

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.

EXECUTORS' NOTICE

Estate of Milton V. Hoos, Jr., late of Milford Township, Pike County, Pennsylvania, deceased

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

Milton V. Hoos, III and
Gordon C. Hoos, Executors
143 Hunters Lane

Dingman's Ferry, PA 18328
05/10/13 • 05/17/13 • **05/24/13**

ESTATE NOTICE

Estate of Richard John Jagger, late of Greeley, Pike County, PA (died May 2, 2013). Notice is hereby given that Letters Testamentary for the Estate of Richard John Jagger have been issued to Eugene W.

Long and John J. McGovern, Jr., Executors of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the Executors, or to John J. McGovern, Jr., Attorney for the Estate, 321 Spruce Street - Suite 201, Scranton, PA 18503.
05/17/13 • **05/24/13** • 05/31/13

ESTATE NOTICE ESTATE OF SHARYN S TIERNEY NOTICE IS HEREBY GIVEN that Letters

Testamentary have been granted to Robert T. Tierney, in the Estate of Sharyn S. Tierney, formerly of Tafton, PA, who died on April 10, 2013. All creditors are requested to present their claims and all persons indebted to the decedent are requested to make payment to the above Executor or his Attorney,

R. Anthony Waldron, Esq.
8 Silk Mill Drive – Ste 215
Hawley PA 18428
(570) 226 6288

05/24/13 • 05/31/13 • 06/07/13

EXECUTRIX NOTICE

Estate of Donald L. Smith, deceased 6/13/2005, late of 105 Taylor Road, Tafton, PA

Letters Testamentary on the above Estate having been granted to the undersigned, all

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

Executrix Donna Schick,
429 Big Hollow Road,
Grahamsville, NY 12740

05/24/13 • 05/31/13 • 06/07/13

ESTATE NOTICE

Estate of WARD W.
ADAMS, DECEASED,
late of 1034 DELAWARE
DRIVE, MATAMORAS,
PENNSYLVANIA 18336,
(Died MAY 7, 2013) THE
HONESDALE NATIONAL
BANK, Executor; Dante A.
Cancelli, Esquire, Suite 401,
400 Spruce Street, Scranton,
Pennsylvania 18503, Attorney.
DANTE A. CANCELLI,
ESQUIRE

05/24/13 • 05/31/13 • 06/07/13

NOTICE

NOTICE IS HEREBY
GIVEN THAT ARTICLES
OF INCORPORATION were
filed with the Department of
State of the Commonwealth
of Pennsylvania, at Harrisburg,
on or about May 13, 2013,
for the purpose of obtaining a
Certificate of Incorporation of a
proposed Business Corporation
to be organized under the
Business Corporation Law of
1988, P.L. 1444, Act No. 177,
effective October 1, 1989, as
amended. The name of the
proposed corporation is MnA
Hones Corp., and the location of
its initial registered office is 107
East Harford Street, Milford,

Pennsylvania. The purpose for
which it is to be organized is:
To own, operate and develop
branded food service operations
and for such other purposes for
which a corporation may be
lawfully incorporated under and
by virtue of the Pennsylvania
Business Corporation Law of
1988.

LEVY, STIEH &
GAUGHAN, P.C.
P.O. Box D
Milford, PA 18337

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 12, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
119-2012r SUR JUDGEMENT
NO. 119-2012 AT THE SUIT
OF Wells Fargo Bank, NA vs
Howard D. Logan and Vida
T. Logan 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 12, 2013 at 11:00 AM

PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

**SHORT DESCRIPTION FOR
ADVERTISING**

By virtue of a Writ of Execution
No. 119-2012

WELLS FARGO BANK, N.A.
vs.

HOWARD D. LOGAN

VIDA T. LOGAN

owner(s) of property situate

in the TOWNSHIP OF

LEHMAN, Pike County,

Pennsylvania, being

191 SAW CREEK ESTATES,

A/K/A 2338 OAK LANE,

BUSHKILL, PA 18324-9408

Parcel No.: 196.02-01-49

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment amount: \$163,983.37

Attorneys for Plaintiff:

Phelan Hallinan, LLP

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

TO Howard D. Logan

and Vida T. Logan

DEFENDANTS, OWNER,

OR REPUTED OWNERS

OF THE AFORESAID

REAL PROPERTY FOR

EXECUTION UPON A

JUDGMENT ON THE

AMOUNT OF \$163,983.37,

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 Howard
D. Logan and Vida T. Logan
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$163,983.37 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Phelan and Hallinan

1617 JFK Blvd., Ste. 1400

1 Penn Center Plaza

Philadelphia, PA 19103

05/17/13 • 05/24/13 • 05/31/13

SHERIFF SALE

June 12, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 193-2012r SUR

JUDGEMENT NO. 193-2012
AT THE SUIT OF Ocean
First Bank vs Gwendolyn
Downing 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 12, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN lot
or piece of land situated in
Dingman Township, County
of Pike, Commonwealth of
Pennsylvania more particularly
described as follows:

Tract No. 1902, Section No. IX,
Conashaugh Lakes, as shown
on plat or map recorded in the
Office of the Recorder of Deeds
of Pike County in Plat Book 9,
Page 96.

The aforesaid property is more
particularly described in attached
Schedule A.

TOGETHER WITH all rights,
right of ways and privileges and
UNDER AND SUBJECT to
all the covenants, conditions,
reservations, restrictions,
easements and exceptions as set
forth in Deed book 593, page
209.

BEGINNING at a point located
in the center line of Seneca
Drive being a common corner

of Tracts 1902 and 1903; thence
along the common line of Tracts
1902 and 1903 North 30 degrees
16 minutes 20 seconds East
244.26 feet to a point; thence
North 65 degrees 27 minutes
05 seconds East 208.32 feet to a
point; thence along the common
line of Tract 1902 and 1901
South 38 degrees 54 minutes 30
seconds East 207.68 feet to a
point in the center line of Seneca
Drive; thence along the center
line of Seneca Drive 239.69
feet to the point and place of
BEGINNING

TAX PARCEL #: 121.02-04-20

BEING KNOWN AS: 4298
Conashaugh Lake, Milford, PA
18337

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Gwendolyn Downing
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$78,075.22,
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 Gwendolyn
Downing DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$78,075.22 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market St.
Philadelphia, PA 19106-1532
05/17/13 • 05/24/13 • 05/31/13

SHERIFF SALE

June 12, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 273-2012r SUR
JUDGEMENT NO. 273-2012
AT THE SUIT OF Wells
Fargo Bank, NA vs Margaret
M. Rose 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 12, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN
PIECE, PARCEL AND
TRACT OF LAND
SITUATE, LYING AND
BEING IN THE TOWNSHIP
OF DELAWARE,
COUNTY OF PIKE AND
COMMONWEALTH
OF PENNSYLVANIA,
BEING PARTICULARLY
DESCRIBED AS FOLLOWS,
TO WIT:

LOT 7, POCONO ACRES
DEVELOPMENT AS
SAME IS SET FORTH
ON A CERTAIN MAP
RECORDED IN THE
OFFICE FOR THE
RECORDING OF DEEDS,
IN AND FOR PIKE
COUNTY, IN MAP BOOK
21, PAGE 34.

PARCEL No. 02-0-104067

BEING known and numbered
as 7 Juniper Terrace, Dingmans
Ferry, PA, 18328-9579.

BEING the same premises
which Robert Florek and Jean
Florek, his wife, by Deed dated

December 30, 1998 and recorded December 31, 1998 in and for Pike County, Pennsylvania, in Deed Book Volume 1676, Page 023, granted and conveyed unto Margaret M. Rose

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Margaret M. Rose DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$78,658.01, 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 Margaret

M. Rose DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$78,658.01 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Zucker Goldberg & Ackerman
200 Sheffield St. , Ste. 301
Mountainside, NJ 07092-9830
05/17/13 • 05/24/13 • 05/31/13

SHERIFF SALE

June 12, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 320-2012r SUR JUDGEMENT NO. 320-2012 AT THE SUIT OF First Horizon Home Loans, a division of First Tennessee Bank National Association vs Kenneth Grippe aka Kenneth R. Grippe and Peggy Grippe aka Peggy L. Grippe 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 12, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR

ADVERTISING

By virtue of a Writ of Execution
No. 320-2012-CIVIL

FIRST HORIZON HOME
LOANS, A DIVISION OF
FIRST TENNESSEE BANK
NATIONAL ASSOCIATION

vs.

KENNETH GRIPPE A/K/A
KENNETH R. GRIPPE
PEGGY GRIPPE A/K/A
PEGGY L. GRIPPE

owner(s) of property situate

in the TOWNSHIP OF

SHOHOLA, Pike County,

Pennsylvania, being

127 SYLVAN TERRACE,

SHOHOLA, PA 18458-2828

Parcel No.: 078.00-03-61

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment amount: \$321,334.78

Attorneys for Plaintiff:

Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Kenneth Grippe aka
Kenneth R. Grippe and Peggy
Grippe aka Peggy L. Grippe
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$321,334.78,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT

REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Kenneth
Grippe aka Kenneth R. Grippe
and Peggy Grippe aka Peggy
L. Grippe DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$321,334.78 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan and Hallinan
1617 JFK Blvd., Ste.. 1400
1 Penn Ctr. Plaza
Philadelphia, PA 19103
05/17/13 • 05/24/13 • 05/31/13

SHERIFF SALE

June 12, 2013

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

TO EXECUTION NO
408-2012r SUR JUDGEMENT
NO. 408-2012 AT THE SUIT
OF Wells Fargo Bank NA vs
Elaina La Chance aka Elaina
LaChance 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 12, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN
LOT OR PARCEL
OF LAND SITUATE
IN THE TOWNSHIP
OF DELAWARE,
COUNTY OF PIKE AND
COMMONWEALTH
OF PENNSYLVANIA,
BEING LOT 12, BLOCK
M-505, SECTION 5, AS
SHOWN ON A MAP
OR PLAN OF MARCEL
LAKE ESTATES, ON
FILE IN THE RECORDER
OF DEEDS OFFICE AT
MILFORD, PIKE COUNTY,
PENNSYLVANIA IN PLAT
BOOK 9, PAGE 144.

PARCEL No.
148-04.01-12.002

BEING known and numbered
as 330 Marcel Drive, Dingmans
Ferry, PA, 18328-3099.

BEING the same premises
which Household Finance
Consumer Discount Company,
by Deed dated September 1,
2009 and recorded October 8,
2009 in and for Pike County,
Pennsylvania, in Deed Book
Volume 2321, Page 702, granted
and conveyed unto Elaina La
Chance

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Elaina La Chance aka Elaina
LaChance DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$145,911.25,
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 Elaina La
Chance aka Elaina LaChance
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$145,911.25 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Zucker Goldberg & Ackerman
200 Sheffield Street, Ste. 101
Mountainside, NJ 07092
05/17/13 • 05/24/13 • 05/31/13

SHERIFF SALE

June 12, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
450-2012r SUR JUDGEMENT
NO. 450-2012 AT THE SUIT
OF Bank of America NA as
successor by merger to BAC
Home Loans Servicing, LP vs
Michael Kulyeshie and Deborah
Kulyeshie 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 12, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

**SHORT DESCRIPTION FOR
ADVERTISING**

By virtue of a Writ of Execution
No. 2012-00450

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

MICHAEL KULYESHIE
DEBORAH KULYESHIE

owner(s) of property situate
in the TOWNSHIP OF
LEHMAN, Pike County,
Pennsylvania, being
112 WHIPPORWILL DRIVE,
BUSHKILL, PA 18324
Parcel No.: 182.04-06-52
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment amount: \$127,783.98

Attorneys for Plaintiff:

Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Michael Kulyeshie
and Deborah Kulyeshie
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$127,783.98,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE

ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Michael
Kulyeshie and Deborah
Kulyeshie DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$127,783.98 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan and Hallinan
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
05/17/13 • 05/24/13 • 05/31/13

SHERIFF SALE

June 12, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
462-2012r SURJUDGEMENT
NO 462-2012 AT THE

SUIT OF Wells Fargo Bank,
NA vs Sean M. McCarthy
and Natalie R. Krauser
aka Natalie R. Krauser-
McCarthy DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
June 12, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

**SHORT DESCRIPTION FOR
ADVERTISING**

By virtue of a Writ of Execution
No. 2012-00462
WELLS FARGO BANK, N.A.
vs.

SEAN M. MCCARTHY
NATALIE R. KRAUSER
A/K/A NATALIE R.
KRAUSER-MCCARTHY
owner(s) of property situate
in the TOWNSHIP OF
DELAWARE, Pike County,
Pennsylvania, being
124 PRIVATE DRIVE A/K/A
124 PRIVATE ROAD,
DINGMANS FERRY, PA
18328

Parcel No.: 168.04-05-84 -
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$102,631.49
Attorneys for Plaintiff:
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF

EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Sean M. McCarthy
and Natalie R. Krauser aka
Natalie R. Krauser-McCarthy
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$102,631.49,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Sean M.
McCarthy and Natalie R.
Krauser aka Natalie R. Krauser-
McCarthy DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$102,631.49 PLUS COSTS
AND INTEREST AS

AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan and Hallinan
1617 JFK Blvd., Ste.. 1400
1 Penn Ctr. Plaza
Philadelphia, PA 19103
05/17/13 • **05/24/13** • 05/31/13

SHERIFF SALE

June 12, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
682-2008r SUR JUDGEMENT
NO. 682-2008 AT THE SUIT
OF Wells Fargo Bank, NA
as Trustee for Option One
Mortgage Loan Trust 2000-D,
Asset-Backed Certificates, Series
2000-D vs Dawn Aprea and
Joseph Asprea 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 12, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

follows to wit:

BEING shown and designated as Lot No. 134 on a certain map or plan of lots entitled, "Pocono Ranch Lands", Pocono Ranch Lands, Lmtd., Owner and Developer, Lehman Township, Pike County, Pennsylvania, dated August 1973, "Sheet No. 2 of 5", prepared by Elliott and Associates, Engineers-Planners, Scale being 1"=100', recorded November 8, 1973 in the Recorder's Office, Milford, Pike County, Pennsylvania, in Plot Book Vol. 10, Page 203.

TAX PARCEL NO: 06-042914

MAP # 189.01-03-20

BEING KNOWN AS 134
CARDINAL DRIVE AKA RR
5 BOX 5500, BUSHKILL PA
18324

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Dawn Aprea and Joseph Aprea
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$108,248.79,
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 Dawn
Aprea and Joseph Aprea
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$108,248.79 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market St.
Philadelphia, PA 19106-1532
05/17/13 • 05/24/13 • 05/31/13

SHERIFF SALE

June 12, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
748-2012r SUR JUDGEMENT
NO. 748-2012 AT THE
SUIT OF The Bank of New

York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWALT, Inc. Alternative Loan Trust 2005-55CB, Mortgage pass-Through Certificates, Series 2005-55CB vs Ayodele Gansallo 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 12, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

Being known as: 933 DECKER ROAD, BUSHKILL, PENNSYLVANIA 18324.

ALL THAT CERTAIN lot, parcel, or piece of land situate in the Township of Lehman, County of Pike, and Commonwealth of Pennsylvania, being Lot No. 933, Section 14, Saw Creek Estates, 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/Page 2025/737

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

Title to said premises is vested in Ayodele Gansallo by deed from Jason M. Celic dated July 20, 2005 and recorded July 27, 2005

in Deed Book 2123, Page 537.

TAX I.D. #: 06-0-065258

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Ayodele Gansallo DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$109,620.32, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

\$109,620.32 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad St
Philadelphia, PA 19109
05/17/13 • 05/24/13 • 05/31/13

SHERIFF SALE

June 12, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
764-2006 SUR JUDGEMENT
NO. 764-2006 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 Structured Asset Investment
loan Trust, Mortgage
Pass-Through Certificates, Series
2004-10 vs Juan A. Torres and
Anna Torres
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 12, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

**SHORT DESCRIPTION FOR
ADVERTISING**

By virtue of a Writ of Execution
No. 764-06
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
STRUCTURED ASSET
INVESTMENT LOAN
TRUST, MORTGAGE
PASS-THROUGH
CERTIFICATES, SERIES
2004-10

vs.

JUAN A. TORRES
ANNA TORRES

owner(s) of property situate
in the TOWNSHIP OF
DINGMAN, Pike County,
Pennsylvania, being
269 GOLD KEY ROAD,
MILFORD, PA 18337
Parcel No.: 109.04-04-08
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment amount: \$159,995.29

Attorneys for Plaintiff:

Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Juan A. Torres and Anna Torres
DEFENDANTS, OWNER,
OR REPUTED OWNERS

OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$159,995.29,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Juan A.
Torres and Anna Torres
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$159,995.29 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan and Hallinan
1617 JFK Blvd., Ste.. 1400
1 Penn Ctr. Plaza
Philadelphia, PA 19103
05/17/13 • 05/24/13 • 05/31/13

SHERIFF SALE

June 12, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
836-2009r SUR JUDGEMENT
NO. 836-2009 AT THE SUIT
OF Chase Home Finance LLC,
s/b/m/t Chase Manhattan
Mortgage Corporation vs Ricky
P. Wendland and Cynthia
Wendland 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 12, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

IN THE COURT OF
COMMON PLEAS OF PIKE
COUNTY, PENNSYLVANIA
CHASE HOME
FINANCE LLC, s/b/m/t
CHASE MANHATTAN
MORTGAGE
CORPORATION,
Plaintiff,
vs.
RICKY P. WENDLAND and
CYNTHIA WENDLAND,
Defendants

CIVIL DIVISION
NO.: 836- 2009 -CV

LONG FORM

DESCRIPTION

ALL that certain parcel, piece or tract of land situate, lying and being in the Township of Dingman, County of Pike and State of Pennsylvania, being more particularly described as Lot No. 512, Section No. 5 as set forth on a map of plan of Gold Key Lake Estates recorded in the Office of the Recorder of Deeds of Milford, Pike County, Pa., in Plat Book Volume 10, Page 156.

TOGETHER with unto the grantees herein, their heirs and assigns, all right, liberties and privileges and under and subject to all restrictions and reservations set forth in deeds in the chain of title.

BEING the same premises which Cynthia L. Coston and Brian J. Coston, by Deed dated February 14, 2008 and recorded in the Office of the Recorder of Deeds of Pike County on February 15, 2008 in Deed Book Volume 2266, Page 2340, granted and conveyed unto Ricky P. Wendland and Cynthia Wendland, husband and wife.

GRENNEN & BIRSIC, P.C.

By: S/

Kristine M. Anthou, Esquire
Attorneys for Plaintiff
One Gateway Center, Ninth
Floor
Pittsburgh, PA 15222
(412) 281-7650

THE SALE IS MADE BY

VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Ricky P. Wendland and Cynthia Wendland DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$257,901.16, 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 Ricky P. Wendland and Cynthia Wendland DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$257,901.16 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Grenen & Birsic
One Gateway Center, 9 West
Pittsburgh, PA 15222
05/17/13 • 05/24/13 • 05/31/13

SHERIFF SALE

June 12, 2013

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1285-2012r
SUR JUDGEMENT NO.
1285-2012 AT THE SUIT
OF Wells Fargo Bank, NA vs
Marc R. Frankel and Susan
E. Frankel 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 12, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

**SHORT DESCRIPTION FOR
ADVERTISING**

By virtue of a Writ of Execution
No. 1285-2012-CIVIL
WELLS FARGO BANK, N.A.
vs.

MARC R. FRANKEL
SUSAN E. FRANKEL
owner(s) of property situate
in the TOWNSHIP OF
DINGMAN, Pike County,

Pennsylvania, being
351 SAWKILL ROAD,
MILFORD, PA 18337-7067
Parcel No.: 111.00-01-18.001-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$285,492.24
Attorneys for Plaintiff:
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Marc R. Frankel and Susan
E. Frankel DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$285,492.24,
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 Marc R.
Frankel and Susan E. Frankel
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$285,492.24 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan and Hallinan
1617 JFK Blvd., Ste.. 1400
1 Penn Ctr. Plaza
Philadelphia, PA 19103
05/17/13 • 05/24/13 • 05/31/13

SHERIFF SALE
June 12, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1311-2008r SUR
JUDGEMENT NO. 1311-2008
AT THE SUIT OF JPMorgan
Chase Bank, NA vs Elizabeth
Gonzalez 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 12, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

**SHORT DESCRIPTION FOR
ADVERTISING**

By virtue of a Writ of Execution
No. 1311-2008-CIVIL
JPMORGAN CHASE BANK,
N.A.

vs.
ELIZABETH GONZALEZ
owner(s) of property situate
in the TOWNSHIP OF
LEHMAN, Pike County,
Pennsylvania, being
250 THE GLEN, A/K/A 156
OLD TOOK, BUSHKILL, PA
18371-9716
Parcel No.: 187.04-01-18
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$324,778.92
Attorneys for Plaintiff:
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Elizabeth Gonzalez
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$324,778.92,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES

AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Elizabeth
Gonzalez DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$324,778.92 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan and Hallinan
1617 JFK Blvd Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
05/17/13 • 05/24/13 • 05/31/13

SHERIFF SALE

June 12, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1366-2012r SUR
JUDGEMENT NO. 1366-2012
AT THE SUIT OF Wells Fargo
Bank, NA vs Jill L. Vosburg
aka Jill Dichterenco aka Jill L.
Vosberg 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 12, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

**SHORT DESCRIPTION FOR
ADVERTISING**

By virtue of a Writ of Execution
No. 1366-2012
WELLS FARGO BANK, N.A.
vs.

JILL L. VOSBURG A/K/A
JILL DICHTERENKO A/K/A
JILL L. VOSBERG

owner(s) of property situate
in the TOWNSHIP OF
DELAWARE, Pike County,
Pennsylvania, being
108 STROUD COURT,
DINGMANS FERRY, PA
18328-4345

Parcel No.: 175.02-03-51-
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$99,189.47

Attorneys for Plaintiff:

Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Jill L. Vosburg aka Jill
Dichterenco aka Jill L. Vosberg
DEFENDANTS, OWNER,

OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$99,789.47,
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 Jill L. Vosburg
aka Jill Dichterenco aka Jill L.
Vosberg DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$99,789.47 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan and Hallinan
1617 JFK Blvd., Ste.. 1400
1 Penn Ctr. Plaza
Philadelphía, PA 19103

05/17/13 • 05/24/13 • 05/31/13

SHERIFF SALE

June 12, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1385-2012r SUR
JUDGEMENT NO. 1385-2012
AT THE SUIT OF Wells
Fargo Bank, NA vs Leroy
Devaney 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 12, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

**SHORT DESCRIPTION FOR
ADVERTISING**

By virtue of a Writ of Execution
No. 1385-2012
WELLS FARGO BANK, N.A.
vs.

LEROY DEVANEY
owner(s) of property situate
in the TOWNSHIP OF
LEHMAN, Pike County,
Pennsylvania, being
33 WYNDING WAY, A/K/A
268 WYNDING WAY,
BUSHKILL, PA 18324
Parcel No.: 200.01-02-38
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$105,973.31
Attorneys for Plaintiff:
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Leroy Devaney
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$105,973.31,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

\$105,973.31 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan and Hallinan
1617 JFK Blvd., Ste.. 1400
1 Penn Ctr. Plaza
Philadelphia, PA 19103
05/17/13 • 05/24/13 • 05/31/13

SHERIFF SALE

June 12, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1432-2012 SUR
JUDGEMENT NO. 1432-2012
AT THE SUIT OF The Bank
of New York Mellon f/k/a The
Bank of New York as successor
in interest to JPMorgan Chase
Bank, NA as Trustee for the
benefits of the Certificateholders
of Popular ABS Inc, Mortgage
Pass-Through Certificates Series
2005-3 vs. Unknown Heirs,
Successors, Assigns and all
persons claiming right, title or
interest from or under Daniel
S. Denton, deceased, Susan
L. Denton, Daniel S. Denton,
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 12, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ATTORNEY FOR
PLAINTIFF
UDREN LAW OFFICES,
P.C.
WOODCREST
CORPORATE CENTER
111 WOODCREST ROAD,
SUITE 200
CHERRY HILL, NJ
08003-3620
856-669-5400
pleadings@udren.com
The Bank of New York Mellon
f/k/a The Bank of New York
as successor in interest to
JPMorgan Chase Bank, N.A.,
as Trustee for the benefit
of the Certificateholders of
Popular ABS, Inc. Mortgage
Pass-Through Certificates Series
2005-3
Plaintiff

v.
UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS
AND ALL PERSONS,
FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE
OR INTEREST FROM
OR UNDER DANIEL S.
DENTON, DECEASED
SUSAN L. DENTON
DANIEL S. DENTON,
DECEASED

Defendant(s)

SHORT DESCRIPTION FOR
ADVERTISING

ALL THAT CERTAIN

LOT OF LAND SITUATE
IN TOWNSHIP OF
PORTER, PIKE COUNTY,
PENNSYLVANIA:

BEING KNOWN AS 7 Oak
Court, Dingmans Ferry, PA
18328

PARCEL NUMBER:
11-0-110168

IMPROVEMENTS:
Residential Property

UDREN LAW OFFICES,
P.C.
S/:
Attorney for Plaintiff
PA ID NO: 206228

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
Unknown Heirs, Successors,
Assigns and all persons claiming
right, title or interest from
or under Daniel S. Denton,
deceased, Susan L. Denton,
Daniel S. Denton, deceased
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$308,364.09,
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 Unknown Heirs, Successors, Assigns and all persons claiming right, title or interest from or under Daniel S. Denton, deceased, Susan L. Denton, Daniel S. Denton, deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$308,364.09 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Offices, PC
111 Woodcrest Rd, Ste 200
Cherry Hill, NJ 08003
05/17/13 • 05/24/13 • 05/31/13

SHERIFF SALE

June 12, 2013

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

CIVIL DIVISION, TO
EXECUTION NO 1513-2011r
SUR JUDGEMENT NO.
1513-2011 AT THE SUIT
OF Deutsche Bank National
Trust Company, as Trustee for
NovaStar Mortgage Funding
Trust, Series 2007-1 vs Kevin
L. Lemak and Theresa M.
Lemak 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 12, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL OF THOSE CERTAIN
Lots, pieces, or parcels of land
situate, lying and being in the
Township of Dingman, County
of Pike and Commonwealth of
Pennsylvania, more particularly
described as follows:

LOT No. 41, Block Number
2, Section Number 4, Sunrise
Lake, as shown on Plat or Map
of Sunrise Lake or Sunnylands,
Inc., subdivision recorded in the
Office of the Recorder of Deeds
of Pike County in Plat Book 7 at
Page 229.

LOT No. 42, Block Number
2, Section Number 4, Sunrise
Lakes, as shown on the map
of said Section recorded in the
Office of Recorder of Deeds of
Pike County in Plat Book 7 at

Page 229.

PARCEL # 03-0-018390

BEING the same premises which Michael H. Freed, a/k/a Michael Freed, and Pamela M. Freed, a/k/a Pamela Freed, husband and wife, by Deed dated March 17, 1997 and recorded on April 17, 1997 in the Office of the Recorder of Deeds in and for Pike County in Deed Book 1340 Page 309, granted and conveyed unto Kevin L. Lemak and Theresa M. Lemak, husband and wife, as tenants by the entireties

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Kevin L. Lemak and Theresa M. Lemak DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$157,965.67, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Kevin L. Lemak and Theresa M. Lemak DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$157,965.67 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stern & Eisenberg
261 Old York Road, Ste. 410
Jenkintown, PA 19046
05/17/13 • 05/24/13 • 05/31/13

SHERIFF SALE

June 12, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO1564-2012r SUR JUDGEMENT NO. 1564-2012 AT THE SUIT OF Wells Fargo Bank, NA vs Jason A. Campay, in his capacity as executor and devisee of the Estate of James Campay 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 12, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution
No. 1564-2012

WELLS FARGO BANK, N.A.
vs.

JASON A. CAMPAY, IN HIS
CAPACITY AS EXECUTOR
AND DEVISEE OF THE
ESTATE OF JAMES
CAMPAY

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

367 OAK HILL ROAD,
HAWLEY, PA 18428-4016

Parcel No.: 012.02-04-52-
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment amount: \$75,771.18

Attorneys for Plaintiff:

Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Jason A. Campay, in his
capacity as executor and devisee
of the Estate of James Campay
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID

REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$75,771.18,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Jason A.
Campay, in his capacity as
executor and devisee of the
Estate of James Campay
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$75,771.18 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan and Hallinan
1617 JFK Blvd., Ste.. 1400
1 Penn Ctr. Plaza
Philadelphia, PA 19103
05/17/13 • 05/24/13 • 05/31/13

SHERIFF SALE

June 12, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1574-2012r SUR
JUDGEMENT NO. 1574-2012
AT THE SUIT OF GMAC
Mortgage, LLC 2 vs Loxley
A. Sylvan and Dorabella
Sylvan 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 12, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

**SHORT DESCRIPTION FOR
ADVERTISING**

By virtue of a Writ of Execution
No. 1574-2012-CIVIL
GMAC MORTGAGE, LLC

vs.

LOXLEY A. SYLVAN
DORABELLA SYLVAN
owner(s) of property situate
in the TOWNSHIP OF
LEHMAN, Pike County,
Pennsylvania, being
4764 PINE RIDGE DRIVE
WEST A/K/A LOT 233
SECTION 6 A/K/A 233 PINE
RIDGE
DRIVE WEST, BUSHKILL,
PA 18324
Parcel No.: 193.02-03-32

(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$285,784.00
Attorneys for Plaintiff:
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Loxley A. Sylvan and Dorabella
Sylvan DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$285,784.00,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

PROPERTY OF Loxley A.
Sylvan and Dorabella Sylvan
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$285,784.00 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan and Hallinan
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
05/17/13 • 05/24/13 • 05/31/13

SHERIFF SALE

June 12, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1698-2012r SUR
JUDGEMENT NO. 1698-2012
AT THE SUIT OF Deutsche
Bank National Trust Company,
as Indenture Trustee, on behalf
of the holders of the Accredited
Mortgage Loan Trust 2004-3
Asset-Backed Notes vs
Timothy W. Quinn and Lisa
Quinn 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 12, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID

DATE:

SHORT PROPERTY
DESCRIPTION

BY VIRTUE OF A WRIT OF
EXECUTION TO CASE NO.
1698-2012

ISSUED TO PLAINTIFF:
DEUTSCHE BANK
NATIONAL TRUST
COMPANY, AS
INDENTURE TRUSTEE,
ON BEHALF OF
THE HOLDERS OF
THE ACCREDITED
MORTGAGE LOAN TRUST
2004-3 ASSET-BACKED
NOTES

PROPERTY BEING
KNOWN AS:

ALL THAT CERTAIN
lot or lots of land in Palmyra
Township, Pike County,
Pennsylvania, known and
designated as Lot Number
595 in Map 2 of Plan of Lots
prepared for Tanglwood Lakes,
Inc. by Harry F. Schoenagel,
Registered Surveyor, dated June
16, 1969 and recorded in the
office of the Recorder of Deeds
for Pike County in Plat Book
Number 8 page 49, under and
subject to all restrictions set
forth in documents entitled
Restrictions Pertaining to Lots
in Tanglwood Lakes recorded
in the Office of the Recorder
of Deeds for Pike County in
Volume Book Number 245,
page 955 which restrictions are
hereby expressly incorporated

herein by reference and shall be binding as if recited herein in full, and excepting and reserving to Grantor an easement for Grantor to construct, repair, replace, operate and maintain gas, sewer, water and other utility lines. Grantee shall have the right together with all other lot owners in Tanglwood Lakes to use the private roadways shown on the recorded plan or plans for Tanglwood Lakes and also to use together with all other lot owners in Tanglwood Lakes the right of way owned by Tanglwood Lakes, Inc. to Lake Wallenpaupack, provided that Grantor reserves the right at any time, and from time to time, to change the location of said rights of way over lands of Grantor to such other location or locations as Grantor may determine in its sole discretion, except that it shall not affect the title to Grantee's lot, and provided that any such change in location shall not deprive Grantee of frontage on road nor to free ingress and egress.

UNDER AND SUBJECT, nevertheless, to certain conditions and restrictions of record as aforesaid.

BEING the same premises which Tanglwood Lakes, Inc., a Pennsylvania corporation, by Deed dated August 3, 1971, and recorded in Pike County August 5, 1971, in Deed Book Volume 251, Page 526, granted and conveyed unto Walter S. Greig and Dolores L. Greig, husband

and wife, in fee.

PARCEL IDENTIFICATION
NO: 086.02-04-12, CONTROL
#: 10-0-009560

IMPROVEMENTS
THEREON CONSIST OF:
Residential Dwelling

SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Timothy W.
Quinn and Lisa Quinn

ATTORNEY ON WRIT:
MARTHA E. VON
ROSENSTIEL, P.C.
BY:: MARTHA E. VON
ROSENSTIEL, ESQUIRE
HEATHER RILOFF,
ESQUIRE

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Timothy W. Quinn and Lisa
Quinn DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$118,640.05,
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 Timothy W. Quinn and Lisa Quinn DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$118,640.05 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Martha E. VonRosenstiel
649 South Avenue, Ste. 7
Secane, PA 19018
05/17/13 • 05/24/13 • 05/31/13

SHERIFF SALE

June 12, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1731-2009r SUR JUDGEMENT NO. 1731-2009 AT THE SUIT OF Bank of America, NA as successor by merger to BAC Home Loans Servicing, LP fka Countrywide

Home Loans Servicing, LP vs Judith Wilkens and David J. Wilkens 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 12, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot of land situate in Dingman Township, Pike County, Pennsylvania being Lot No. 6409, Section No. 19, Conashaugh lakes, as shown on a map on file in the Recorder's Office at Milford, Pennsylvania in Plat Book No. 19, Page 92.

TAX PARCEL # 121.04-05-08 BEING KNOWN AS: 6409 Conashaugh Lakes, Dingmans Ferry, PA 18328

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Judith Wilkens and David J. Wilkens DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$390,037.89,

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 Judith
Wilkens and David J. Wilkens
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$390,037.89 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market St.
Philadelphia, PA 19106-1532
05/17/13 • 05/24/13 • 05/31/13

SHERIFF SALE

June 12, 2013

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

PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1737-2012r SUR
JUDGEMENT NO. 1737-2012
AT THE SUIT OF Wells
Fargo Bank, NA vs John
Storms 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 12, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

**SHORT DESCRIPTION FOR
ADVERTISING**

By virtue of a Writ of Execution
No. 1737-2012
WELLS FARGO BANK, N.A.
vs.

JOHN STORMS

owner(s) of property situate
in the TOWNSHIP OF
WESTFALL, Pike County,
Pennsylvania, being
103 NORTH CASTLE
DRIVE, MILFORD, PA
18337-7652

Parcel No.: 065.00-01-19.001-
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$172,384.91

Attorneys for Plaintiff:

Phelan Hallinan, LLP

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

THE COMMONWEALTH
OF PENNSYLVANIA
TO John Storms
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$172,384.91,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF John Storms
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$172,384.91 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

1 Penn Ctr. Plaza
Philadelphia, PA 19103
05/17/13 • 05/24/13 • 05/31/13

SHERIFF SALE

June 12, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
1809-2012 SUR JUDGEMENT
NO. 1809-2012 AT THE
SUIT OF CNB Realty Trust,
Assignee of PennStar Bank, a
division of NBT Bank, NA vs.
Scott A. Greening & Dawn
M. Findley 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 12, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

EXHIBIT "A"

ALL THAT CERTAIN piece,
parcel and lot of land lying and
being situate in the Township
of Westfall, County of Pike
and State of Pennsylvania,
and being Lot #74 on a Key
Plan of Rivedrive Estates as
prepared by Victor E. Orben,
R.S., July 9, 1964, and revised
November 18, 1965, Drawing
No. A-223-A, as filed in the
Office of the Recorder of Deeds

of Pike County, Pennsylvania, in Plat Book 5, at Page 34, more particularly described as follows.

BEGINNING at an iron pipe for a corner in the Westerly line of a 50 foot wide road, said corner being a common corner between Lot No. 74 and Lot No. 75; thence from said point of beginning, along the division line between said lots, South 71 degrees 14 minutes West 125.0 feet to an iron pipe; thence South 18 degrees 46 minutes, East 60 feet to an iron pipe for a corner; thence South 30 degrees 01 minutes East 140 feet to an iron pipe in the northwesterly line of another 50-foot wide roadway; thence along the northwesterly line of said roadway, North 78 degrees 01 minutes East 98.3 feet to an iron pipe; thence along the westerly line of the first mentioned road, North 18 degrees 46 minutes West 208.4 feet to the point and place of beginning. BEING Lot No. 74 of Riverdrive Estates. As surveyed by Victor E. Orben, C.S., on July 30, 1966. Drawing No. A-223-A.
SUBJECT to a 25' radius on the Easterly corner of Lot.

BEING the same premises which G. Michael Croker and Rosemary Croker, granted and conveyed to Dawn M. Findley and Scott A. Greening, by virtue of their Deed dated October 1, 2002 and recorded on October 1, 2002 in the Office of the Recorder of Deeds in and for Pike County to Record Book

1946, Page 1986.

SUBJECT to the same conditions, exceptions, and reservations as are set forth in prior deeds forming the chain of title.

This property is improved with a residential dwelling, and is identified by Tax Identification No. 067.03-01-04 and Control No. 13-0-002285.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA Scott A. Greening & Dawn M. Findley DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$116,712.23, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Scott A. Greening & Dawn M. Findley DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$116,712.23 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
David M. Gregory, Esq
307 Erie Street
Honesdale, PA 18431
05/17/13 • 05/24/13 • 05/31/13

SHERIFF SALE

June 12, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1817-2012r SUR JUDGEMENT NO. 1817-2012 AT THE SUIT OF JPMorgan Chase Bank, National Association, successor in interest by purchase from the Federal Deposit Insurance Corporation as receiver of Washington Mutual Bank formerly known as Washington Mutual Bank, FA vs Vincent Paul Reuter 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 12, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 1817-2012 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST BY PURCHASE FROM THE FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF WASHINGTON MUTUAL BANK FORMERLY KNOWN AS WASHINGTON MUTUAL BANK, FA

vs.

VINCENT PAUL REUTER owner(s) of property situate in the TOWNSHIP OF DINGMAN, Pike County, Pennsylvania, being 101 FOWLER LANE, SHOHOLA, PA 18458-3629 Parcel No.: 094.00-01-35.001- (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment amount: \$132,512.71 Attorneys for Plaintiff: Phelan Hallinan, LLP

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

OF PENNSYLVANIA
TO Vincent Paul Reuter
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$132,512.71,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Vincent
Paul Reuter DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$132,512.71 PLUS COSTS
AND INTEREST AS
AFORESAID.

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

1 Penn Ctr. Plaza
Philadelphia, PA 19103
05/17/13 • 05/24/13 • 05/31/13

SHERIFF SALE

June 12, 2013

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1830-2012r
SUR JUDGEMENT NO.
1830-2012 AT THE SUIT
OF Bank of America, NA as
successor by merger to BAC
Home Loans Servicing, LP
fka Countrywide Home Loans
Servicing, LP vs Vincent J.
Acerno 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 12, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

**SHORT DESCRIPTION FOR
ADVERTISING**

By virtue of a Writ of Execution
No. 1830-2012
BANK OF AMERICA,
N.A., AS SUCCESSOR BY
MERGER TO BAC HOME
LOANS SERVICING, LP
F/K/A COUNTRYWIDE
HOME LOANS SERVICING,
LP
vs.

VINCENT J. ACIERNO
owner(s) of property situate
in the TOWNSHIP OF
BLOOMING GROVE, Pike
County, Pennsylvania, being
120-122 CORRAL LANE,
HAWLEY, PA 18428
Parcel No.: 107.03-03-46-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$628,499.59
Attorneys for Plaintiff:
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Vincent J. Acierno
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$628,499.59,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Vincent J.
Acierno DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$628,499.59 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan and Hallinan
1617 JFK Blvd., Ste.. 1400
1 Penn Ctr. Plaza
Philadelphia, PA 19103
05/17/13 • 05/24/13 • 05/31/13

SHERIFF SALE

June 12, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1838-2012r SUR
JUDGEMENT NO. 1838-2012
AT THE SUIT OF JPMorgan
Chase Bank, National
Association vs Frank G. Aumick
aka Frank Gilbert Aumick, III
and Theresa Aumick aka Theresa
M. Aumick 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 12, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution
No. 1838-2012

JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION
vs.

FRANK G. AUMICK A/K/A
FRANK GILBERT AUMICK,
III THERESA AUMICK
A/K/A THERESA M.
AUMICK

owner(s) of property situate
in the TOWNSHIP OF
DELAWARE, Pike County,
Pennsylvania, being
100 FOX ROAD A/K/A 12631
POCONO MOUNTAIN
LAKE FOREST,
DINGMANS FERRY, PA
18328

Parcel No.: 161.01-01-49 -
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$105,360.27

Attorneys for Plaintiff:

Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Frank G. Aumick aka Frank
Gilbert Aumick, III and Theresa
Aumick aka Theresa M. Aumick
DEFENDANTS, OWNER,

OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$105,360.27,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Frank G.
Aumick aka Frank Gilbert
Aumick, III and Theresa
Aumick aka Theresa M. Aumick
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$105,360.27 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan and Hallinan
1617 JFK Blvd Ste. 1400
1 Penn Center Plaza

Philadelphia, PA 19103
05/17/13 • 05/24/13 • 05/31/13

SHERIFF SALE

June 12, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1846-2012r SUR
JUDGEMENT NO. 1846-2012
AT THE SUIT OF MetLife
Home Loans, a Division of
MetLife Bank, NA vs Diane
A. Shepard 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 12, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN track,
piece or parcel of land, with the
buildings and improvements
thereon erected, situate, lying
and being in the Township
of Milford, Pike County,
Commonwealth of Pennsylvania,
bounded and described as
follows:

LOT NO. 64, as shown on a
survey plat map of Moon Valley
Falls Final Plan, Phase IV as
prepared by Utility Engineers

Division, Quad Three Group,
Inc., Wilkes-Barre, Pennsylvania
and recorded in the Office of
the Recorder in and for Pike
County, Pennsylvania, in Plat
Book # 30 at Page # 107.

BEING the same premises
which Alanna Siracuse, a single
woman, by indenture bearing
the date December 27, 2005
and being recorded in Milford,
Pennsylvania, in the Office for
Recording of Deeds, in and for
the County of Pike, in Deed
Book 2153 Page 1361, granted
and conveyed unto Karl Seven
and Mary Kay Seven, his wife,
Grantors herein.

PARCEL IDENTIFICATION
NO: 097.03-01-57-066,
CONTROL #: 09-0-108356

TITLE TO SAID PREMISES
IS VESTED IN Diane A.
Shepard, married, by Deed from
Karl Seven and Mary Kay Seven,
his wife, dated 12/29/2008,
recorded 01/06/2009 in Book
2297, Page 1020.

EXHIBIT "A"

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

JUDGMENT ON THE
AMOUNT OF \$333,235.56,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Diane A.
Shepard DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$333,235.56 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Parker McCay
9000 Midlantic Drive, Ste. 300
PO Box 5054
Mount Laurel, NJ 08054-1539
05/17/13 • 05/24/13 • 05/31/13

SHERIFF SALE
June 12, 2013
BY VIRTUE OF WRIT

OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1847-2012r
SUR JUDGEMENT NO.
1847-2012 AT THE SUIT
OF MetLife Home Loans, a
division o f MetLife Bank, NA
vs David Schramm and June
Schramm 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 12, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION

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

BEING Lot No. 396, Section
No. 4, as shown on map entitled
subdivision of Section A, Pocono
Mountain Woodland Lakes
Corp., on file in the Recorder's
Office at Milford, Pennsylvania,
in Plot Book No. 10, Page 158.

PARCEL IDENTIFICATION
NO: 110.03-04-05, CONTROL
#: 03-0-019784

BEING THE SAME PREMISES which Philip Bueki, Sheriff of the County of Pike, in the Commonwealth of Pennsylvania, by his certain Deed dated August 7, 2008 and recorded August 8, 2008 in the Office for the Recording of Deeds in and for the County of Pike at Milford, Pennsylvania in Record Book 2285, Page 2599, granted and conveyed unto Utilities Employees Credit Union.

TITLE TO SAID PREMISES IS VESTED IN David Schramm and June Schramm, h/w, by Deed from Utilities Employees Credit Union, dated 09/30/2009, recorded 10/02/2009 in Book 2320, Page 2028.

EXHIBIT "A"

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO David Schramm and June Schramm DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$190,765.73, 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 David Schramm and June Schramm DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$190,765.73 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Parker McCay
9000 Midlantic Drive, Ste. 300
PO Box 5054
Mount Laurel, NJ 08054-15390
05/17/13 • 05/24/13 • 05/31/13

SHERIFF SALE

June 12, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1895-2012r SUR JUDGEMENT NO.

1895-2012 AT THE SUIT
OF GMAC Mortgage, LLC
vs Kevin D. Touw and Jeri
A. Touw 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 12, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution
No. 1895-2012

GMAC MORTGAGE, LLC
vs.

KEVIN D. TOUW

JERI A. TOUW

owner(s) of property situate
in the TOWNSHIP OF
DINGMAN, Pike County,
Pennsylvania, being
110 PARK RIDGE DRIVE,
MILFORD, PA 18337-4395
Parcel No.: 122.03-02-24-
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment amount: \$155,149.76

Attorneys for Plaintiff:

Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Kevin D. Touw and Jeri A.

Touw DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$155,149.76,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Kevin
D. Touw and Jeri A. Touw
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$155,149.76 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan and Hallinan
1617 JFK Blvd., Ste.. 1400
1 Penn Ctr. Plaza

Philadelphia, PA 19103
05/17/13 • 05/24/13 • 05/31/13

SHERIFF SALE

June 12, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1906-2012 SUR
JUDGEMENT NO. 1906-2012
AT THE SUIT OF Citibank,
NA as Trustee for CMLTI
Asst Trust vs. Edwen Blas &
Angelina Blas 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 12, 2013 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 and State of Pennsylvania,
being Lot No. 249, Stage No.
17, Pine Ridge as shown on
a map of Pine Ridge, Inc., on
file in the Recorder's Office at
Milford, Pennsylvania, in Plat
Book No. 10, page 74.

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

BEING the same premises

which Romec, Inc., a PA Corp.,
by Deed dated February 14, 2008
and recorded February 26, 2008,
in the Office for the Recorder of
Deeds in and for Pike County, in
Deed Book Volume 2267, Page
2036, conveyed unto Edwen Blas
and Angelina Blas, husband and
wife.

BEING KNOWN AS: 1585
Pine Ridge a/k/a 249 Section 6
Pine Ridge, Bushkill, PA 18324

TAX PARCEL #06-0-041966

IMPROVEMENTS:
Residential property.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Edwen Blas & Angelina Blas
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$308,636.03,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS
THE PROPERTY OF
Edwen Blas & Angelina Blas
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$308,636.03 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Powers Kirn & Javardian LLC
1310 Industrial Blvd
2nd Floor, Ste 201
Southampton, PA 18966
05/17/13 • 05/24/13 • 05/31/13

SHERIFF SALE

June 12, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1908-2012r SUR
JUDGEMENT NO. 1908-2012
AT THE SUIT OF GMAC
Mortgage, LLC vs Anthony
Ruffano, 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 12, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT PARCEL
OF LAND IN THE
TOWNSHIP OF
DINGMAN, PIKE COUNTY,
COMMONWEALTH OF
PENNSYLVANIA, AS MORE
FULLY DESCRIBED IN
DEED BOOK 2138, PAGE
2553, ID# 030-019327,
BEING KNOWN AND
DESIGNATED AS
LOT 1773, SECTION K,
CONTAINING 1.72 ACRES,
POCONO MOUNTAIN
WOODLAND LAKES,
PLAT BOOK 12, PAGE 34,
RECORDED ON 10/15/1974.

ALSO DESCRIBED AS:

ALL certain lot/lots, parcel
or piece of ground situate in
the Township of Dingman,
County of Pike, and State of
Pennsylvania being Lot No.
1773, Section No. K as shown
on map entitled subdivision of
Section K, Pocono Mountain
Woodland Lakes Corp., on
file in the Recorder's Office at
Milford, Pennsylvania in Plot
Book No. 12, Page 34.

TOGETHER with all rights,
liberties and privileges and
UNDER AND SUBJECT to
all restrictions, reservations,
easements as set forth in the

Deeds in the Chain of Title.

TAX PARCEL # 03-0-019327

BEING KNOWN AS: 161 Tan
Oak 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 Anthony Rufrano Jr
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$181,876.23,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

Rufrano JR DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$181,876.23 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market St.
Philadelphia, PA 19106-1532
05/17/13 • 05/24/13 • 05/31/13

SHERIFF SALE

June 12, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO1930-2012r SUR
JUDGEMENT NO. 1930-2012
AT THE SUIT OF PNC
Bank, National Association,
successor by merger to
National City Bank, successor
by merger to National City
Bank Mortgage Co vs Jeffrey
P. Miller 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 12, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION FOR

ADVERTISING

By virtue of a Writ of Execution
No. 1930-2012-CIVIL
PNC BANK, NATIONAL
ASSOCIATION,
SUCCESSOR BY MERGER
TO NATIONAL CITY
BANK, SUCCESSOR BY
MERGER TO NATIONAL
CITY BANK MORTGAGE
CO.

vs.

JEFFREY P. MILLER
owner(s) of property situate
in the TOWNSHIP OF
DELAWARE, Pike County,
Pennsylvania, being
206 DOOLAN ROAD,
DINGMANS FERRY, PA
18328-9668
Parcel No.: 149.04-04-08 -
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$189,183.35
Attorneys for Plaintiff:
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Jeffrey P. Miller
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$189,183.35,
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 Jeffrey P.
Miller DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$189,183.35 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan and Hallinan
1617 JFK Blvd., ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
05/17/13 • 05/24/13 • 05/31/13

SHERIFF SALE

June 12, 2013

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1948-2012r

SUR JUDGEMENT NO.
1948-2012 AT THE SUIT
OF JPMorgan Chase Bank,
NA vs Cecil Parris and Kizzy
Q. Parris 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 12, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

Being known as: PINE RIDGE
LOT 70 STAGE 9 A/K/A 1226
PINE RIDGE, BUSHKILL,
PENNSYLVANIA
18324.

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

Lot Number 70, Stage IX, Pine
Ridge, as shown on Plat of Pine
Ridge, Inc., Stage IX, recorded
in the Office of the Recorder of
Deeds of Pike County in Plat
Book Vol. 12 at Page 12 on
September 13, 1974.

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

Title to said premises is vested
in Cecil Parris and Kizzy Q.
Parris by deed from Giovanni
Cantalicio & Rosalia Cantalicio,
husband and wife dated October
7, 2008 and recorded November
25, 2008 in Deed Book 2294,
Page 1596.

PARCEL #: 188.04-04-70
CONTROL #: 06-0-038397

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Cecil Parris and Kizzy Q. Parris
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$271,780.43,
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 Cecil
Parris and Kizzy Q. Parris
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$271,780.43 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street,
Ste. 1400
Philadelphia, PA 19109
05/17/13 • 05/24/13 • 05/31/13

SHERIFF SALE

June 12, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1965-2011r SUR
JUDGEMENT NO. 1965-2011
AT THE SUIT OF Wells
Fargo Bank, NA vs Daniel
A. Strobel 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 12, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN
PIECE OR PANEL
OF LAND, SITUATE,
LYING AND BEING
IN THE TOWNSHIP
OF BLOOMING
GROVE, COUNTY
OF PIKE AND STATE
OF PENNSYLVANIA,
BOUNDED AND
DESCRIBED AS FOLLOWS:

LOT NO. 72, BLOCK V-128,
AS SET FORTH ON MAP
ENTITLED "SECTION
ONE, CAMELOT FOREST,
BLOOMING GROVE
TOWNSHIP, PIKE
COUNTY, PENNSYLVANIA,
SCALE 1" = 100', JUNE,
1982, REVISED, SHEET
1", AND RECORDED IN
THE OFFICE OF THE
RECORDER OF DEEDS
OF PIKE COUNTY,
PENNSYLVANIA, IN PLAT
BOOK 21, PAGE 51.

TOGETHER WITH ALL
RIGHTS OF WAY AND
UNDER AND SUBJECT
TO THE RESERVATIONS
AND RESTRICTIONS AS
SET FORTH IN CERTAIN
DECLARATIONS
AND RESTRICTIVE
COVENANTS,
RESTRICTIONS,
EXCEPTIONS,
RESERVATIONS AND
CONDITIONS, DATED
SEPTEMBER 1, 1982
AND RECORDED IN
THE OFFICE OF THE

RECORDER OF DEEDS
OF PIKE COUNTY,
PENNSYLVANIA, IN DEED
BOOK VOLUME 834 AT
PAGE 171.

PARCEL No. 01-0-073077

BEING known and numbered
as 140 Galahad Road, Greeley,
PA, 18425.

BEING the same premises
which Just Homes, Inc., by Deed
dated January 31, 2006 and
recorded February 1, 2006 in and
for Pike County, Pennsylvania,
in Deed Book Volume 2157,
Page 1254, granted and conveyed
unto Daniel A. Strobel.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Daniel A. Strobel
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$220,221.73,
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 Daniel A.
Strobel DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$220,221.73 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Zucker Goldberg & Ackerman
200 Sheffield Street, Ste. 101
Mountainside, NJ 07092
05/17/13 • 05/24/13 • 05/31/13

SHERIFF SALE

June 12, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 2011-2012r SUR
JUDGEMENT NO. 2011-2012
AT THE SUIT OF Wells Fargo
Bank, NA vs Nina Vaytusyonok,
Ilona Vaytusyonok and Vladislav
Vaytusyonok
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 12, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution
No. 2012-2011
WELLS FARGO BANK, N.A.
vs.

NINA VAYTUSYONOK
ILONA VAYTUSYONOK
VLADISLAV
VAYTUSYONOK

owner(s) of property situate
in the TOWNSHIP OF
LEHMAN, Pike County,
Pennsylvania, being
225 EDINBURGH ROAD
A/K/A 570 EDINBURGH
ROAD, BUSHKILL, PA 18324
Parcel No.: 192.04-02-35
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$174,805.56
Attorneys for Plaintiff:
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Nina Vaytusyonok,
Ilona Vaytusyonok and
Vladislav Vaytusyonok
DEFENDANTS, OWNER,

OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$174,805.56,
PLUS COSTS
& INTEREST. THE SALE
MADE SUBJECT TO ALL
PAST DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Nina
Vaytusyonok, Ilona Vaytusyonok
and Vladislav Vaytusyonok
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$174,805.56 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

05/17/13 • 05/24/13 • 05/31/13

SHERIFF SALE**June 12, 2013**

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 2027-2012r SUR
JUDGEMENT NO. 2027-2012
AT THE SUIT OF The
Dime Bank vs William R.
Goodwin 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 12, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN
piece, parcel and tract of land,
lying, situate and being in the
Township of Palmyra, County
of Pike and Commonwealth of
Pennsylvania, being Parcel 2B,
as depicted on a survey map
prepared by Hugh E. Colan,
Professional Land Surveyor, and
dated May 3, 1995 and recorded
in the Office of the Recorder
of Deeds in and for Pike
County, Pennsylvania in Plat
Book Volume 33, at Page 192.
Said parcel is more particularly
described as follows, to wit:

BEGINNING at a point in

Pennsylvania State Route
6, said point also being the
northwesterly corner of Lot
3B (Map Book 33 at Page
192); thence from said point of
beginning along said Lot 3B
South 03 degrees 50 minutes
53 seconds West 250.21 feet
to the southwesterly corner of
said Lot 3B and in the line of
lands of Tanglwood Lodge Club
(D.B. 253, P. 59); thence along
said Tanglwood Lodge Club
South 67 degrees 50 minutes 01
seconds West 291.55 feet and
South 01 degrees 17 minutes 43
seconds East 8.64 feet to a point
in the northerly bounds of Crest
Drive; thence along said bounds
of Crest Drive the following
seven (7) courses and distances:

1. North 70 degrees 59 minutes
27 seconds West 57.10 feet;
2. North 58 degrees 33 minutes
10 seconds West 359.01 feet;
3. North 16 degrees 28 minutes
39 seconds East 19.24 feet;
4. North 29 degrees 00 minutes
04 seconds East 30.63 feet;
5. North 48 degrees 58 minutes
55 seconds East 28.66 feet;
3. North 54 degrees 42 minutes
25 seconds East 62.95 feet;
7. North 07 degrees 06 minutes
16 seconds East 72.40 feet to a
point in the center of Route 6;

THENCE along said Route 6
North 84 degrees 34 minutes
00 seconds East 258.30 feet and
South 83 degrees 59 minutes 00
seconds East 280.50 feet to the
point or place of BEGINNING.
BEING PARCEL 2B on
the aforementioned map and

CONTAINING 3.31 acres of land more or less.

EXCEPTING AND RESERVING all that portion of the above-described parcel now used or previously conveyed for public highway purposes.

UNDER AND SUBJECT to any easements of record to public utilities.

BEING the same property conveyed to William Goodwin, Single, by deed of Peter F. Delfino, Single, dated December 30, 2003 and recorded January 22, 2004 to Pike County Deed Book 2028, Page 2261.

The prior Grantor, (Tanglwood Lakes, Inc.) its successors and assigns, hereby grants to Grantee, his heirs and assigns, and Easement with regard to Parcel 2B, to use the sewage disposal system on other lands of Tanglwood Lakes, Inc., more particularly described as existing on Parcel C, as identified on a plat map prepared by Hugh E. Colan, Professional Land Surveyor, dated May 3, 1995 and recorded in the Pike County Recorder of Deeds Office at Map Book 33, at Page 192. The purpose of a commercial use on Parcel 2B in accordance with the existing zoning regulations of Palmyra Township, Pike County, Pennsylvania. This Easement shall bind Tanglwood Lakes, Inc., its successors and assigns to provide sewage from Parcel C for the benefit of

Parcel 2B only. In exchange for granting of this Easement, Grantee, his heirs and assigns agrees to pay to prior Grantor (Tanglwood Lakes, Inc.), successors and assigns reasonable and customary fees for the sewage service to be provided.

Prior Grantor (Tanglwood Lakes, Inc.), its successors and assigns, hereby grants to Grantee, his heirs and assigns, an Easement, across a certain road bed named "Crest Drive", as the same appears on a plat map prepared by Hugh E. Colan, Professional Land a Surveyor, May 3, 1995, and recorded in the Pike County Recorder of Deeds Office at Map Book 33, at Page 192. This Easement is granted solely to Grantee, his heirs and assigns for the purpose of ingress, egress and regress to and from Parcel 2B over "Crest Drive".

ALL THAT CERTAIN piece, parcel and tract of land, lying, situate and being in the Township of Palmyra, County of Pike and Commonwealth of Pennsylvania, being Parcel 3B, as depicted on a survey map prepared by Hugh E. Colan, Professional Land Surveyor, and dated May 3, 1995 and recorded in the Office of the Recorder of Deeds in and for Pike County, Pennsylvania in Plat Book Volume 33, at Page 192. Said parcel is more particularly described as follows, to wit:

BEGINNING at a point in

Pennsylvania State Route 6, said point also being the northeasterly corner of Lot 2B (Map Book 33, at Page 192); thence from said point of beginning along said Route 6 South 71 degrees 26 minutes 00 seconds East 722.35 feet to the northwesterly corner of Parcel 4B (Map Book 33, at Page 192); thence South 16 degrees 36 minutes 00 seconds West 319.88 feet along said Lot 4B to the southwesterly corner of Said Lot 4B and in the line of lands of Tanglwood Lodge Club (D.B. 253, P. 59); thence along said Tanglwood Lodge Club the following three (3) courses and distances:

1. North 62 degrees 27 minutes 21 seconds West 332.31 feet;
2. North 43 degrees 37 minutes 53 seconds West 80.46 feet;
3. North 73 degrees 54 minutes 33 seconds West 270.60 feet to the southeasterly corner of said Lot 2B;

THENCE North 03 degrees 50 minutes 53 seconds East 250.21 feet to the point or place of BEGINNING.
BEING PARCEL 3B on the aforementioned map and CONTAINING 4.22 acres of land more or less.

EXCEPTING AND RESERVING all that portion of the above-described parcel now used or previously conveyed for public highway purposes.

UNDER AND SUBJECT to any easements of record to public

utilities.

BEING the same property conveyed to William Goodwin, Single, by deed of Peter F. Delfino, Single, dated December 30, 2003 and recorded January 22, 2004 to Pike County Deed Book 2028, Page 2256.

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

TOGETHER WITH all and singular the land, improvements, ways, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said parties of the first part, in law, equity or otherwise, howsoever, in and to the same and every part thereof.

TO HAVE AND TO HOLD the said land, hereditaments and premises hereby granted or mentioned and intended so to be with the appurtenances, unto the said party of the second part, his Heirs and Assigns, to and for the only proper use and behoof of the said party of the second part, his Heirs and Assigns forever.

AND said Grantors, the

said party of the first part, for his Heirs, Executors and Administrators, do by these presents covenant, grant and agree to and with the said party of the second part, his Heirs and Assignees, that the said party of the first part, his Heirs all and singular the hereditaments and premises herein above described and granted or mentioned and intended so to be, with the appurtenances, unto the said party of the second part, his Heirs and Assigns, against his the said party of the first part and his Heirs and against all and every other sane or any part thereof, SHALL AND WILL SPECIALLY WARRANT AND FOREVER DEFEND.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO William R. Goodwin DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$694,265.86, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS

HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF William R. Goodwin DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$694,265.86 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Hourigan, Kluger & Quinn
Ste. 700 Mellon Bank Center
Wilkes-Barre, PA 18701-1867
05/17/13 • 05/24/13 • 05/31/13

SHERIFF SALE

June 12, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2052-2012 SUR JUDGEMENT NO. 2052-2012 AT THE SUIT OF US Bank, NA as Trustee for the Pennsylvania Housing Finance Agency vs. Evelia M. Lomba 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 12, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT LEGAL FOR
ADVERTISING:

ALL THAT CERTAIN piece
or parcel of land situate in the
Borough of Matamoras, Pike
County, Pennsylvania, being
Lot No. 30, on map or plan of
Borough of Matamoras, being
50 feet wide on First Street,
50 feet wide in rear, and 107
feet in depth, and HAVING
THEREON ERECTED
A DWELLING HOUSE
KNOWN AS 408 First Street,
Matamoras, PA 18336.

MAP # 083.10-01-46
CONTROL # 07-0-007984

Reference Pike County Record
Book 2222 Page 1240.

TO BE SOLD AS THE
PROPERTY OF EVELIA
M. LOMBA UNDER PIKE
COUNTY JUDGMENT NO.
2052-2012-CV

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

OF PENNSYLVANIA
TO Evelia M. Lomba
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$167,683.09,
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 Evelia M.
Lomba DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$167,683.09 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Purcell, Krug & Haller

1719 N. Front Street
Harrisburg, PA 17102
05/17/13 • 05/24/13 • 05/31/13

SHERIFF SALE

June 12, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 2096-2012 SUR
JUDGEMENT NO. 2096-2012
AT THE SUIT OF The
Honesdale National Bank vs.
Michael Jorgenson & Melissa
Jorgenson 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 12, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

**DESCRIPTION OF REAL
PROPERTY**

PARCEL I:

ALL THAT CERTAIN lot,
piece, or parcel of land lying and
being situate in the Township
of Milford, County of Pike
and State of Pennsylvania,
being Lot No. 10, Greenwood
Hills, containing 1,271 acres,
more or less, on a map entitled
“Greenwood Hills, Lot
Improvement Survey, Stage

2, Lots 10 and 11, Milford
Township, Pike County, Victor
E. Orben,” being filed in the
Pike County Recorder of Deeds
Office in Milford, Pennsylvania
in Plat Book 25 at page 248 on
August 4, 1988.

BEING THE SAME

PREMISES that Wesley Van
Arsdale and Fern Van Arsdale,
his wife, by indenture bearing
date the 15th day of November,
1995 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
November, 1995, in Record
Book Volume 1132, page 074,
granted and conveyed unto
Matthew D. Blumberg and
Deborah A. Blumberg, in fee.

Parcel I is not improved.

Tax Map Parcel No.
113.01-02-59.012.

PARCEL II:

ALL THAT CERTAIN piece,
parcel or lot of land situate in
Milford Township, Pike County,
Pennsylvania, being Lot No. 11,
Stage 2, Greenwood Hills, as
shown on a certain map entitled
“Greenwood Hills, Stg. 2 Lots
10 and 11, Lot Improvement
Survey” as prepared by Victor
E. Orben, Registered Surveyor,
dated July 21, 1988 and recorded
in the Pike County Recorder of
Deeds Office in Plat Book 25, at
page 246 and 248 and recorded
August 4, 1988, containing

0.9485 acres of land more or less.

BEING THE SAME PREMISES that Wesley Van Arsdale and Fern Van Arsdale, his wife, by indenture bearing date the 9th day of March, 1989 and being recorded at Milford, Pennsylvania in the Office for the Recording of Deeds, in and for the County of Pike, on the 13th day of March, 1989, in Record Book Volume 0038, page 167, granted and conveyed unto Matthew D. Blumberg and Deborah A. Blumberg, in fee.

WHEREAS, Matthew D. Blumberg departed this life on the 30th day of October, 2002 leaving Deborah A. Blumberg as the surviving Tenant by the Entirety, to whom the premises descended in fee.

Parcel II is improved with a house.

Tax Map Parcel No.
113.01-02-59.013.

Parcels I and II BEING KNOWN AS 113 Fern Place, Lots 10 and 11, Greenwood Hills, Milford Township, Pike County, Pennsylvania.

TITLE TO PARCELS I AND II is vested in Michael Jorgenson and Melissa Jorgenson by deed from Deborah A. Blumberg dated October 16, 2009 and recorded on October 16, 2009 in Pike County Record Book Volume 2321 at page 2522.

SEIZED IN EXECUTION as the property of Michael Jorgenson and Melissa Jorgenson in No. 2096-2012 -CV in the Court of Common Pleas of Pike County, Pennsylvania.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Michael Jorgenson & Melissa Jorgenson DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$297,722.63, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

PROPERTY OF Michael
Jorgenson & Melissa Jorgenson
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$297,722.63 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Bugaj/Fischer PC
P.O. Box 390
Honesdale, PA 18431
05/17/13 • 05/24/13 • 05/31/13

SHERIFF SALE
June 12, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 2110-2012r SUR
JUDGEMENT NO. 2110-2012
AT THE SUIT OF The Bank
of New York Mellon fka The
Bank of New York, as Trustee
for the certificateholders of the
CWABS, Inc. Asset-Backed
Certificates, Series 2007-9 vs
Christopher Fazio and Nadine
Fazio 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 12, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN
LOT, PARCEL OR PIECE
OF LAND SITUATED
IN THE TOWNSHIP
OF DELAWARE,
COUNTY OF PIKE, AND
COMMONWEALTH OF
PENNSYLVANIA, BEING
LOT 18, BLOCK M-504,
SECTION 5, MARCEL
LAKE ESTATES, AS
SHOWN ON A PLAN OF
LOTS RECORDED IN
THE OFFICE OF THE
RECORDER OF DEEDS IN
AND FOR THE COUNTY
OF PIKE, IN PLOT BOOK
VOLUME 9, PAGE 144.

Tax Parcel No.: 02-0-101633

Commonly known as 108
Laverne Drive, Dingmans Ferry,
PA 18328

TITLE TO SAID PREMISES
IS VESTED IN Christopher
Fazio and Nadine Fazio, by deed
from Richard J. Panassidi and
Michele P. Panassidi, his wife,
dated 5/30/2003 and recorded
6/12/2006 as Instrument No.:
200300011187.

EXHIBIT "A"

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Christopher Fazio
and Nadine Fazio

DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$318,872.48,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Christopher
Fazio and Nadine Fazio
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$318,872.48 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Parker McCay
9000 Midlantic Drive, Ste. 300
PO Box 5054
Mount Laurel, NJ 08054-1539

05/17/13 • **05/24/13** • 05/31/13

SHERIFF SALE

June 12, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 2127-2011r SUR
JUDGEMENT NO. 2127-2011
AT THE SUIT OF The Bank
of New York Mellon fka The
Bank of New York, as Successor
Trustee for JPMORGAB
CHASE BANK, NA as
Trustee for NovaStar Mortgage
Funding Trust, Series 2006-1
NovaStar Home Equity Loan
Asset-Backed Certificates, series
2006-1vs Daniel Joseph Lorden
and Erica Lynn Lorden
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 12, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN piece,
parcel or tract of land situate,
lying and being in the Township
of Lehman, County of Pike, and
Commonwealth of Pennsylvania,
being Lot No. 32, Stage IX, 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/Page 12112.

PARCEL # 189.01-02-45

BEING the same premises
which Daniel Joseph Lorden and
Erica Lynn Lorden, by Deed
dated February 23, 2009 and
recorded on March 25, 2010 in
the Office of the Recorder of
Deeds in and for Pike County
in Deed Book 2332 Page 2357,
granted and conveyed unto
Daniel Joseph Lorden

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Daniel Joseph Lorden and Erica
Lynn Lorden
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$205,662.44,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Daniel Joseph
Lorden and Erica Lynn Lorden
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$205,662.44 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stern & Eisenberg
261 Old York Road, Ste. 410
Jenkintown, PA 19046
05/17/13 • 05/24/13 • 05/31/13

SHERIFF SALE

June 12, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO2135-2011r SUR
JUDGEMENT NO. 2135-2011
AT THE SUIT OF Bank
of America, NA successor by
merger to BAC Home Loans
Servicing, LP fka Countrywide
Home Loans Servicing, LP vs
Despina Papapantos and David
M Henry 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 12, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution
No. 2011-02135

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

DESPINA PAPAPANTOS
DAVID M. HENRY

owner(s) of property situate
in the TOWNSHIP OF
LEHMAN, Pike County,
Pennsylvania, being
114 AMOS CIRCLE A/K/A 8
AMOS CIRCLE, BUSHKILL,
PA 18324

Parcel No.: 188.04-01-63
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$142,653.06

Attorneys for Plaintiff:

Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Despina Papapantos
and David M Henry
DEFENDANTS, OWNER,

OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$142,653.06,
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 Despina
Papapantos and David M Henry
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$142,653.06 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan and Hallinan
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
05/17/13 • 05/24/13 • 05/31/13

SHERIFF SALE

June 12, 2013

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO2140-2010r
SUR JUDGEMENT NO.
2140-2010 AT THE SUIT
OF Bank of America, NA
successor by merger to BAC
Home Loans Servicing, LP
fka Countrywide Home Loans
Servicing, LP vs Brian M.
Bossong 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 12, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

PARCEL 1:

ALL that certain piece or parcel
of land situate in Lehman
Township, County of Pike, and
State of Pennsylvania, bounded
and described as follows, to wit;

Designated as lot 79, Section
6, Rustic Acres Estates; situate
in Lehman Township, and
the County of Pike, State of
Pennsylvania, and recorded in
the Office of the Recorder of
Deeds in and for Pike County at
Milford, in Plot Book 12, Page
7, bounded and described as

follows, to wit;

BEGINNING at an iron pipe,
on the easterly side of a 50' wide
road known as Walnut Trail as
shown on the aforementioned
plan, said pipe being common
to lots 79 and 80; thence along
said road, north 52 degrees 21
minutes 33 seconds east 90.00
feet to an iron pipe, said pipe
being common to lots 79 and
78; thence leaving said road and
along lot 78, South 37 degrees
38 minutes 27 seconds East
181.38 feet to an iron pipe on
line with lot 77, thence along
lot 77, South 30 degrees 33
minutes 22 seconds west 96.94
feet to an iron pipe, said pipe
being common to lots 77-83-80
and 79; thence along lot 80,
north 37 degrees 38 minutes 27
seconds west 217.39 feet to the
place of the BEGINNING, as
per a survey made by George
Fetch, Jr. Registered Surveyor, in
September of 1980.

CONTAINING 18087 square
feet, .415 acres more or less.
Being shown as Lot 79 on the
above mentioned map.

PARCEL 2:

ALL THAT CERTAIN lot
being shown and designated as
Lot 80 on a certain map entitled
"Plan of lots; Rustic Acres
Estates; Section 6; Lehman
Township, Pike County,
Pennsylvania; scale 1"= 100';
April 1974", as prepared by
Lawrence R. Bailey, Registered
Surveyor, Stroudsburg,
Pennsylvania, said map being

recorded in the Office of the Recorder of Deeds in Milford, Pennsylvania in Plot Book Volume 12, Page 7 and being more particularly described as follows, to wit:

BEGINNING at a point on the southeasterly side of Walnut Trail, as shown on the above captioned map, a corner common to lots 80 and 81; thence, (1) along said side Walnut Trail north 52 degrees 21 minutes 39 seconds east 70.00 feet to a point thence, (2) along the same north 52 degrees 21 minutes 33 seconds east 30.00 feet to a point, a corner common to lots 79 and 80; thence (3) leaving said road and along said lot 79 south 37 degrees 38 minutes 27 seconds east 218.01 feet to a point, a corner common to lots 77, 79, 80, 82, and 83; thence (4) partly along said lot 83 and also along said lot 82 north 86 degrees 04 minutes 56 seconds west 133.64 feet to a point, a corner common to lots 80, 81, and 82; thence, (5) along said lot 81 north 37 degrees 38 minutes 21 seconds west 129.36 feet to a point of BEGINNING.

CONTAINING: 17,368 square feet, more or less.

PARCEL ID NUMBERS:
197.03-01-60 & 197.03-01-61

BEING KNOWN AS: 80
Walnut Street, Lehman, PA
18324

THE SALE IS MADE BY

VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Brian M. Bossong DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$185,649.11, 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 Brian M. Bossong DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$185,649.11 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market St.
Philadelphia, PA 19106-1532
05/17/13 • 05/24/13 • 05/31/13

SHERIFF SALE

June 12, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 2397-2010r SUR
JUDGEMENT NO. 2397-2010
AT THE SUIT OF Bank of
America, NA as successor by
merger to BAC Home Loans
Servicing, LP vs Zoraida
Lozada 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 12, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

**SHORT DESCRIPTION FOR
ADVERTISING**

By virtue of a Writ of Execution
No. 2397-2010-CIVIL
BANK OF AMERICA,
N.A. AS SUCCESSOR BY
MERGER TO BAC HOME
LOANS SERVICING, LP
vs.
ZORAIDA LOZADA
owner(s) of property situate

in the TOWNSHIP OF
LEHMAN, Pike County,
Pennsylvania, being
2140 FOX ROAD A/K/A
LOT 78 SEC 7 PINE RIDGE,
BUSHKILL, PA 18324
Parcel No.: 188.04-04-04-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$169,201.24
Attorneys for Plaintiff:
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Zoraida Lozada
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$169,201.24,
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 Zoraida Lozada DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$169,201.24 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan and Hallinan
1617 JFK Blvd., Ste.. 1400
1 Penn Ctr. Plaza
Philadelphia, PA 19103
05/17/13 • 05/24/13 • 05/31/13

SHERIFF SALE

June 12, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2411-2008r SUR JUDGEMENT NO. 2411-2008 AT THE SUIT OF Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage loan Trust 2006-7 vs Tina Osborn, Executrix of the Estate of Michael Viscardo aka Michael A. Viscardo 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 12, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND SITUATED, LYING AND BEING IN THE TOWNSHIP OF DELAWARE, COUNTY OF PIKE AND STATE OF PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LOTS 2ABCD, BLOCK W-1101, AS SET FORTH ON A PLAN OF LOTS – WILD ACRES, SECTION II, DELAWARE TOWNSHIP, PIKE COUNTY, PENNSYLVANIA, DATED FEBRUARY 3, 1971, BY JOSEPH D. SINCAVAGE, MONROE ENGINEERING, INC. STROUDSBURG, PENNSYLVANIA, AND FILED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR PIKE COUNTY, PENNSYLVANIA, IN MAP BOOK VOLUME 8, PAGE 171, ON 06/07/1971.

Property address: 137 Lake View Drive, Dingmans Ferry, PA 18328

Parcel# 175.02-04-43

THE SALE IS MADE BY

VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Tina Osborn, Executrix of the Estate of Michael Viscardo aka Michael A. Viscardo DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$143,558.46, 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 Tina Osborn, Executrix of the Estate of Michael Viscardo aka Michael A. Viscardo DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$143,588.46 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market St.
Philadelphia, PA 19106-1532
05/17/13 • 05/24/13 • 05/31/13
