same without delay to Susan Heerey  
107 Partridge Court  
Dingmans Ferry, PA 18328  
Administratrix  
05/06/16 • 05/13/16 • **05/20/16**

---

### EXECUTOR'S NOTICE

ESTATE OF John Hernandez late of Milford, Pike County, Pennsylvania, deceased. Letters of Administration on the above estate having been granted to the undersigned, all persons indebted to said estate

are requested to make payment and those having claims to present same, without delay to Yerasimos Grivas, 157 Birch Leaf Drive, Milford PA 18337, Administrator.  
05/06/16 • 05/13/16 • **05/20/16**

---

### EXECUTRIX'S NOTICE

Estate of John H. Fleming, Deceased, late of Dingman Township, Pike County, Pennsylvania.  
Letters Testamentary on the above estate have been granted to the undersigned. All persons indebted to the said estate are requested to make payment, and those having claims should present the same without delay to: Michele I. Fleming Executrix, of 171 State Route 2001, Milford, PA 18337, or to the Attorneys for the Estate, Levy, Stieh & Gaughan, P.C., P.O. Box D, Milford, PA 18337.  
By: John T. Stieh, Esquire Attorney for Executrix  
05/06/16 • 05/13/16 • **05/20/16**

---

### ESTATE NOTICE

Estate of IDA OSTERTAG, a/k/a IDA KURASS, deceased, late of Milford Borough, Pike County, Pennsylvania.  
Letters Testamentary have been granted to the individual named below, who request all persons having claims or demands against the Estate of the Decedent to present same, and all persons indebted to the Decedent to make payments, to: HANNELORE STOCK, Executor, 8645 East Orange Ave., Floral City, FL 34436, or

R. Anthony Waldron, Esq. Suite 215 - 8 Silk Mill Drive Hawley PA 18428.

R. ANTHONY WALDRON, ESQ.

05/06/16 • 05/13/16 • **05/20/16**

---

### EXECUTOR'S NOTICE

Estate of Dorothy M. Rutan, Deceased, late of Westfall Township, Pike County, Pennsylvania.  
Letters Testamentary on the above estate have been granted to the undersigned. All persons indebted to the said estate are requested to make payment, and those having claims should present the same without delay to: Pamela Rutan Dillmuth, Executrix, of 126 Pond Drive, Matamoras, PA 18336, or to the Attorneys for the Estate, Levy, Stieh & Gaughan, P.C., P.O. Box D, Milford, PA 18337.  
By: John T. Stieh, Esquire Attorney for Executor  
05/06/16 • 05/13/16 • **05/20/16**

---

### ESTATE NOTICE

Estate of EDWARD F. MCGLYNN, deceased Late of Bushkill, Pike County, PA 18324  
Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to her attorney.  
Melissa McGlynn, Executrix c/o Timothy B. Fisher II,

Esquire  
FISHER & FISHER LAW  
OFFICES LLC  
PO Box 396  
Gouldsboro, PA 18424  
05/06/16 • 05/13/16 • **05/20/16**

---

**ADMINISTRATRIX'S  
NOTICE**

ESTATE OF LEE COLON  
late of Bushkill, Pike County,  
Pennsylvania, deceased.  
Letters of Administration on the  
above estate having been granted  
to the undersigned, all persons  
indebted to the said estate are  
requested to make payment and  
those having claims to present  
the same without delay to:  
SANTY COLON,  
Administratrix  
140 West 104 Street #6D  
New York, NY 10025  
05/06/16 • 05/13/16 • **05/20/16**

---

**NOTICE OF  
ADMINISTRATION**

Notice is hereby given that  
Letters of Administration have  
been granted in the ESTATE  
of ALICE THOMPSON,  
late of Lackawaxen Township,  
Pike County, Pennsylvania.  
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, Donna Pittenger  
of 238 Ridgewater Way, Mt.  
Juliet, Tennessee 37122 or John  
F. Spall, Esquire, Attorney for  
the Estate, 2573 Rt. 6, Hawley,  
Pennsylvania 18428.  
JOHN F. SPALL, ESQUIRE  
05/13/16 • **05/20/16** • 05/27/16

---

**NOTICE OF  
ADMINISTRATION**

Notice is hereby given that  
Letters of Administration have  
been granted in the ESTATE  
of DAVID W. FILES, late  
of Lackawaxen Township,  
Pike County, Pennsylvania.  
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, Doris Tancredi  
of 10 Somerset Point, Bluffton,  
South Carolina 29910 or John  
F. Spall, Esquire, Attorney for  
the Estate, 2573 Rt. 6, Hawley,  
Pennsylvania 18428.  
JOHN F. SPALL, ESQUIRE  
05/13/16 • **05/20/16** • 05/27/16

---

**ESTATE NOTICE**

IN RE: HAROLD J.  
WALTMAN, deceased, late of  
the Township of Greene, Pike  
County, Pennsylvania (February  
12, 2016). Notice is hereby given  
that Letters Testamentary on the  
above estate have been granted  
to Heather J. Haupt.

All persons indebted to the  
said estate are required to make  
payment and those having claims  
to present the same without  
delay to the Executrix named  
above or to James M. Tressler,  
Esquire, Tressler Law, LLC,  
220 Penn Avenue, 3rd Floor,  
Scranton, PA 18503  
TRESSLER LAW, LLC  
James M. Tressler, Esquire  
05/13/16 • **05/20/16** • 05/27/16

---

**NOTICE OF  
ADMINISTRATION**

Notice is hereby given that Letters of Administration have been granted in the ESTATE of LAWRENCE T. MADDEN late of Greene Township, Pike County, Pennsylvania. 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 Administrator, Patrick D. Madden of 180 Schooner Bend Avenue, Summerville, South Carolina 29486 or John F. Spall, Esquire, Attorney for the Estate, 2573 Rt. 6, Hawley, Pennsylvania 18428.  
JOHN F. SPALL, ESQUIRE  
05/13/16 • 05/20/16 • 05/27/16

---

**ADMINISTRATRIX'S  
NOTICE**

ESTATE OF Irene Catherine Prokop late of Milford Township, Pike County, Pennsylvania, deceased. Letters of administration on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present the same without delay to Catherine Morisano, PO Box 192, Milford, PA 18337, Administratrix.  
05/20/16 • 05/27/16 • 06/03/16

---

**ADMINISTRATOR'S  
NOTICE**

Estate of Jeffrey C. White II, Deceased, late of Dingman Township, Pike County, Pennsylvania. Letters of Administration on the above

estate have been granted to the undersigned. All persons indebted to the said estate are requested to make payment, and those having claims should present the same without delay to: Jeffrey C. White, 189 Hawthorne Drive, Milford PA 18337, or the Attorneys for the estate, Klemeyer, Farley & Bernathy LLC, 406 Broad Street Milford PA 18337; By Thomas Farley, Esquire, Attorney for Administrator  
05/20/16 • 05/27/16 • 06/03/16

---

**ESTATE NOTICE**

Notice is hereby given that Letters Testamentary have been granted in the ESTATE OF MICHAEL GEORGE SEREMETIS a/k/a MICHAEL G. SEREMETIS, late of Blooming Grove Township, Pike County, Pennsylvania. All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to the Executor, Constantine M. Seremetis of 4434 Ellicott Street NW, Washington, DC 20016 or John F. Spall, Esquire, Attorney for the Estate, 2573 Rt. 6, Hawley, Pennsylvania 18428.  
JOHN F. SPALL, ESQUIRE  
05/20/16 • 05/27/16 • 06/03/16

---

**NOTICE**

NOTICE IS HEREBY GIVEN, PURSUANT to the provisions of the 54 Pa.C.S. § 311(g), that a Certificate for the conduct of business in Wayne

County, Pennsylvania, was filed in the Office of the Secretary of Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on April 27, 2016, under the assumed or fictitious name, style of designation of Brundage's Lake Region Pharmacy with its principal place of business at 2489 U.S. Route 6, Hawley, Pennsylvania 18428. The name and address of the entity owning or interested in said business is: Brundage Pharmacies, Inc., 238 Belmont Street, Waymart, Pennsylvania 18472. Stephen Jennings, Esq. Solicitor  
303 Tenth Street  
Honesdale, Pennsylvania 18431

---

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

In Re: Change of name of  
RAUL TOUSSAINT  
539-2016  
ORDER

AND NOW, this 20th day of April, 2016, upon consideration of Petitioner's Petition for Name Change, it is hereby ORDERED that a Hearing is set for the 7th day of June 2016 at 9:00 A.M. in th Courtroom of the Pike County John Street Complex, 102 E. John St., Milford, Pennsylvania.

The Petitioner is directed to give notice of the filing of the Petition, and of the date set for the Hearing on the Petition by publication in the Pike County Dispatch and the Pike County Legal Journal, being papers

of general circulation in the County, one time.

BY THE COURT:

Hon. JOSEPH F. KAMEEN,  
P.J.

---

**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**

**June 15, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 6-2015r SUR JUDGEMENT NO. 6-2015 AT THE SUIT OF Wells Fargo Bank, NA vs Amber L. Cioffo and Vincent Cioffo, III DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY June 15, 2016 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:

Beginning at a point in the center of the Township Road No. 426 leading from U.S. Route 6 to Shohola Pennsylvania, the said point being the Northwesterly corner of lands to be conveyed to Jerome L. Trainor; thence along the center of the said road North 9 degrees 07 minutes West 220 feet to a point in the center of the said road; thence through lands of the grantor North 64 degrees 02 minutes East 219.9 (erroneously stated as 291.9 in Deed 1980/1678) feet to a pipe corner; thence through lands of the same South 10 degrees 14 minutes East 220 feet to a pipe corner; thence along lands to be Conveyed to Jerome L. Trainor South 64 degrees 20 minutes west 224.05 to the place of beginning.

Parcel No.: 006839  
BEING known and numbered as 120 Little Walker Road, Township of Shohola, PA 18458 BEING the same property conveyed to Vincent Cioffo, III and Amber L. Cioffo who acquired title by virtue of a deed from U.S. Bank National Association, as Trustee for CMLTI 2006-WF2 by Wells Fargo Bank, N.A., its Attorney in Fact by Power of Attorney recorded 8/27/2006 in Book 2247 Page 587 Instrument #200700013445, dated November 4, 2008, recorded December 19, 2008, in the Pike County Clerk's/Register's Office

in Deed Book 2296, Page 594, Exhibit "A"

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Amber L. Cioffo and Vincent Cioffo, III DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$272,355.07, 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 Amber L. Cioffo and Vincent Cioffo, III DEFENDANTS, OWNERS REPUTED OWNERS TO

COLLECT \$272,355.07 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Manley, Deas & Kochalski,  
LLC  
PO Box 165028  
Columbus, OH 43216-5028  
**05/20/16 · 05/27/16 · 06/03/16**

---

**SHERIFF SALE**

**June 15, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 60-2012r SUR JUDGEMENT NO. 60-2012 AT THE SUIT OF Wells Fargo Bank, NA vs Beth N. Natiello 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 June 15, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 60-2012 Wells Fargo Bank, N.A.  
v.  
Beth N. Natiello  
owner(s) of property situate

in the TOWNSHIP OF DINGMAN, PIKE County, Pennsylvania, being 4294 Conashaugh Lake, a/k/a 142 Hay Road, Milford, PA 18337-9317  
Parcel No. 03-0-020249  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$167,668.43  
Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Beth N. Natiello DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$167,668.43, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

(30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Beth N. Natiello DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$167,668.43 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond Jones  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
**05/20/16 · 05/27/16 · 06/03/16**

---

**SHERIFF SALE**

**June 15, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 144-2014r SUR JUDGEMENT NO. 144-2014 AT THE SUIT OF US Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corp., Home Equity Asset Trust 2006-7, Home Equity Pass-Through Certificates, Series 2006-7 vs Robert C. Reenstra 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 June 15, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**LEGAL DESCRIPTION**

All that piece, parcel or tract of land together with the improvements hereon erected, situate in the Township of Milford, County of Pike and State of Pennsylvania, bounded and described as follows, to wit: Beginning at the most Northerly corner, said corner being located on the Easterly side of a Private Road and being the Southwest corner of the lands of Warner; thence along the line of lands of Warner, South fifty-seven (57) degrees East, one hundred thirty-one (131) feet to a pipe corner, thence through of lands of the Grantors, South forty-two (42) degrees five (05) minutes West, one hundred twenty-one (121) feet to a corner; thence North fifty-five (55) degrees fifteen (15) minutes West, one hundred seven and four tenths (107.4) feet to a corner; thence along the edge of the said Private Road, North thirty-one (31) degrees East, one hundred sixteen and three tenths (116.3) feet to the place of beginning. Bearings from the magnetic meridian of the year 1950.  
Parcel No.: 000687  
Map#: 097.03-01-48  
Improvements: Single Dwelling

House  
BEING known and numbered  
as 113 Deep Brook Road,  
Township of Milford, PA  
18337-9476  
BEING the same property  
conveyed to Robert C. Reenstra  
who acquired title by virtue of  
a deed from Patricia Wicks,  
Executrix of the Estate of  
Jeannette R. Hall, dated  
February 15, 1997, recorded  
February 20, 1997, at Deed  
Book 1319, Page 31, Pike  
County, Pennsylvania records.  
Exhibit "A"

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Robert C. Reenstra  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$221,255.45,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Robert C.  
Reenstra DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$221,255.45 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Manley, Deas & Kochalski,  
LLC  
PO Box 165028  
Columbus, OH 43216-5028  
**05/20/16 · 05/27/16 · 06/03/16**

---

**SHERIFF SALE**

**June 15, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
193-2015r SUR JUDGEMENT  
NO. 193-2015 AT THE  
SUIT OF One West Bank,  
NA vs Robert G. Ruff, Known  
Surviving Heir of Evelyn Ruff,  
Deceased Mortgagor and  
Real Owner and Unknown  
Surviving Heirs of Evelyn Ruff,  
Deceased Mortgagor and Real  
Owner DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC

VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
June 15, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION

All that certain piece or parcel or  
Tract of land situate Township  
of Dingman, Pike County,  
Pennsylvania, and being known  
as 111 Stonehedge Lane,  
Milford, Pennsylvania 18337.  
Control Number: 03-0-105343  
Map Number 112.00-03-25.005  
THE IMPROVEMENTS  
THEREON ARE: Residential  
Dwelling  
REAL DEBT: \$291,125.70  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF: Robert G.  
Ruff, Known Surviving Heir  
of Evelyn Ruff, Deceased  
Mortgagor and Real Owner  
and Unknown Surviving Heirs  
of Evelyn Ruff, Deceased  
Mortgagor and Real Owner  
McCabe, Weisberg and Conway,  
P.C.  
123 South Broad Street, Suite  
1400  
Philadelphia, PA 19109

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Robert G. Ruff, Known

Surviving Heir of Evelyn Ruff,  
Deceased Mortgagor and Real  
Owner and Unknown Surviving  
Heirs of Evelyn Ruff, Deceased  
Mortgagor and Real Owner  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$291,125.70,  
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 G.  
Ruff, Known Surviving Heir  
of Evelyn Ruff, Deceased  
Mortgagor and Real Owner  
and Unknown Surviving Heirs  
of Evelyn Ruff, Deceased  
Mortgagor and Real Owner  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$291,125.70 PLUS

COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street, Ste.  
1400  
Philadelphia, PA 19109  
05/20/16 · 05/27/16 · 06/03/16

**SHERIFF SALE**

**June 15, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
233-2015r SUR JUDGEMENT  
NO. 233-2015 AT THE  
SUIT OF U.S. Bank National  
Association, as Trustee for  
the Pennsylvania Housing  
Finance Agency vs Gail  
Roddie 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  
June 15, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT LEGAL FOR  
ADVERTISING:  
ALL THAT CERTAIN  
lot, piece or parcel of land  
situate, lying and being in the  
Township of Delaware, County

of Pike and Commonwealth of  
Pennsylvania, being LOT 25A,  
BLOCK B-52, SECTION 7,  
BIRCHWOOD LAKES, as set  
forth on the map or plan entitled  
Lot Improvement Sub-Division,  
Birchwood Lakes, Delaware  
Township, Pike County, PA,  
Drawing No. F-91-1033-89  
by Pasquale R. Addio, L.S.,  
dated September 12, 1991 and  
recorded in Pike County Plat  
Book Volume 29, Page 105.  
HAVING THEREON  
ERECTED A DWELLING  
KNOWN AS: 149 ASPEN  
ROAD (LOT 25A ASPEN  
ROAD), DINGMANS  
FERRY, PA 18328 A/K/A 14  
MAP # 149-04-10-77  
CONTROL # 02-0-029033  
Reference Pike County Record  
Book 1862, Page 786.  
TO BE SOLD AS THE  
PROPERTY OF GAIL  
RODDIE UNDER PIKE  
COUNTY JUDGMENT NO.  
2015-00233

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Gail Roddie  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$75,171.24,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST

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

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Gail Roddie  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$75,171.24 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Purcell, Krug & Haller  
1719 N. Front Street  
Harrisburg, PA 17102  
**05/20/16 · 05/27/16 · 06/03/16**

---

**SHERIFF SALE**

**June 15, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
299-2015r SUR JUDGEMENT  
NO. 299-2015 AT THE SUIT

OF PHH Mortgage Corporation  
vs Kari H. Stine and Beryl  
A. Stine 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  
June 15, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 299-2015-CV  
PHH Mortgage Corporation  
v.  
Karl H. Stine  
Beryl A. Stine  
owner(s) of property situate in  
the DINGMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being 110 Sequoia Lane,  
Milford, PA 18337-9619  
Parcel No. 110.02-02-10-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$155,534.45  
Attorneys for Plaintiff  
Phelan Hallinan Diamond &  
Jones, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Kari H. Stine and Beryl A. Stine  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS

OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$155,534.45,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Kari H.  
Stine and Beryl A. Stine  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$155,534.45 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond Jones  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
**05/20/16 · 05/27/16 · 06/03/16**

---

**SHERIFF SALE**

**June 15, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 469-2009r SUR  
JUDGEMENT NO. 469-2009  
AT THE SUIT OF Fannie Mae  
("Federal National Mortgage  
Association") vs Rebecca  
Apostol 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  
June 15, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 469-2009-CV  
Fannie Mae ("Federal National  
Mortgage Association")  
v.  
Rebecca Apostol  
owner(s) of property situate  
in the TOWNSHIP OF  
DELAWARE TOWNSHIP,  
PIKE County, Pennsylvania,  
being 140 Fairview Drive,  
Dingmans Ferry, PA  
18328-4007  
Parcel No. 168.04-05-29  
(Acreage or street address)  
Improvements thereon:  
**RESIDENTIAL DWELLING**  
Judgment Amount: \$112,805.58

Attorneys for Plaintiff  
Phelan Hallinan Diamond &  
Jones, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Rebecca Apostol  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$112,805.58,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

\$112,805.58 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond Jones  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
**05/20/16 · 05/27/16 · 06/03/16**

---

**SHERIFF SALE**

**June 15, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
499-2015r SUR JUDGEMENT  
NO. 499-2015 AT THE  
SUIT OF Wells Fargo Bank,  
NA successor by merger to  
Wachovia Bank, National  
Association vs George H. Sutliff,  
aka George Sutliff, aka Georhe  
H. Sutliff 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  
June 15, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**LEGAL DESCRIPTION**

All that certain property situated  
in the Township of Greene,  
County of Pike, and state

of Pennsylvania being more particularly described in a deed recorded in book 1966 at Page 120 among the land records of the county set forth above. Parcel No.: 114.02-02-79 BEING known and numbered as 129 Hazleton Drive, Township of Greene, PA 18426 BEING the same property conveyed to George Sutliff who acquired title by virtue of a deed from Lo Mack, dated December 17, 2002, recorded February 6, 2003, in the Pike County Clerk/s/Register's Office in Deed Book 1966, Page 120. Exhibit "A"

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO George H. Sutliff, aka George Sutliff, aka Georhe H. Sutliff DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$135,362.58, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF George H. Sutliff, aka George Sutliff, aka Georhe H. Sutliff DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$135,362.58 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Manley, Deas & Kochalski,  
LLC  
PO Box 165028  
Columbus, OH 43216-5028  
05/20/16 · 05/27/16 · 06/03/16

---

**SHERIFF SALE**

**June 15, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 513-2015r SUR JUDGEMENT NO. 513-2015 AT THE SUIT OF Wells Fargo Bank, NA vs Mirna Hanna and Sarwat Hanna 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  
June 15, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 513-2015

Wells Fargo Bank, N.A.

v.

Mirna Hanna

Sarwat Hanna

owner(s) of property situate in  
the LEHMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being 50 Walnut Road, Bushkill,  
Pa 18324

Parcel No. 197.03-01-63.004-  
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$215,153.04

Attorneys for Plaintiff

Phelan Hallinan Diamond &

Jones, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Mirna Hanna and Sarwat Hanna  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$215,153.04,  
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 Mirna  
Hanna and Sarwat Hanna  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$215,153.04 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

Phelan Hallinan Diamond &  
Jones

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

05/20/16 · 05/27/16 · 06/03/16

---

**SHERIFF SALE**

**June 15, 2016**

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

COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
548-2015 SUR JUDGEMENT  
NO. 548-2015 AT THE  
SUIT OF The Dime Bank  
vs. Clair W. Huber & Sheila  
S. Huber 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  
June 15, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

Docket No.: 548-2015  
ALL THAT CERTAIN pieces  
or parcels and tracts of land  
lying, situate in the Township  
of Palmyra, County of Pike, and  
Commonwealth of Pennsylvania  
Tax Parcel Nos.: 042.04-04-57,  
042.04-04-58 and  
042.04.04.001, 042.04-04-53  
(Lot 25R) and 042.04-04-60  
(Lot L4)  
Property Address: Pocono Pines  
Motor Inn, Route 507, HC 1,  
Box 2313, Tafton, PA 18464,  
Palmyra Township and 2.5 +/-  
acres on Route 507 adjacent  
to Pocono Pines Motor Inn,  
Tafton, PA 18464  
Improvements: Motel, cottages  
and house.  
Sold as Property of: Clair W.  
Huber and Sheila S.Huber

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF

EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Clair W. Huber & Sheila S.  
Huber DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$273,765.05,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Clair W.  
Huber & Sheila S. Huber  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$273,765.05 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,  
PENNSYLVANIA  
Kimberly Martin, Esq  
1022 Court Street  
Honesdale, PA 18431  
**05/20/16 · 05/27/16 · 06/03/16**

---

**SHERIFF SALE**

**June 15, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
607-2015r SUR JUDGEMENT  
NO. 607-2015 AT THE  
SUIT OF U.S. Bank National  
Association, not in its individual  
capacity buy solely as Trustee  
of OWS REMIC Trust  
2015-1 vs Dana Derose aka  
Dana Jettters aka Dana M.  
Derose aka Dana M. Jettters  
and Joshua Jettters aka Joshua  
R. Jettters 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  
June 15, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

Parcel NO. 175.02-02-06  
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:  
PARCEL 1  
BEING Lot 43ABCD, Block  
W-601 as set forth on Plan  
of Lots-Wild Acres, Section  
6, Delaware Township, Pike  
County, Pennsylvania, dated  
March 1968, by John B. Aicher,  
Monroe Engineering, Inc.,  
Stroudsburg, PA, and filed in  
the office of Recorder of Deeds  
of Pike County, Pennsylvania in  
Plat Book Volume 6, Page 197  
on August, 1968.  
PARCEL 2  
BEGINNING at a point  
for a corner, said point of  
beginning being located on the  
Right-of-Way line of Puma  
Court and also being located on  
the common boundary line of  
lots 43 and 44, Block W-801,  
Section 6, Wild Acres, thence  
South 28 degrees 49 minutes  
West 40 feet to a point for a  
corner; thence South 61 degrees  
11 minutes East 150 to a point  
for a corner; thence North 28  
degrees 49 minutes East 40 feet  
to a point for a corner; thence  
North 61 degrees 11 minutes  
West 150 feet to the point and  
place of BEGINNING. BEING  
the Easterly one-half of Lots  
44ABCD, W-601, 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 filer in the Office for the  
Recorder of Deeds in and for  
Pike County, Pennsylvania,  
in Plat Book 6, Page 197 on  
August 16, 1968.

The above described premises are now known as Lots 43-A, Block W-601, Section 6, Wild Acres as sets forth on a map or plan entitled "Survey for Philip Easton" by Victor E. Orben, Professional Land Surveyor, Milford, PA 18337 dated December 12, 2001 and recorded in the Office for the Recording of Deeds at Milford, Pike County, Pennsylvania in Plat Book Volume 28 Page 283. Lots 43ABCD and Easterly 1/2 of Lots 44 ABCD, Block w-601, Section 6, Wild Acres are irrevocably combined and will be hereafter referred to as Lot 430A, Block W-691, Section 6. Lot 43A, Black W. 601, Section 6, Wild Acres, may not be re-subdivided without the approval of Wild Acres Lakes Property Owners Association. BEING THE SAME PREMISES which Philip Eaton, by indenture bearing date the 21 day of October, 2003 and being recorded at Milford, Pennsylvania in the Office for the Recording of Deeds, in and for the County of Pike, on the 21st day of October, 2003 in Record Book Volume 2013, page 1069, granted and conveyed unto Philip Eaton, in fee.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Dana Derosé aka Dana Jettters aka Dana M. Derosé aka Dana M. Jettters and Joshua

Jettters aka Joshua R. Jettters DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$119,259.94, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Dana Derosé aka Dana Jettters aka Dana M. Derosé aka Dana M. Jettters and Joshua Jettters aka Joshua R. Jettters DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$119,259.94 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

Stern & Eisenberg PC  
1581 Main Street, Ste. 200  
The Shops at Valley Square  
Warrington, PA 18976  
05/20/16 · 05/27/16 · 06/03/16

---

**SHERIFF SALE**

**June 15, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
612-2015r SUR JUDGEMENT  
NO. 612-2015 AT THE SUIT  
OF Flagstar Bank, FSB vs John  
W. Nunnally 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  
June 15, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 612-2015  
Flagstar Bank F.S.B.  
v.

John W. Nunnally  
owner(s) of property situate in  
the LEHMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being 51 Walnut Trail RR 2 Box  
72A22, a/k/a 105 Jordan Court,  
Bushkill, PA 18324  
Parcel No. 197.03-01-63.005-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING

Judgment Amount: \$153,668.81  
Attorneys for Plaintiff  
Phelan Hallinan Diamond &  
Jones, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO John W. Nunnally  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$153,668.81,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

OWNERS TO COLLECT  
\$153,668.81 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond Jones  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
05/20/16 · 05/27/16 · 06/03/16

---

**SHERIFF SALE**

**June 15, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
634-2014r SUR JUDGEMENT  
NO. 634-2014 AT THE  
SUIT OF Wells Fargo Bank,  
NA vs Clevonne Gregory aka  
Clevonne K. Gregory and  
Tricia Gregory aka Tricia S.  
Gregory 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  
June 15, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT LEGAL  
DESCRIPTION**

All that certain piece and parcel  
of land situate in the Township

of Greene, County of Pike and  
State of Pennsylvania:  
PARCEL: 128.00-01-23  
BEING KNOWN AND  
NUMBERED AS: 106 God  
Sent Court, Township of  
Greene, PA 18426

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Clevonne Gregory aka  
Clevonne K. Gregory and Tricia  
Gregory aka Tricia S. Gregory  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$225,133.06,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Clewonne  
Gregory aka Clewonne K.  
Gregory and Tricia Gregory  
aka Tricia S. Gregory  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$225,133.06 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Manley, Deas & Kochalski,  
LLC  
PO Box 165208  
Columbus, OH 43216-5028  
**05/20/16 · 05/27/16 · 06/03/16**

---

**SHERIFF SALE**

**June 15, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
660-2015r SUR JUDGEMENT  
NO. 660-2015 AT THE  
SUIT OF Citibank, NA as  
Trustee, for Structured Asset  
mortgage Investments II  
Trust 2007-AR6, Mortgage  
pass-Through Certificates,  
Series 2007-AR6 vs Philip J.  
Alexander 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

June 15, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN lot or  
lots, parcel or piece of ground  
situate in Lehman Township,  
Pike County, Pennsylvania,  
being lot or lots No 999, Section  
No. 15, as is More particularity  
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, Mitford, Pike County,  
Pennsylvania, in Plot Book  
Volume 15, page 14.  
PARCEL No. 192.02-02-17  
BEING Known As: 999 Stuart  
Place, Bushkill, PA 18324

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Philip J. Alexander  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$97,547.62,  
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 Philip J.  
Alexander DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$97,547.62 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law group  
701 Market Street  
Philadelphia, PA 19106-1532  
05/20/16 · 05/27/16 · 06/03/16

---

**SHERIFF SALE**

**June 15, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
788-2008r SUR JUDGEMENT  
NO. 788-2008 AT THE  
SUIT OF Deutsche Bank  
National Trust Company,  
Solely as Trustee for Mastr  
Specialized loan Trust 2006-3  
Mortgage Pass-Through

Certificates, Series 2006-3 vs  
Stephen Pellegrino aka Stephen  
Pellegrino 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  
June 15, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 788-2008

Deutsche Bank National Trust  
Company, Solely as Trustee for  
Mastr Specialized Loan Trust  
2006-3 Mortgage Pass-Through  
Certificates, Series 2006-3  
v.

Stephen Pellegrino a/k/a  
Stephen Pellegrino  
owner(s) of property situate in  
the PIKE County, Pennsylvania,  
being 3560 Sunrise Lakes,  
Milford, Pa 18337

Parcel No. 122.01-04-77  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$252,510.51

Attorneys for Plaintiff  
Phelan Hallinan Diamond &  
Jones, LLP

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

TO Stephen Pellegrino  
aka Stephen Pellegrino  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$252,510.51,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Stephen  
Pellegrino aka Stephen  
Pellegrino DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$252,510.51 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

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

Jones  
1617 JFK Blvd, Ste. 1400  
Philadelphia, PA 19103  
**05/20/16 · 05/27/16 · 06/03/16**

---

**SHERIFF SALE**

**June 15, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
789-2013r SUR JUDGEMENT  
NO. 789-2013 AT THE  
SUIT OF Wells Fargo  
Bank, NA as Trustee for  
Option One Mortgage Loan  
Trust 2007-FXD1 vs Jose  
Mercado 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  
June 15, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHERIFF'S SALE  
DESCRIPTION: ALL THAT  
CERTAIN lot or lots, parcel  
or piece of ground situate  
in Lehman Township, Pike  
County, Pennsylvania  
LOCATION OF PROPERTY:  
952 Saw Creek Estates, Lot  
1022 Winchester Way a/k/a  
4132 Winchester Way, Bushkill,  
PA 18324  
PARCEL NO.: 192-02-02-40  
THE IMPROVEMENTS

THEREON ARE: Residential Dwelling  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF: Jose Mercado  
REAL DEBT: \$187,505.94

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Jose Mercado  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$187,505.94,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$187,505.94 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Hladik Onorato & Federman  
LLP  
298 Wissahickon Avenue  
North Wales, PA 19454  
**05/20/16 · 05/27/16 · 06/03/16**

---

**SHERIFF SALE**

**June 15, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
795-2015r SUR JUDGEMENT  
NO. 795-2015 AT THE  
SUIT OF Scott W. Healy and  
Cathy H. Healy vs Michael J.  
MacCarthy 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  
June 15, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

LEGAL DESCRIPTION  
ALL THAT CERTAIN piece,  
parcel or lot of land situate, lying  
and being in the Borough of  
Milford, County of Pike, and

Commonwealth of Pennsylvania, more particularly described as follows, to wit:

Beginning at an iron pipe located in the southeasterly line of Second Street, being the northerly corner of the premises herein described and a common corner of lands of Pierson; thence running along lands of Pierson, south, 35 degrees, 45 minutes East 60 feet to a found iron pipe; thence South, 35 degrees 15 minutes West 38.79 feet to an iron bar; thence South, 63 degrees, 16 minutes East 4.12 feet to an iron bar; thence South, 49 degrees, 07 minutes West 20.0 feet to a found iron pipe; thence along lands of August Metz, North, 47 degrees, 09 minutes West 66.76 feet to an iron bar located in the southeast line of Second Street; thence along the line of said street, North, 54 degrees, 15 minutes East 70.0 feet to the point and place of BEGINNING. CONTAINING 3,927.13 square feet. As surveyed by Victor E. Orben, R.S., March 28, 1973, Dwg. No. M-73-111. REFERENCE TAX MAP NO. 113.17-01-32 and CONTROL NO. 08-0-000456 BEING THE SAME PREMISES WHICH SCOTT W. HEALY AND CATHY H. HEALY, HIS WIFE, CONVEYED TO MICHAEL J. McCARTHY, BY DEED DATED AUGUST 21, 2002 AND RECORDED ON AUGUST 28, 2002 IN THE OFFICE OF THE RECORDER OF DEEDS

OF PIKE COUNTY, PENNSYLVANIA, IN RECORD BOOK 1941, PAGES 1769-1772, WITH A COPY OF SAID RECORDED DEED ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBIT "A".

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Michael J. MacCarthy DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$12,929.10, 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 J. MacCarthy DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$12,929.10 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Klemeyer, Farley & Bernathy  
2523 Rte. 6, Ste. 1  
Hawley, PA 18428  
05/20/16 · 05/27/16 · 06/03/16

---

**SHERIFF SALE**

**June 15, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 831-2015r SUR JUDGEMENT NO. 831-2015 AT THE SUIT OF PHH Mortgage Corporation vs Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Joseph Sellitti aka Joseph M. Sellitti, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Glenn J. Sellitti, Deceased. DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD

STREET, MILFORD, PA 18337 ON WEDNESDAY June 15, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 2015-000831  
PHH Mortgage Corporation  
v.  
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Joseph Sellitti aka Joseph M. Sellitti, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Glenn J. Sellitti, Deceased owner(s) of property situate in the LACKAWAXEN TOWNSHIP, PIKE County, Pennsylvania, being 148 Granite Drive, Hawley, PA 18428-4032  
Parcel No. 009-01-01-04- (Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$86,959.37  
Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Unknown Heirs, Successors, Assigns, and All Persons, Firms,

or Associations Claiming Right, Title or Interest From or Under Joseph Sellitti aka Joseph M. Sellitti, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Glenn J. Sellitti, Deceased. DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$86,959.37, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Joseph Sellitti aka Joseph M.

Sellitti, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Glenn J. Sellitti, Deceased. DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$86,959.37 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1617 JFK Blvd, Ste. 1400  
Philadelphia, PA 19103  
**05/20/16** · 05/27/16 · 06/03/16

---

**SHERIFF SALE**

**June 15, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 851-2015r SUR JUDGEMENT NO. 851-2015 AT THE SUIT OF Wells Fargo Bank, NA vs Stephen D. Kotcher 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 June 15, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 851-2015

Wells Fargo Bank, NA

v.

Stephen D. Kotcher

owner(s) of property situate in  
the DINGMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being 104 Hebula Road,  
Milford, PA 18337-7721

Parcel No. 123.03-03-87.030-  
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$223,792.40

Attorneys for Plaintiff

Phelan Hallinan Diamond &  
Jones, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Stephen D. Kotcher  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$223,792.40,  
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 Stephen D.  
Kotcher DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$223,792.40 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamon &  
Jones  
1 Penn Center Plaza  
1617 JFK Blvd, Ste. 1400  
Philadelphia, PA 19103  
**05/20/16 · 05/27/16 · 06/03/16**

---

**SHERIFF SALE**

**June 15, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
903-2015r SUR JUDGEMENT  
NO. 903-2015 AT THE SUIT  
OF Fifth Third Mortgage  
Company vs Judith A.  
Marinozzi 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  
June 15, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 903-2015  
Fifth Third Mortgage Company  
v.  
Judith A. Marinozzi  
owner(s) of property situate in  
the DINGMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being 129 Brownstone Drive,  
Milford, PA 18337-4251  
Parcel No. 122.01-01-08.001-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$130,271.97  
Attorneys for Plaintiff  
Phelan Hallinan Diamond &  
Jones, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Judith A. Marinozzi  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$130,271.97,  
PLUS COSTS & INTEREST.  
THE SALE MADE

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

NOTICE TO ALL PARTIES  
AND CLAIMANT'S IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Judith A.  
Marinozzi DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$130,271.97 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
**05/20/16 · 05/27/16 · 06/03/16**

---

**SHERIFF SALE**  
**June 15, 2016**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,

PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1039-2015r SUR  
JUDGEMENT NO. 1039-2015  
AT THE SUIT OF Wells  
Fargo Bank, NA vs Christine  
M. Mayrhauser, aka Christine  
Mayrhauser and Karl W.  
Mayrhauser 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  
June 15, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT LEGAL  
DESCRIPTION

All that certain piece, parcel  
and tract of land, situate, lying  
and being in the Township of  
Lehman, County of Pike and  
State of Pennsylvania:  
PARCEL: 039074  
BEING KNOWN AND  
NUMBERED AS: R.R.5 Box  
5310, Township of Lehman, PA  
18324

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Christine M. Mayrhauser,  
aka Christine Mayrhauser  
and Karl W. Mayrhauser  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS

OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$181,492.41,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Christine  
M. Mayrhauser, aka Christine  
Mayrhauser and Karl W.  
Mayrhauser DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$181,492.41 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Manley, Deas & Kochalski,  
LLC  
PO Box 165208  
Columbus, OH 43216-5028

05/20/16 · 05/27/16 · 06/03/16

**SHERIFF SALE**

**June 15, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1061-2014r SUR JUDGEMENT NO. 1061-2014 AT THE SUIT OF Green Tree Servicing, LLC vs Maryann T. Venechanos, individually and in her Capacity as Heir of Peter T. Venechanos, Deceased, unknown heirs, successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Peter T. Venechanos, Deceased DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY June 15, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 1061-2014-CIVIL Green Tree Servicing LLC v. Maryann T. Venechanos, Individually and in Her Capacity as Heir of Peter T. Venechanos, Deceased, Unknown Heirs, Successors, Assigns, and All

Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Peter T. Venechanos, Deceased owner(s) of property situate in the BLOOMING GROVE TOWNSHIP, PIKE County, Pennsylvania, being 1139 Hemlock Farms, Hawley, PA 18428-9063 Parcel No. 120.01-02-81- (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$315,944.89 Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Maryann T. Venechanos, individually and in her Capacity as Heir of Peter T. Venechanos, Deceased, unknown heirs, successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Peter T. Venechanos, Deceased DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$315,944.89, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES

UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Maryann  
T. Venechanos, individually  
and in her Capacity as Heir of  
Peter T. Venechanos, Deceased,  
unknown heirs, successors,  
Assigns, and All Persons, Firms,  
or Associations Claiming Right,  
Title or Interest From or Under  
Peter T. Venechanos, Deceased  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$315,944.89 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
**05/20/16 · 05/27/16 · 06/03/16**

---

**SHERIFF SALE**  
**June 15, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1064-2012r SUR  
JUDGEMENT NO. 1064-2012  
AT THE SUIT OF US  
Bank National Association, as  
Trustee for Citigroup Mortgage  
Loan Trust, Inc. 2006-He1,  
Asset-Backed Pass-Through  
Certificates, Series 2006-He1  
vs Brian W. Boyd and Amanda  
Boyd 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  
June 15, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
By virtue of a Writ of Execution  
No. 1064-2012-CIVIL  
US Bank National Association,  
as Trustee for Citigroup  
Mortgage Loan Trust, Inc.  
2006-He1, Asset-Backed  
Pass-Through Certificates, Series  
2006-He1  
v.  
Brian W. Boyd  
Amanda Boyd  
owner(s) of property situate  
in the TOWNSHIP OF  
DINGMAN, PIKE County,  
Pennsylvania, being 120 Larch  
Drive, Milford, PA 18337-7385

Parcel No. 123.02-03-44  
(Acreage or street address)  
Improvements thereon:  
**RESIDENTIAL DWELLING**  
Judgment Amount: \$271,974.07  
Attorneys for Plaintiff  
Phelan Hallinan Diamond &  
Jones, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Brian W. Boyd and Amanda  
Boyd DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$271,974.07,  
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 Brian W.  
Boyd and Amanda Boyd  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$271,974.07 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond Jones  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
**05/20/16 · 05/27/16 · 06/03/16**

---

**SHERIFF SALE**

**June 15, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1098-2015r  
SUR JUDGEMENT  
NO. 1098-2015 AT THE  
SUIT OF OCWEN Loan  
Servicing, LLC vs Theophilus  
Mcatram 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  
June 15, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. CIVIL-1098-2015

OCWEN Loan Servicing, LLC  
v.

Theophilus Mcattram  
owner(s) of property situate in  
the LEHMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being 120 Simmons Place,  
Bushkill, PA 18324-8616  
Parcel No. 188.04-04-39-  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$161,453.77  
Attorneys for Plaintiff  
Phelan Hallinan Diamond &  
Jones, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Theophilus Mcattram  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$161,453.77,  
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 Theophilus  
Mcattram DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$161,453.77 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1 Penn Ctr Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
05/20/16 · 05/27/16 · 06/03/16

---

**SHERIFF SALE**

**June 15, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1112-2015r SUR  
JUDGEMENT NO. 1112-2015  
AT THE SUIT OF JPMorgan  
Chase Bank, NA vs Gordon  
T. Stagaard, in his Capacity  
as CO-Executor and Devisee  
of the Estate of Gordon L.  
Stagaard, Donna Dean, in Her

Capacity as CO-Executor and Devisee of the Estate of Gordon L. Stagaard 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 June 15, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 1112-2015

JPMorgan Chase Bank, N.A.  
v.

Gordon T. Stagaard, in his Capacity as CO-Executor and Devisee of the Estate of Gordon L. Stagaard, Donna Dean, in Her Capacity as CO-Executor and Devisee of the Estate of Gordon L. Stagaard

owner(s) of property situate in the DINGMAN TOWNSHIP, PIKE County, Pennsylvania, being 115 Bear Walk Drive, Milford, PA 18337-7748 Parcel No. 137.00-01-13.004- (Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$250,642.69

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

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

THE COMMONWEALTH OF PENNSYLVANIA TO Gordon T. Stagaard, in his Capacity as CO-Executor and Devisee of the Estate of Gordon L. Stagaard, Donna Dean, in Her Capacity as CO-Executor and Devisee of the Estate of Gordon L. Stagaard DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$250,642.69, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Gordon T. Stagaard, in his Capacity as CO-Executor and Devisee of the Estate of Gordon L. Stagaard, Donna Dean, in Her Capacity as CO-Executor and Devisee of the

Estate of Gordon L. Stagaard  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$250,642.69 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1617 JFK Blvd, Ste. 1400  
Philadelphia, PA 19103  
05/20/16 · 05/27/16 · 06/03/16

---

**SHERIFF SALE**

**June 15, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1211-2015r SUR  
JUDGEMENT NO. 1211-2015  
AT THE SUIT OF Nationstar  
Mortgage, LLC vs Michael  
J. Denicola and Alice K.  
Denicola 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  
June 15, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
DOCKET NO: 1211-2015  
ALL THAT CERTAIN lot

or piece of ground situate in  
Blooming Grove Township,  
County of Pike, and  
Commonwealth of Pennsylvania  
TAX PARCEL NO:  
133.01-02-79  
PROPERTY ADDRESS 110  
Gaskin Drive, Lords Valley, PA  
18428  
IMPROVEMENTS: a  
Residential Dwelling  
SOLD AS THE PROPERTY  
OF: Michael J. Denicola, Alice  
K. Denicola  
ATTORNEY'S NAME: Robert  
W. Williams, Esquire  
SHERIFF'S NAME: Phil Bueki

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Michael J. Denicola  
and Alice K. Denicola  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$142,859.96,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Michael J.  
Denicola and Alice K. Denicola  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$142,859.96 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Milstead & Assoc.  
1 E. Stow Road  
Marlton, NJ 08053  
**05/20/16 · 05/27/16 · 06/03/16**

---

**SHERIFF SALE**

**June 15, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1213-2015r SUR  
JUDGEMENT NO. 1213-2015  
AT THE SUIT OF U.S.  
Bank National Association,  
as Trustee, in trust on behalf  
of JPMorgan Mortgage  
Acquisition Trust 2006-CW2  
vs Sulaiman Abdus-Salaam  
and Jannah Abdus-Salaam  
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  
June 15, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
DOCKET NO: 2015-01213  
ALL THAT CERTAIN lot  
or piece of ground situate in  
Lehman Township, County of  
Pike, and Commonwealth of  
Pennsylvania  
TAX PARCEL NO:  
199.01-02-63  
PROPERTY ADDRESS  
1123 Stony Hollow Circle, E.  
Stroudsburg, PA 18302  
IMPROVEMENTS: a  
Residential Dwelling  
SOLD AS THE PROPERTY  
OF: Sulaiman Abdus-Salaam,  
Jannah Abdus-Salaam  
ATTORNEY'S NAME: Robert  
W. Williams, Esquire  
SHERIFF'S NAME: Phil Bueki

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Sulaiman Abdus-Salaam  
and Jannah Abdus-Salaam  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A

JUDGMENT ON THE AMOUNT OF \$233,561.54, 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 Sulaiman Abdus-Salaam and Jannah Abdus-Salaam DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$233,561.54 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Milstead & Assoc.  
Woodland Falls Corporate Park  
220 Lake Drive East, Ste. 301  
Cherry Hill, NJ 08002  
**05/20/16 · 05/27/16 · 06/03/16**

**SHERIFF SALE**  
**June 15, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1267-2015+ SUR JUDGEMENT NO. 1267-2015 AT THE SUIT OF U.S. Bank National Association vs Nicholas M. Sammartino 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 June 15, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE TOWNSHIP OF LACKAWAXEN, COUNTY OF PIKE AND STATE OF PENNSYLVANIA, BEING KNOWN AND DESIGNATED AS LOT 62, IN THE SUBDIVISION OF LEDGEVIEW DIVISION, SECTION VIII, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF PIKE COUNTY IN PLAT BOOK VOLUME 8, PAGE 107 AND 108, ON THE 17TH OF NOVEMBER, 1970. Tax ID: 009-04-01-46 BEING THE SAME PREMISES which Nicholas

Sammartino and Michelle Sammartino, his mother, by Deed dated 10/27/2005 and recorded 11/14/2005 in the Office of the Recorder of Deeds in and for the County of Pike, in Deed Book 2144 and Page 533, granted and conveyed unto Nicholas Sammartino, single.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Nicholas M. Sammartino DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$116,144.79, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Nicholas M. Sammartino DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$116,144.79 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Shapiro & DeNardo  
3600 Horizon Drive, Ste. 150  
King of Prussia, PA 19406  
**05/20/16 · 05/27/16 · 06/03/16**

---

**SHERIFF SALE**

**June 15, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1282-2014r SUR JUDGEMENT NO. 1282-2014 AT THE SUIT OF Citimortgage, Inc. vs Marie D. Riscen and Jody Riscen 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 June 15, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN

lot, parcel or piece of land situate in the Township of Lehman, County of Pike, an Commonwealth of Pennsylvania, being Lot 35, Phase I, The Glen at Tamiment, 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 24, Pages 154, 155, 156 and 157.

Map# 188-01-01-30  
Deed Book 1944 Page 823  
BEING the same premises which Swadesh Mukerji and Sukla Mukerji, husband and wife, by Deed dated August 31, 2002 and recorded September 16, 2002, in the Office for the Recorder of Deeds in and for Pike County, in Deed Book Volume 1944, Page 823, conveyed unto MARIE D. RISCEN and JODY RISCEN, as tenant by the entireties BEING KNOWN AS: 263 THE GLEN, TAMIMENT, PA 18371-9717 a/k/a 35 RIVENDELL DRIVE LEHMAN, PA 18371  
TAX PARCEL #188.01-01-30 IMPROVEMENTS:  
Residential property.

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

JUDGMENT ON THE AMOUNT OF \$158,720.16, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Marie D. Riscen and Jody Riscen DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$158,720.16 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Powers Kim & Assoc.  
8 Neshaminy Interplex, Ste. 215  
Trevose, PA 19053  
**05/20/16 · 05/27/16 · 06/03/16**

---

**SHERIFF SALE**  
**June 15, 2016**  
BY VIRTUE OF WRIT  
OF EXECUTION

ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1368-2015r SUR JUDGEMENT NO. 1368-2015 AT THE SUIT OF U.S. Bank National Association, as Trustee for The Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2005-11 vs Louis V. Stigler, 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 June 15, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION  
By virtue of a Writ of Execution No. 1368-2015  
U.S. Bank National Association, as Trustee for The Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2005-11 v.  
Louis V. Stigler, Jr  
owner(s) of property situate in the DELAWARE TOWNSHIP, PIKE County, Commonwealth of Pennsylvania, being 106 Mink Road, Dingmans Ferry, PA 18328-4027  
Parcel No. 175.02-09-68  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$194,273.46  
Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Louis V. Stigler, Jr. DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$194,273.46, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

Stigler, Jr. DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$194,273.46 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1 Penn Center Plaza  
1617 JFK Blvd, Ste. 1400  
Philadelphia, PA 19103  
**05/20/16 · 05/27/16 · 06/03/16**

---

**SHERIFF SALE**

**June 15, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1369-2015r  
SUR JUDGEMENT NO.  
1369-2015 AT THE SUIT OF  
Deutsche Bank National Trust  
Company, as Trustee for Argent  
Securities, Inc., Asset-Backed  
pass-Through Certificates, Series  
2006-W2 c/o Ocwen Loan  
Servicing, LLC vs Gregory  
Southard 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  
June 15, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID

DATE:

The following described  
real property situate in the  
Township of Delaware, County  
of Pike, and commonwealth of  
Pennsylvania, to wit:

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

Lots 13 ABC, Block B-104,  
as set forth on a Plan of Lots  
- BIRCHWOOD LAKES  
SECTION 15, Delaware  
Township, Pike County,  
Pennsylvania dated August 1966  
by John B. Aicher, Monroe  
Engineering, Inc., Stroudsburg,  
Pennsylvania, and filed in the  
office for the Recording of  
Deeds in and for Pike County,  
Pennsylvania in Plat Book 5,  
Page 136 on September 15th,  
1966.

Premises being 146  
Whisperwood Drive, Dingmans  
Ferry, PA 18328  
Parcel no. 149.04-01-30  
BEING the same premises  
which Olga Pace by Deed dated  
November 6, 2002 and recorded  
November 7, 2002 in the Office  
of the Recorder of Deeds in  
and for Pike County in Deed  
Book: 1952 Page 895, granted  
and conveyed unto Gregory  
Southard.

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

THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Gregory Southard  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$136,310.80,  
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 Gregory  
Southard DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$136,310.80 PLUS COSTS  
AND INTEREST AS  
AFORESAID.  
PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg

1581 Main Street, Ste. 200  
Warrington, PA 18976  
05/20/16 · 05/27/16 · 06/03/16

---

**SHERIFF SALE**

**June 15, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1375-2014r SUR  
JUDGEMENT NO. 1375-2014  
AT THE SUIT OF JPMorgan  
Chase Bank, National  
Association vs Beth Berlin and  
Rob Berlin 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  
June 15, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN lot  
or parcel of land situate in the  
Township of Dingman, County  
of Pike and Commonwealth  
of Pennsylvania, Being LOT  
1404, SECTION H, as shown  
on map or plan of Pocono  
Mountain Woodland Lakes on  
file in the Recorder of Deeds  
Office at Milford, Pike County,  
Pennsylvania, in Plat Book  
Volume 12 Page 94.  
TAX PARCEL # 110.02-03-45  
(Control #03-0-019225)  
BEING KNOWN AS: 127  
Magnolia Lane, Milford, PA

18337

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Beth Berlin and Rob Berlin DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$280,596.97, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Beth Berlin and Rob Berlin DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$280,596.97 PLUS COSTS AND INTEREST AS

AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
**05/20/16 · 05/27/16 · 06/03/16**

---

**SHERIFF SALE**

**June 15, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1400-2015r SUR JUDGEMENT NO. 1400-2015 AT THE SUIT OF Caliber Home Loans, Inc. vs Peter A. Phillipson and Lynda M. Phillipson 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 June 15, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

All that certain piece or parcel or Tract of land situate Township of Delaware, Pike County, Pennsylvania, and being known as 103 Ryder Lane aka 197 Silver Lake Road, Dingmans Ferry, Pennsylvania 18328.  
**TAX MAP AND PARCEL**

NUMBER: CONTROL#: 031208 MAP: 162.04-04-10  
THE IMPROVEMENTS THEREON ARE: Residential Dwelling  
REAL DEBT: \$106,837.73  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Peter A. Phillipson and Lynda M. Phillipson  
McCabe, Weisberg and Conway, P.C.  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Peter A. Phillipson and Lynda M. Phillipson DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$106,837.73, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Peter A. Phillipson and Lynda M. Phillipson DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$106,837.73 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street, Ste. 1400  
Philadelphia, PA 19109  
**05/20/16 · 05/27/16 · 06/03/16**

---

**SHERIFF SALE**

**June 15, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1433-2014r SUR JUDGEMENT NO. 1433-2014 AT THE SUIT OF Carrington Mortgage Services, LLC vs Keith V. Hinkle, 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  
June 15, 2016 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 Lehman, County of Pike and  
Commonwealth of Pennsylvania,  
more fully described as follows:  
Lot No. 27, Stage 4, Pine Ridge,  
as shown on Plat of Pine Ridge,  
Inc., Stage 4 recorded in the  
Office of the Recorder of Deeds  
of Pike County in Plat Book  
Volume 7 at Page 107 on July  
19, 1969.

Being the same premises that  
David Ferranti and Sheila  
Ferranti, his wife by deed dated  
October 19, 2007 and recorded  
on October 22, 2007 in the office  
of Recorder of Deeds in and for  
Pike County, at Book 2254 and  
Page 420, and Instrument No.  
2000700016149, conveyed unto  
Keith V. Hinkle, Jr., married,  
Grantee herein.  
Parcel No. 06-0-193.04-03-25

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Keith V. Hinkle, JR  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID

REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$120,389.41,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Keith V.  
Hinkle, JR DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$120,389.41 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Richard M. Squire & Assoc.  
1 Jenkintown Station  
115 West Avenue, Ste. 104  
Jenkintown, PA 19046  
05/20/16 · 05/27/16 · 06/03/16

---

**SHERIFF SALE**

**June 15, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1451-2015r SUR JUDGEMENT NO. 1451-2015 AT THE SUIT OF NBT Bank, NA formerly Pennstar Bank, a division of NBT Bank, NA, now by assignment CNB Realty Trust vs Ralph Mastrangelo, deceased and Francine F. Mastrangelo 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 June 15, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY NBT BANK, NA, FORMERLY PENNSTAR BANK, A DIVISION OF NBT BANK, NA, NOW BY ASSIGNMENT, CNB REALTY TRUST v. RALPH MASTRANGELO, deceased and FRANCINE F. MASTRANGELO

Case No. 1451-cv -2015  
All that certain lot, piece or parcel of land, situate in the Township of Greene, County of Pike and Commonwealth of Pennsylvania, marked and designated as follows:

Lot No. 702, Section C, as shown on Map of "The Escape" made by William E. Sacra and Associates and recorded in the Office of the Recorder for Pike County, Pennsylvania, as per duly recorded plat maps. Being the same premises conveyed to Ralph P. Mastrangelo and Francine F. Mastrangelo, his wife, dated December 14, 1988 and recorded in Pike County Book 1305 Page 170. The said Ralph P. Mastrangelo departed this life and title passed by operation of law unto surviving spouse Francine F. Mastrangelo.  
MAP/PARCEL/PLATE: 085.01-04-52  
PIN NO. 04-0-015338  
LOT SIZE: .167 acres  
PROPERTY ADDRESS: 136 Oak Drive, Greentown, PA 18426  
IMPROVED WITH A DWELLING

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Ralph Mastrangelo, deceased and Francine F. Mastrangelo DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$33,855.60, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST

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

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Ralph  
Mastrangelo, deceased and  
Francine F. Mastrangelo  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$33,855.60 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Hourigank Kluger & Quinn  
600 3rd Avenue  
Kingston, PA 18704  
**05/20/16 · 05/27/16 · 06/03/16**

**SHERIFF SALE**

**June 15, 2016**

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

NO 1475-2015r SUR  
JUDGEMENT NO. 1475-2015  
AT THE SUIT OF Nationstar  
Mortgage LLC vs Timothy  
M. Fraenza and m. Veronica  
Fraenza 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  
June 15, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

All that certain lot, piece, parcel  
of land situate lying and being in  
the Township of Delaware, City  
of Dingmans Ferry, County of  
Pike and State of Pennsylvania,  
described as follows, to wit:  
Being Lot No. 61, Section A,  
as shown on a survey entitled  
“Key Plan to Marcel Lake, Inc.,  
in Delaware Township, Pike  
County, Pennsylvania, scale  
1” = 100’, “surveyed by Victor  
E. Orben, R.S., March - April  
1961, revised to September  
16, 1961, and recorded in Pike  
County Plat Book 3, Page 166  
on December 4, 1961.  
Tax ID: 148.04-08-15  
BEING THE SAME  
PREMISES which Charles  
Grodberg and Adrienne  
Grodberg, his wife, by Deed  
dated 7/8/1988 and recorded  
8/3/188 in the Office of the  
Recorder of Deeds in and for  
the County of Pike, in Deed  
Book 1261 and Page 13, granted

and conveyed unto Timothy M. Fraenza and M. Veronica Fraenza, his wife.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Timothy M. Fraenza and m. Veronica Fraenza DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$140,253.98, 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 Timothy M. Fraenza and m. Veronica Fraenza DEFENDANTS,

OWNERS REPUTED OWNERS TO COLLECT \$140,253.98 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Shapiro & DeNardo  
3600 Horizon Drive, Ste. 150  
King of Prussia, PA 19406  
**05/20/16 · 05/27/16 · 06/03/16**

---

**SHERIFF SALE**

**June 15, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1491-2015r SUR JUDGEMENT NO. 1491-2015 AT THE SUIT OF US Bank, NA, in its capacity as Trustee for the registered holders of MASTR Asset Backed Securities Trust 2005-NC2, Mortgage Pass-Through Certificates, Series 2005-NC2 c/o Ocwen Loan Servicing, LLC vs Peter D. Stenson and Laura A. Stenson DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY June 15, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

PARCEL 1:

ALL THAT CERTAIN piece, parcel, lot or tract of land situate, lying and being in the Township of Dingman, County of Pike and Commonwealth of Pennsylvania, more particularly described as lot no. 25, block no. 12, section no. 2, Gold Key Estates, as shown on a plat or map of Gold Key Estates, subdivision recorded in the Office of the Recorder of Deeds of Pike County in plat book 6, page 7.

PARCEL #122.04-04-80

PARCEL 2:

ALL THAT CERTAIN piece, parcel, lot or tract of land situate, lying and being in the Township of Dingman, County of Pike and Commonwealth of Pennsylvania, more particularly described as lot no. 24, block no. 12, section no. 2, Gold Key Estate, as shown on a plat or map of Gold Key Estates, subdivision recorded in the Office of the Recorder of Deeds of Pike County in plat book 6, page 7.

PARCEL #122.04-04-79

PREMISES BEING: 107 Stafford Court, Milford, PA 18337

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

Stenson and Larua A. Stenson, husband and wife.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Peter D. Stenson and Laura A. Stenson DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$139,264.36, 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 Peter D. Stenson and Laura A. Stenson DEFENDANTS, OWNERS REPUTED OWNERS TO

COLLECT \$139,264.36 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg  
1581 Main Street, Ste. 200  
Warrington, PA 18976  
05/20/16 · 05/27/16 · 06/03/16

---

**SHERIFF SALE**

**June 15, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1503-2015r SUR  
JUDGEMENT NO. 1503-2015  
AT THE SUIT OF The  
Bank of New York Mellon  
Trust Company, National  
Association fka The Bank of  
New York Trust Company,  
NA as successor to JPMorgan  
Chase Bank, as Trustee for  
Residential Asset Mortgage  
Products, Inc. Mortgage  
Asset-Backed Pass-Through  
Certificates Series 2004-RS8,  
c/o Owen Loan Servicing, LLC  
vs Richard Stevens and Eileen  
Stevens 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  
June 15, 2016 at 11:00 AM  
PREVAILING TIME IN THE

AFORENOON OF SAID  
DATE:

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

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

Being Lot/Lots 134 Section  
No. 3 as shown on map entitled  
subdivision of Pocono Mountain  
Water Forest Corporation on  
file in the Recorder's Office at  
Milford, Pennsylvania in plot  
Book No. 10 Page 50.

PREMISES BEING 102 Laurel  
Court, Milford, PA 18337  
PARCEL # 136.02-02-21/03-0-  
018036

BEING the same premises  
which Michelle R. Ford, Single  
and Mary E. Bebb, Single by  
Deed dated May 28, 2004 and  
recorded June 3, 2004 in the  
Office of the Recorder of Deeds  
in and for Pike County in Deed  
Book: 2049 Page 2000, granted  
and conveyed unto Richard  
Stevens and Eileen Stevens,  
husband and wife, as tenants by  
the entirety.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Richard Stevens and Eileen  
Stevens DEFENDANTS,  
OWNER, OR REPUTED

OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$182,720.62,  
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 Richard  
Stevens and Eileen Stevens  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$182,720.62 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg  
1581 Main Street, Ste. 200  
Warrington, PA 18976  
**05/20/16 · 05/27/16 · 06/03/16**

---

**SHERIFF SALE**

**June 15, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1515-2015r  
SUR JUDGEMENT NO.  
1515-2015 AT THE SUIT  
OF Peoples Security Bank  
& Trust Co., successor by  
merger to Penn Security  
Bank & Trust Co. vs Jose R.  
Figueroa and Ida B. Chaluisant  
Figueroa DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
June 15, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

BY VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
PEOPLES SECURITY BANK  
& TRUST, SUCCESSOR  
BY MERGER TO PEN  
SECURITY BANK & TRUST  
CO. V. JOSE R. FIGUEROA  
and IDA B. CHALUISSANT  
FIGUEROA  
Case No. 1515-2015 civil  
ALL THAT CERTAIN lot or  
lots, parcel or piece of ground  
situate in Lehman Township,  
Pike County, Pennsylvania being  
lot or lots numbers 934, Section  
No. 14 as it 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 Recorder of Deeds, Milford, Pike County, Pennsylvania, in Plot Bool Volume No. 17 at Page No. 86. BEING the same premises conveyed to Jose R. Figueroa and Ida B. Chaluisant Figueroa by deed of Ana Nash dated March 25, 2007 and recorded in the Recorder of Deeds Office of Pike County in Pike County Book 2229 Page 1775, Instrument No. 200700006667.

MAP/PARCEL/PLATE:

921.04-04-39

PIN NO. 06-0-066465

LOT SIZE: 0.37 acres

PROPERTY ADDRESS: 934 Decker Road, Bushkill, PA 18324

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jose R. Figueroa and Ida B. Chaluisant Figueroa DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$102,012.38, 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 Jose R. Figueroa and Ida B. Chaluisant Figueroa DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$102,012.38 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Hourigan, Kluger & Quinn  
600 3rd Avenue  
Kingston, PA 18704  
**05/20/16** · 05/27/16 · 06/03/16

---

**SHERIFF SALE**

**June 15, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1516-2015r SUR JUDGEMENT NO. 1516-2015 AT THE SUIT OF Federal

National Mortgage Association  
("Fannie Mae") vs Terry B.  
Hartley 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  
June 15, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

LEGAL DESCRIPTION

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

Lot No. 61, Phase III, of the  
Glen at Tamiment Subdivision,  
as shown on those certain plans  
titled 'Final Plan, Phase III,  
The Glen at Tamiment', Sheet  
1 of 12 and Sheet 2 of 12 dated  
December 30, 1987 and revised  
April 5, 1988, and recorded  
on January 10, 1989, in Pike  
County Map Book 26 at pages  
125 and 126, in the Township  
of Lehman, County of Pike and  
Commonwealth of Pennsylvania.  
UNDER AND SUBJECT to  
the Declaration of Covenants,  
Conditions and Restrictions with  
Exhibits attached thereto, for  
The Glen at Tamiment, which  
is recorded in the Recorder of  
Deeds in and for Pike County,  
Pennsylvania, in Deed Book  
Volume 1076, at Page 270,  
and as such Declaration may

be supplemented and amended  
from time to time.  
ALSO UNDER AND  
SUBJECT to the Master  
Declaration of Tamiment Resort  
and Country Club, recorded in  
the Recorder of Deeds in and for  
Pike County, Pennsylvania, in  
Deed Book Volume 916, at Page  
207, and as such Declaration  
may be supplemented and  
amended from time to time.  
PARCEL IDENTIFICATION  
NO: 187,02-01-32, CONTROL  
#: 06-0-110134  
IMPROVEMENTS:  
Residential dwelling

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Terry B. Hartley  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$38,029.09,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Terry B. Hartley DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$38,029.09 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Martha E. Von Rosenstiel  
649 South Avenue, St.e 7  
Secane, PA 19018  
**05/20/16 · 05/27/16 · 06/03/16**

**SHERIFF SALE**

**June 15, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1519-2015r SUR JUDGEMENT NO. 1519-2015 AT THE SUIT OF The Bank of New York Mellon, the successor to JPMorgan Chase Bank, as Trustee for CIT Home Equity Loan Trust 2002-2 vs Paul C. Magnotta 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 June 15, 2016 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 Lackawaxen, County of Pike and Commonwealth of Pennsylvania, more particularly described as follows to wit: Lot 436; said lot being shown on a subdivision plan of development consisting of seventeen sections, entitle Falling Waters at Masthope, prepared by Edward C. Hess Associates, Inc. and recorded in that Office the Recorder of Deeds of Pike County, Pennsylvania in Plat Book Volume 16, at Pages 18-34.

Being known as Lot 436, Section 7, a/k/a 436 Falling Waters Boulevard, Falling Waters At Masthope, Lackawaxen, PA 18435.

Being the same premises that Paul Magnotta, also known as Paul C. Magnotta by deed dated August 11, 2000 and recorded on August 18, 2000 in the office of Recorder of Deeds in and for Pike County, at Book 1861 and Page 813, and Instrument No. 200000009514, conveyed unto Paul C. Magnotta, single, Grantee herein.

Parcel No. 013.04-02-27-05

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Paul C. Magnotta DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$197,522.11, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Paul C. Magnotta DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$197,522.11 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Richard M. Squire & Assoc.  
1 Jenkintown Station  
115 West Avenue, Ste. 104  
Jenkintown, PA 19046  
**05/20/16 · 05/27/16 · 06/03/16**

---

**SHERIFF SALE**

**June 15, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1533-2015r SUR JUDGEMENT NO. 1533-2015 AT THE SUIT OF New Penn Financial, LLC, d/b/a Shellpoint Mortgage Servicing vs John J. Brophy St, Solely in His Capacity as Heir of John J. Brophy, Jr., Deceased and Michael Brophy Solely in His Capacity as Heir of John J. Brophy Jr., Deceased DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY June 15, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN piece or parcel of land situate in the Township of Dingman, County of Pike, Commonwealth of

Pennsylvania, more particularly described as follows:

BEGINNING at a stake and stone corner being a common corner of Lot No. 24 thence along the Easterly line of said Slaymaker Road, North 15 degrees 15 minutes East 100 feet to a stake and stone corner, thence still along same North 49 degrees 30 minutes East 46 feet to a stake and stone corner; thence along the Southerly line of Corbin Road, South 55 degrees 52 minutes East 131.5 feet to a stake and stone corner, thence South 15 degrees 15 minutes West 96 feet to a stake and stone corner; being a common corner of Lot No 24, thence along the line of Lot 24, North 74 degrees, 45 minutes West 150 feet to the point and place of Beginning.

Being known as LOT NO. 26, BLOCK 1, SECTION 3, GOLD KEY ESTATES. Magnet Meridian as of 1962 as surveyed by Victor E. Orben, RS., June 28, 1962, Drawing No. 258.

PARCEL No. 123-01-03-11 BEING Known As: 118 Slaymaker Road, Milford, PA 18337

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO John J. Brophy St, Solely in His Capacity as Heir of John J. Brophy, Jr., Deceased and Michael Brophy Solely

in His Capacity as Heir of John J. Brophy Jr., Deceased DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$126,838.30, 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 John J. Brophy St, Solely in His Capacity as Heir of John J. Brophy, Jr., Deceased and Michael Brophy Solely in His Capacity as Heir of John J. Brophy Jr., Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$126,838.30 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
**05/20/16 · 05/27/16 · 06/03/16**

**SHERIFF SALE**

**June 15, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1550-2015r SUR  
JUDGEMENT NO. 1550-2015  
AT THE SUIT OF Ocwen  
Loan Servicing, LLC vs  
Frank Bradley a/k/a Frank L.  
Bradley 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  
June 15, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN piece,  
parcel and tract of land situate,  
lying and being in the Township  
of Dingman, County of Pike and  
Commonwealth of Pennsylvania,  
more particularly described as  
follows to wit:  
BEING Lot NO. 23, Block No.  
40, Section 3, Gold Key Estates,  
as shown on plat or map of  
Gold Key Estates, subdivisions  
recorded in the Office of the

Recorder of Deeds of Pike  
County in Plat Book 7, at page  
150.

BEING THE SAME  
PREMISES which DINAH  
SHOULBERG, Single, by  
Indenture bearing date the  
23rd day of November, 1981  
and being recorded at Milford,  
Pennsylvania in the Office for  
the Recording of Deeds, in and  
for the County of Pike, on the  
30th day of December, 1981 in  
Deed Book Volume 802, page  
318, granted and conveyed unto  
JAMES R. SCHIFFER, in fee.  
BEING KNOWN AS: 115  
Wordsworth Rd Gold Key  
Estates n/k/a 115 Wordsworth  
Road a/k/a 2295 Gold key Est,  
Milford, PA 18337  
PROPERTY ID NO.:  
03-0-020788  
TITLE TO SAID PREMISES  
IS VESTED IN Frank L.  
Bradley BY DEED FROM  
James R. Schiffer and Dorinda  
M. Cosimano, his wife DATED  
08/10/2009 RECORDED  
08/10/2009 IN DEED BOOK  
2317 PAGE 907.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Frank Bradley  
a/k/a Frank L. Bradley  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE

AMOUNT OF \$127,096.82,  
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  
Bradley a/k/a Frank L. Bradley  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$127,096.82 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices  
Woodcrest Corporate Center  
111 Woodcrest Rd., Ste. 200  
Cherry Hill, NJ 08003-3620  
**05/20/16 · 05/27/16 · 06/03/16**

---

**SHERIFF SALE**  
**June 15, 2016**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED

OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1555-2015r SUR  
JUDGEMENT NO. 1555-2015  
AT THE SUIT OF U.S.  
Bank National Association, as  
Trustee, successor in interest  
to Bank of America, National  
Association, as Trustee,  
Successor by merger to LaSalle  
Bank National Association,  
as Trustee for Bear Stearns  
Asset Backed Securities I Trust  
2007-HE7, Asset Backed-Cer-  
tificates, Series 2007-HE7 vs  
Edward Ferro aka Edward  
J. Ferro 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  
June 15, 2016 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 Delaware, County of Pike and  
Commonwealth of Pennsylvania,  
more particularly described as  
follows, to wit:  
PARCEL I: BEING Lot No. 7  
ABCD, Block W-1103. Section  
11, as shown on a map or plan  
of Wild Acres, dated February  
3, 1971, by Joseph D. Sincavage,  
Monroe Engineering, Inc.,  
Stroudsburg, Pennsylvania, on

file in the Recorder of Deeds Office at Milford, Pike County, Pennsylvania, in Map Book Volume 8, page 171, on June 7, 1971.

PARCEL II: BEING Lot 8, Block W-1103, as set forth on a Plan of Lots, Wild Acres, Section Eleven, Delaware Township, Pike County, Pennsylvania, dated February 1971 by Joseph D. Sincavage, Monroe Engineering, Inc., Stroudsburg, Pennsylvania, in Plat Book 10, Page 109, re-recorded May 14, 1973. BEING THE SAME PREMISES which Wahling H. Ng and Sylvia S. Ng, his wife, by Deed dated 10/8/04 and recorded 10/14/04 by the Office of the Recorder of Deeds in and for the County of Pike, in Deed Book 2074, Page 158 and Instrument #200400020134, granted and conveyed unto Edward J. Ferro.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Edward Ferro aka Edward J. Ferro DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$133,459.17, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST

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

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Edward Ferro aka Edward J. Ferro DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$133,459.17 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Shapiro & DeNardo  
3600 Horizon Drive, Ste. 150  
King of Prussia, PA 19406  
**05/20/16 · 05/27/16 · 06/03/16**

**SHERIFF SALE**  
**June 15, 2016**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1560-2015r SUR

JUDGEMENT NO. 1560-2015  
AT THE SUIT OF PNC  
Bank, National Association,  
successor in interest To National  
City Real Estate Services,  
LLC successor by merger to  
National City Mortgage, Inc. fka  
National City Mortgage Co. vs  
Cynthia O. Ampadu and Antwi  
Boasiako 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  
June 15, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN  
lot, parcel or piece of land  
situate in the Township of  
Lehman, County of Pike and  
Commonwealth of Pennsylvania,  
being Lot 24, Stage 8, Pine  
Ridge, as shown on a plan of  
lots recorded in the Office of the  
Recorder of Deeds in and for the  
County of Pike, in Plot Book  
Volume 10, page 137.  
UNDER AND SUBJECT to  
easements and restrictions of  
record.  
(Control No. 06-0-038606)  
TAX ID # 188.02-01-02

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

TO Cynthia O. Ampadu  
and Antwi Boasiako  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$251,414.70,  
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 Cynthia O.  
Ampadu and Antwi Boasiako  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$251,414.70 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

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

Philadelphia, PA 19106-1532  
05/20/16 · 05/27/16 · 06/03/16

**SHERIFF SALE**

**June 15, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1560-2014R SUR  
JUDGEMENT NO. 1560-2014  
AT THE SUIT OF National  
Penn Bank vs Othello Johnson,  
Known Heir and Administrator  
of the Estate of Helen Johnson,  
Unknown Heirs, Successors,  
Assigns and All Persons, Firms  
or Associations Claiming  
Right, Title or Interest From  
or Under Helen Johnson,  
Estate of Paul Sutherland  
aka Paul L. Sutherland c/o  
of Yvonne Harmon, Personal  
Representative, Yvonne Harman,  
Personal Representative of  
Estate of Paul Sutherland aka  
Paul L. Sutherland, The Estate  
of Helen Johnson, Known Heir  
of Paul Sutherland a/k/a Paul  
L. Sutherland, c/o Othello  
Johnson, Administrator,  
Unknown Heirs, Successors,  
Assigns and All Persons, Firms,  
or Associations Claiming  
Right, Title or Interest from  
or under Paul Sutherland aka  
Paul L. Sutherland, Last Record  
Owner DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD

STREET, MILFORD, PA  
18337 ON WEDNESDAY  
June 15, 2016 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  
follows: Tract No. 6120, Section  
XVIII, Conashaugh Lakes as  
shown on plat or map recorded  
in the Office of the Recorder of  
Deeds of Pike County in Plat  
Book 18, page 140.

BEING THE SAME premises  
in which Richard Heck and  
Jennie Heck, his wife, by their  
deed dated November 3, 1995  
and recorded in the Office of  
the Recorder of Deeds in and  
for the County of Pike, State of  
Pennsylvania in Record Book  
1121 page 127 granted and  
conveyed unto Paul Sutherland.  
BEING KNOWN AS: 4184  
Conashaugh Lakes, Milford, PA  
18337

PROPERTY ID NO.:

03-0-067708

TITLE TO SAID PREMISES  
IS VESTED IN Paul  
Sutherland BY DEED FROM  
Richard Heck and Jennie Heck,  
His wife DATED 11/03/1995  
RECORDED 11/03/1995 IN  
DEED BOOK 1121 PAGE  
127.

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

THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Othello Johnson, Known Heir and Administrator of the Estate of Helen Johnson, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Helen Johnson, Estate of Paul Sutherland aka Paul L. Sutherland c/o of Yvonne Harmon, Personal Representative, Yvonne Harman, Personal Representative of Estate of Paul Sutherland aka Paul L. Sutherland, The Estate of Helen Johnson, Known Heir of Paul Sutherland a/k/a Paul L. Sutherland, c/o Othello Johnson, Administrator, Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Paul Sutherland aka Paul L. Sutherland, Last Record Owner DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$33,238.35, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT

A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Othello Johnson, Known Heir and Administrator of the Estate of Helen Johnson, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Helen Johnson, Estate of Paul Sutherland aka Paul L. Sutherland c/o of Yvonne Harmon, Personal Representative, Yvonne Harman, Personal Representative of Estate of Paul Sutherland aka Paul L. Sutherland, The Estate of Helen Johnson, Known Heir of Paul Sutherland a/k/a Paul L. Sutherland, c/o Othello Johnson, Administrator, Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Paul Sutherland aka Paul L. Sutherland, Last Record Owner DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$33,238.35 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,

PENNSYLVANIA  
Udren Law Offices  
Woodcrest Corporate Center  
111 Woodcrest Rd., Ste. 200  
Cherry Hill, NJ 08003-3620  
**05/20/16 · 05/27/16 · 06/03/16**

**SHERIFF SALE**

**June 15, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1606-2015r  
SUR JUDGEMENT NO.  
1606-2015 AT THE SUIT  
OF JPMorgan Chase Bank,  
National Association vs Johnny  
Andino Ryan 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  
June 15, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN lot  
or parcel of land situate in the  
Township of Lehman, County  
of Pike, Commonwealth of  
Pennsylvania, being Lot 555,  
Section 2B, as shown on a map  
or plan of Pocono Mountain  
Lake Estates, on file in the  
Recorder of Deeds Office  
at Milford, Pike County,  
Pennsylvania in Plot Book No.  
9, page 13.

BEING THE SAME  
PREMISES which Daniel Braz  
and Sergey Reznikov by Deed  
dated 12/2/2008 and recorded  
12/9/2008 in the Office of the  
Recorder of Deeds in and for the  
County of Pike in Deed Book  
2295, Page 1347 and Instrument  
# 200800014388, granted and  
conveyed unto Johnny Andino  
Ryan.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Johnny Andino Ryan  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$132,167.98,  
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 Johnny Andino Ryan DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$132,167.98 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Shapiro & DeNardo  
3600 Horizon Drive, Ste. 150  
King of Prussia, PA 19406  
**05/20/16 · 05/27/16 · 06/03/16**

**SHERIFF SALE**

**June 15, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1745-2014r SUR JUDGEMENT NO. 1745-2014 AT THE SUIT OF The Bank of New York Mellon fka The Bank of New York, as Trustee for the Benefit of the Certificateholders of the CWABS, Inc. Asset-Backed Certificates, Series 2007-12 vs Jimmy L. Jennings, Real Owner and Original mortgagor and Eileen Jennings, Original Mortgagor 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 June 15, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION  
DOCKET NO: 2014-01745  
ALL THAT CERTAIN lot or piece of ground situate in Lackawaxen Township, County of Pike, and Commonwealth of Pennsylvania  
TAX PARCEL NO:  
009.04-05-70  
PROPERTY ADDRESS HC 1  
Box 1A256, aka 164 Karl Hope Blvd. Lackawaxen, PA 18435  
IMPROVEMENTS: a  
Residential Dwelling  
SOLD AS THE PROPERTY OF: Jimmy L. Jennings, Real Owner and Original Mortgagor, Eileen Jennings, Original Mortgagor  
ATTORNEY'S NAME: Robert W. Williams, Esquire  
SHERIFF'S NAME: Phil Bueki

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jimmy L. Jennings, Real Owner and Original mortgagor and Eileen Jennings, Original Mortgagor DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A

JUDGMENT ON THE AMOUNT OF \$226,047.02, 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 Jimmy L. Jennings, Real Owner and Original mortgagor and Eileen Jennings, Original Mortgagor DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$226,047.02 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Milstead & Assoc.  
1 E. Stow Road  
Marlton, NJ 08053  
**05/20/16 · 05/27/16 · 06/03/16**

---

**SHERIFF SALE**  
**June 15, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1846-2014r SUR JUDGEMENT NO. 1846-2014 AT THE SUIT OF U.S. Bank, National Association, as Trustee, Successor in Interest to Bank of America, National Association as Successor by merger to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset Backed Securities, I LLC, Asset-Backed Certificates, Series 2007-HE7 vs Ellen F. Haywood 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 June 15, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

All that certain lot, piece or parcel of land situate, lying and being in the Township of Blooming Grove, County of Pike and State of Pennsylvania, more particularly described as Lot 17, Block 1, Hemlock Farms Community, Stage LXXIII, as shown on Plat of Hemlock Farms Community, Maple Ridge, Stage LXXIII, Page 40 on the 18th day of April 1969.  
\*\*FOR INFORMATIONAL

PURPOSES ONLY\*\*

THE improvements thereon being known as 805 West Spur Court, Hawley, PA 18428 (Tax ID No. 120.03-02-88) THE ABOVE DESCRIBED PROPERTY WAS TAKEN IN FEE SIMPLE. BEING the same property which, by Deed dated June 25, 1987, and recorded on June 29, 1987 among the Land Records of the County of Pike, Commonwealth of Pennsylvania, in Liber No. 1141, folio 327, was granted and conveyed by Original Investors Inc. unto Stanford L. Haywood and Ellen F. Haywood, his wife. The said Stanford L. Haywood has since departed this life on or about June 13, 1993 vesting title to Ellen F. Haywood as surviving tenant by the entirety.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Ellen F. Haywood DEFENDANT'S, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$249,762.01, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Ellen F. Haywood DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$249,762.01 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
**05/20/16** · 05/27/16 · 06/03/16

---

**SHERIFF SALE**  
**June 15, 2016**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1942-2013r SUR JUDGEMENT NO. 1942-2013 AT THE SUIT OF U.S. Bank, National Association, as Trustee for C-Bass 2007-SP1 Trust,

Mortgage Loan Asset-Backed Certificates, Series 2007-SP1 vs Estate of James Torre a/k/a James V. Torre, c/o Denise Dunn a/k/a Denise Ida Torre Dunn a/k/a Denise I. Dunn, Executrix, Unknown Heirs, Successors Assigns and All Persons, Firms or Associations Claiming right, Title or Interest from or under James Torre a/k/a James V. Torre and Dana James Torre, Know Heir of Kathleen Torre and James Torre a/k/a James V. Torre and Denise I. Dunn a/k/a Denise Ida Torre Dunn a/k/a Denise I. Dunn, Executrix for the Estate of James Torre a/k/a James V. Torre and Known Heir of Kathleen Torre, Deborah Danielle Torre, Know Heir of Kathleen Torre and James Torre s/k/a as James V. Torre, unknown Heirs, Successors, Assigns and all Persns, Firms or Association Claiming right, Title or Interest From or Under Kathleen Torre 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 June 15, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION:  
ALL THAT CERTAIN  
PROPERTY SITUATED  
IN TOWNSHIP OF

LACKAWAXEN IN THE COUNTY OF PIKE AND STATE OF PENNSYLVANIA AND BEING DESCRIBED IN A DEED DATED 12/09/77 AND RECORDED 01/12/78 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS: BOOK 615 PAGE 104.  
BEING KNOWN AS: 4 Fawn Lake Drive NKA 191 Cottonwood Drive, Hawley, PA 18428  
PROPERTY ID NO.: 05-0-023263  
TITLE TO SAID PREMISES IS VESTED IN James V. Torre and Kathleen Torre, his wife BY DEED FROM Ludwig Kolb and Babette Kolb, his wife DATED 12/09/1977 RECORDED 01/12/1978 IN DEED BOOK 615 PAGE 104.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Estate of James Torre a/k/a James V. Torre, c/o Denise Dunn a/k/a Denise Ida Torre Dunn a/k/a Denise I. Dunn, Executrix, Unknown Heirs, Successors Assigns and All Persons, Firms or Associations Claiming right, Title or Interest from or under James Torre a/k/a James V. Torre and Dana James Torre, Know Heir of Kathleen Torre and James Torre a/k/a

James V. Torre and Denise I. Dunn a/k/a Denise Ida Torre Dunn a/k/a Denise I. Dunn, Executrix for the Estate of James Torre a/k/a James V. Torre and Known Heir of Kathleen Torre, Deborah Danielle Torre, Know Heir of Kathleen Torre and James Torre s/k/a as James V. Torre, unknown Heirs, Successors, Assigns and all Persns, Firms or Association Claiming right, Title or Interest From or Under Kathleen Torre  
DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$26,457.80, 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 Estate of

James Torre a/k/a James V. Torre, c/o Denise Dunn a/k/a Denise Ida Torre Dunn a/k/a Denise I. Dunn, Executrix, Unknown Heirs, Successors Assigns and All Persons, Firms or Associations Claiming right, Title or Interest from or under James Torre a/k/a James V. Torre and Dana James Torre, Know Heir of Kathleen Torre and James Torre a/k/a James V. Torre and Denise I. Dunn a/k/a Denise Ida Torre Dunn a/k/a Denise I. Dunn, Executrix for the Estate of James Torre a/k/a James V. Torre and Known Heir of Kathleen Torre, Deborah Danielle Torre, Know Heir of Kathleen Torre and James Torre s/k/a as James V. Torre, unknown Heirs, Successors, Assigns and all Persns, Firms or Association Claiming right, Title or Interest From or Under Kathleen Torre  
DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$26,457.80 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices  
Woodcrest Corporate Center  
111 Woodcrest Rd., Ste. 200  
Cherry Hill, NJ 08003-3620  
**05/20/16 · 05/27/16 · 06/03/16**

---

**SHERIFF SALE**  
**June 15, 2016**  
BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE

COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1948-2013r  
SUR JUDGEMENT NO.  
1948-2013 AT THE SUIT  
OF M&T Bank vs Ishmael  
Carr 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  
June 15, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN lot,  
parcel or piece of land, situate  
in the Township of Dingman,  
County of Pike and State of  
Pennsylvania, BEING Lot No.  
566 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 in and for  
Pike County, Pennsylvania in  
Plot Book 10, Page 190.  
TAX PARCEL # 110.04-04-41  
CONTROL # 03-0-019950  
BEING KNOWN AS: 118  
Blueberry Drive a/k/a 566  
Blueberry Drive, Milford, PA  
18337

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

TO Ishmael Carr  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$210,943.25,  
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 Ishmael Carr  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$210,943.25 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
**05/20/16** · 05/27/16 · 06/03/16

**SHERIFF SALE**

**June 15, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 2019-2013r SUR  
JUDGEMENT NO. 2019-2013  
AT THE SUIT OF PNC  
Bank, National Association vs  
Anthony Scozzafava and Theresa  
Scozzafava 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  
June 15, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

IN THE COURT OF  
COMMON PLEAS OF PIKE  
COUNTY, PENNSYLVANIA  
PNC BANK, NATIONAL  
ASSOCIATION, AS  
ASSIGNEE OF AMERICAN  
EXPRESS BANK FSB,  
Plaintiff,

vs.

ANTHONY SCOZZAFAVA  
AND THERESA  
SCOZZAFAVA,  
Defendants.

CIVIL DIVISION

No. 2019-2013-Civil

ALL THAT CERTAIN lot,  
parcel or piece of land situate  
in Lehman Township, Pike  
County, Commonwealth of

Pennsylvania, being Lot No.  
3507, Section No. 37, as is more  
particularly set forth on the Plan  
of Lots of Development known  
as Saw Creek Estates, recorded  
in the Recorder's Office in and  
for Pike County at Milford,  
Pennsylvania, in Plot Book  
Volume 34, Pages 112, 113, 114,  
115, 116, and 117 and Plot Book  
36, Page 12.

Lots 4ABC, Block W-106, as  
set forth on a Plan of Lots-Wild  
Acres, Section 1, Delaware  
Township, Pike County,  
Pennsylvania, dated May, 1967,  
by John B. Aicher, Monroe  
Engineering, Inc., Stroudsburg,  
Pennsylvania, and filed in  
the Office of Recording of  
Deeds in and for Pike County,  
Pennsylvania, in Plat Book 6,  
Page 37 on July 17, 1967.

Together with all and  
singular the building and  
improvements, if any, ways,  
waters, water-courses, rights,  
liberties, privileges, hereitaments  
and appurtenances whatsoever  
thereunto belonging, or in any  
wise appertaining, and the  
reversions and remainders, rents,  
issues and profits thereof, and all  
the estate, right, title, interest,  
property, claim and demand  
whatsoever of the said Grantor,  
in law, equity, or otherwise  
howsoever, of, in, and to the  
same and every part thereof.  
Being the same property which  
Kalian at Poconos, LLC a  
New Jersey Limited Liability  
Company, granted and conveyed  
unto Anthony Scozzafava and  
Theresa Scozzafava, his wife by  
deed dated February 24, 2004

and recorded March 22, 2004  
in the Recorder's Office of said  
County in Book 2036 Page  
2604.

3507 Bedford Drive, Bushkill,  
Pennsylvania 18324  
Control No. 06-0-110700:  
Map No. 197.01-03-63

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Anthony Scozzafava  
and Theresa Scozzafava  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$293,592.04,  
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 Anthony  
Scozzafava and Theresa  
Scozzafava DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$293,592.04 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Tucker Arensberg, PC  
1500 One PPG Place  
Pittsburgh, PA 15222  
**05/20/16 · 05/27/16 · 06/03/16**