

**PUBLIC NOTICE
CIVIL ACTION LAW
COURT OF COMMON PLEAS
MONROE COUNTY
Number 3719 CV 2016**

CIT Bank, N.A.
v.
George Davalos

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

TO: George Davalos

Your house (real estate) at Rd 5 277 Mutton Hollow Road, Stroudsburg, Pennsylvania 18360 is scheduled to be sold at Sheriff's Sale on **May 25, 2017 at 10:00 a.m.** in the Monroe County Courthouse, Stroudsburg, Pennsylvania to enforce the court judgment of \$209,590.85 obtained by CIT Bank, N.A. against the above premises.

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

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

1. The sale will be canceled if you pay to CIT Bank, N.A. the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE
ASSOCIATION DE LICENCIADOS

Monroe County Bar Assoc.
Find a Lawyer Program
913 Main Street
P.O. Box 786

Stroudsburg, PA 18360
(570) 424-7288

McCABE, WEISBERG & CONWAY, P.C.
Attorneys for Plaintiff
123 S. Broad St., Ste. 1400
Phila., PA 19109, 215-790-1010

PR - April 7

**PUBLIC NOTICE
CIVIL ACTION LAW
COURT OF COMMON PLEAS
MONROE COUNTY
Number 6057 CV 16**

Bank of America, N.A.

v.
Dana Dowling a/k/a Dana A. Dowling and
John Dowling

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

TO: Dana Dowling a/k/a Dana A. Dowling and
John Dowling

Your house (real estate) at 188 Ventnor Drive, Tobyhanna, Pennsylvania 18466 is scheduled to be sold at Sheriff's Sale on **April 27, 2017 at 10:00 a.m.** in the Monroe County Courthouse, Stroudsburg, Pennsylvania to enforce the court judgment of \$123,398.26 obtained by Bank of America, N.A. against the above premises.

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

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

1. The sale will be canceled if you pay to Bank of America, N.A. the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

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

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

full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

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

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

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

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

**LAWYER REFERRAL SERVICE
ASSOCIATION DE LICENCIADOS
Monroe County Bar Assoc.
Find a Lawyer Program
913 Main Street
P.O. Box 786
Stroudsburg, PA 18360
(570) 424-7288
McCABE, WEISBERG & CONWAY, P.C.
Attorneys for Plaintiff
123 S. Broad St., Ste. 1400
Phila., PA 19109; 215-790-1010**

PR - April 7

**PUBLIC NOTICE
COURT OF COMMON PLEAS
OF MONROE COUNTY
37749CFC-MB**

MARTHA E. VON ROSENSTIEL, P.C.
Martha E. Von Rosenstiel, Esquire / No. 52634
Heather Riloff, Esquire / No. 309906
Jeniece D. Davis, Esquire / No. 208967
649 South Avenue, Suite 7
Secane, PA 19018
(610) 328-2887

Attorneys for Plaintiff
37749CFC-MB
**FEDERAL NATIONAL MORTGAGE ASSOCIATION
("FANNIE MAE")**
3900 Wisconsin Avenue, NW
Washington, DC 20016-2892
Plaintiff

v.
FRANK VERONA, JR.
7218 Winnebago Drive
Pocono Lake, PA 18347
Defendant

**CIVIL ACTION -
MORTGAGE FORECLOSURE
NOTICE**

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you
YOU SHOULD TAKE THIS PAPER TO YOUR LAW-

YER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

ADVISO

Le han demandado a usted en la corte. Si usted quiere defenderse de estas demandas expuestas en las paginas siguientes, usted tiene veinte (20) dias de plazo al partir de la fecha de la demanda y la notificacion. Hace falta a sentar una comparencia escrita o en persona o con un abogado y entregar a la corte en forma escrita sus defensas o sus objeciones a las demandas en contra de su persona. Sea a visado que si usted no se defiende, la corte toma ra medidas y puede continuar la demanda en contra suya sin previo aviso o notificacion. Ademas, la corte puede decidir a favor del demandante y requiere que usted cumpla con todas las provisiones de esta demanda. Usted puede perder dinero o sus propiedades o otros de rechos importantes para usted.

LLEVE ESTA DEMANDA A UN ABOGADO INMEDIATAMENTE. SI NO TIENE ABOGADO VAYA EN PERSONA O TELEFONA A LA OFICINA ESCRITA ABAJO . ESTA OFICINA LE PUEDE PROVEER INFORMACION SOBRE COMO CONTRATAR A UN ABOGADO. SI USTED NO TIENE EL DINERO SUFICIENTE PARA CONTRATAR A UN ABOGADO, LE PODEMOS DAR INFORMACION SOBRE AGENCIAS QUE PROVEEN SERVICIO LEGAL A PERSONAS ELEGIBLE PARA SERVICIOS A COSTO REDUCIDO O GRATUITO

**Monroe County Bar Association
Find a Lawyer Program
913 Main Street, P.O. Box 786
Stroudsburg, PA 18360
Tel: (570) 424-7288
fax: (570) 424-8234**

PR - April 7

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Arline G. Dotter**, late of Hamilton Township, Monroe County, Pennsylvania, deceased.

Letters Testamentary in the above-named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address within the County where notice may be given to Claimant.

Gregg E. Dotter , Executor
P.O. Box 341
Howard, CO 81233-0341

**Elizabeth Bensingher Weekes, Esq.
Bensingher and Weekes, LLC
529 Sarah Street
Stroudsburg, PA 18360**

PR - March 31, April 7, April 14

**PUBLIC NOTICE
FICTITIOUS NAME**

NOTICE IS HEREBY GIVEN that Mission PA, LLC of Monroe County, has filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania as of March 10, 2017 an application for a certificate to do business under the assumed or fictitious name of **Mission PA, LLC**, said business to be carried on at 5060 North 40 St., Suite 120, Phoenix, AZ 85018.

PR - April 7

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Blancaoa Dumblado Cepeda**, late of Stroudsburg Borough, Monroe County, Commonwealth of Pennsylvania, deceased.

Letters of Administration in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address within the County where notice may be given to Claimant.

Rosablanca Cepeda
520 Sarah Street
Stroudsburg, PA 18360

PR - April 7, April 14, April 21

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Christopher G. Shanaberger a/k/a Christopher Shanaberger**, late of Mount Pocono, Monroe County, Commonwealth of Pennsylvania, deceased.

Letters of Administration in the above-named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.

Amy A. Shanaberger, Administratrix
P.O. Box 168
Canadensis, PA 18325

PR - April 7, April 14, April 21

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Donald J. Poskitt**, Deceased
Late of Pocono Township, Monroe County, Commonwealth of Pennsylvania, deceased

Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address within the County where notice may be given to Claimant.

Marilyn Poskitt, Executrix
750 Lower Deer Valley Road
Tannersville, PA 18372

PR - March 31, April 7, April 14

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF **DONNA L. GREGORY, a/k/a DONNA GREGORY**, late of Kunkletown, Monroe County, Pennsylvania, deceased.

Letters Testamentary in the above-named Estate having been granted to the undersigned, all persons indebted to the Estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Forty-third Judicial District, a particular statement of claim duly verified by an affidavit setting forth an address within the County where notice may be given to claimant.

Terry Gregory, Executor
199 High Point Dr.
Kunkletown, PA 18058

Lori J. Cerato, Esq.
Kelly L. Lombardo, Esq.
729 Sarah Street
Stroudsburg, PA 18360
570-424-3506

PR - April 7, April 14, April 21

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Doris M. Akins, a/k/a Doris Akins, a/k/a Doris Mildred Akins**, late of Hamilton Township, County of Monroe, Commonwealth of Pennsylvania, Deceased

Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the Estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Monroe County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.

Jean Ashley, Executrix
34 West Bay Drive
West Islip NY 11795

OR TO:

Weitzmann, Weitzmann & Huffman, LLC
By: Gretchen Marsh Weitzmann, Esq.
700 Monroe Street
Stroudsburg PA 18360

PR - April 7, April 14, April 21

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF **DOROTHY P. GARDELLA**, late of East Stroudsburg, Monroe County, Pennsylvania, deceased.

Letters Testamentary in the above-named Estate having been granted to the undersigned, all persons indebted to the Estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or his attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Forty-third Judicial District, a particular statement of claim duly verified by an affidavit setting forth an address within the County where notice may be given to claimant.

Robert A. Gardella, Executor
251 Thornycroft Ave.
Staten Island, NY 10312

Lori J. Cerato, Esq.
Kelly L. Lombardo, Esq.
729 Sarah Street
Stroudsburg, PA 18360
570-424-3506

PR - April 7, April 14, April 21

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **ELEANOR SCHADE**, deceased
Late of Tunkhannock Township, Monroe County

Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address within the County where notice may be given to Claimant.

Eleanore L. Schultz, Executrix
c/o Timothy B. Fisher II, Esquire
Fisher & Fisher Law Offices
P.O. Box 396
Gouldsboro, PA 18424

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Henry Walker, late of Coolbaugh Township, Monroe County, Pennsylvania, Deceased
NOTICE IS HEREBY GIVEN THAT Letters of Administration, C.T.A., in the above-named Estate have been granted to the undersigned.

All persons indebted to the said Estate are requested to make immediate payment and those having claims or demands to present same without delay to:
Melissa Walker
223 Greenbriar Circle
Tobyhanna, PA 18466

Alyssa Lopiano-Reilly, Esquire
Lopiano-Reilly Law Offices, LLC
1067 Pennsylvania Ave. (Route 512)
Pen Argyl, PA 18072

PR - March 24, 31, April 7

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE of Frank Potenziari Sr., late of East Stroudsburg, Monroe County, Commonwealth of Pennsylvania, deceased.

Letters Testamentary in the above-named Estate having been granted to the undersigned, all persons indebted to the Estate are requested to make immediate payment, and those having claims are directed to present the same, without delay, to the undersigned, or his attorney within four (4) months from the date hereof, and to file with the Clerk of the Court of Common Pleas of Monroe County, Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by affidavit, setting forth an address within the County where notice may be given to Claimant.

Frank Potenziari Jr., Executor
c/o Mark A. Primrose, Esquire
17 North Sixth Street
Stroudsburg, PA 18360
or to

Mark A. Primrose, Esquire
17 North Sixth St.
Stroudsburg, PA 18360

PR - April 7, April 14, April 21

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of GREGORY J. CONROY, Late of Hamilton Township, Monroe County, Pennsylvania.

Letters of Administration in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.

Tina L. Conroy, Administratrix
431 Sabol Road
Stroudsburg, PA 18360

John L. Obrecht, Attorney at Law
1731 Main Street
Northampton, PA 18067-1544

PR - March 24, March 31, April 7

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Henry J. Motacki, late of Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, deceased.

Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.

Debra Scocozza
876 Weir Lake Road
Kunkletown, PA 18058

PR - March 31, April 7, April 14

PR - March 31, April 7, April 14

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Jimmy Pagan, Sr., late of Chestnuthill Township, Monroe County, Pennsylvania, deceased.

LETTERS OF ADMINISTRATION in the above-named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or her attorney within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.

Carmen C. Pagan
575 Marion Lane
Brodheads ville, PA 18322

NEWMAN, WILLIAMS, MISHKIN,
CORVELEYN, WOLFE
& FARERI, P.C.

By: David L. Horvath, Esq.
712 Monroe Street
Stroudsburg, PA 18360-0511

PR - March 24, 31, April 7

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of JOAN A. COCHIARELLI, a/k/a JOAN D. COCHIARELLI, late of the Township of Smithfield, County of Monroe, Commonwealth of Pennsylvania, Deceased

Letters Testamentary in the above named estate having been granted to the undersigned; all persons indebted to the Estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or her attorney within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Monroe County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.

Suzanne W. Brown, Executrix
19 Elm Place,
Nutley, NJ 07110

OR TO:

CRAMER, SWETZ, McMANUS & JORDAN, P.C.
Attorneys at Law

By: Barbara J. Fitzgerald, Esquire
711 Sarah Street
Stroudsburg, PA 18360

PR - April 7, April 14, April 21

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Joan Lipkis , Deceased
Letters Testamentary on the Estate of Joan Lipkis, who died on October 1, 2015, having been granted to Barbara Evans, all persons indebted to the Estate are requested to make payment without delay, and those having claims against the Estate are requested to make the same known to:

John L. Dewitsky, Jr., Esq.
Attorney for Executrix
41 N. 7th St.
Stroudsburg, PA 18360
(570) 424-0300

PR - March 24, March 31, April 7

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Joseph F. Bednarz, Jr., a/k/a Joseph Bednarz, Jr., a/k/a Joseph Bednarz , late of Jackson Township, Monroe County, Pennsylvania, deceased.

LETTERS TESTAMENTARY in the above-named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or their attorney within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.

Lori Eberle, Co-Executor
6 Ronald Terrace
West Orange, NJ 07052

Gregory Bednarz, Co- Executor
6 Jason Court
Colonia, NJ 07067

NEWMAN, WILLIAMS, MISHKIN,
CORVELEYN, WOLFE & FARERI, P.C.
By: David L. Horvath, Esq.
712 Monroe Street
PO Box 511
Stroudsburg, PA 18360-0511

PR - March 24, March 31, April 7

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF KENNETH KELLY , deceased, late of Pocono Township, Monroe County, Pennsylvania.

Letters Testamentary have been granted to the undersigned, who request all persons having claims or demands against the Estate of the decedent to make known the same, and all persons indebted to the Decedent to make payments without delay to:
c/o

Patrick J. Best, Esquire
ARM Lawyers
115 East Broad Street
Bethlehem, PA 18018
(610) 849-2287

PR - March 24, March 31, April 7

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Khalil James Walker , late of Coolbaugh Township, Monroe County, Pennsylvania, Deceased
NOTICE IS HEREBY GIVEN THAT Letters of Administration, C.T.A., in the above-named Estate have been granted to the undersigned.

All persons indebted to the said Estate are requested to make immediate payment and those having claims or demands to present same without delay to:

Melissa Walker
223 Greenbriar Circle

Tobyhanna, PA 18466

Alyssa Lopiano-Reilly, Esquire
Lopiano-Reilly Law Offices, LLC
1067 Pennsylvania Ave. (Route 512)
Pen Argyl, PA 18072

PR - March 31, April 7, April 14

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Lawrence E. Purcell, Jr., late of Kunkletown, Monroe County, Commonwealth of Pennsylvania, deceased.

Letters of Administration in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.

Annette Purcell
117 Hilltop Drive
Kunkletown, PA 18058

PR - March 24, March 31, April 7

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF LUCY B. KOSMERL, a/k/a LUCY KOSMERL, late of Delaware Water Gap, Monroe County, Pennsylvania, deceased.

Letters Testamentary in the above-named Estate having been granted to the undersigned, all persons indebted to the Estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Forty-third Judicial District, a particular statement of claim duly verified by an affidavit setting forth an address within the County where notice may be given to claimant.

Tania Smith, Executrix
P.O. Box 455
Delaware Water Gap, PA 18327

Lori J. Cerato, Esq.
Kelly L. Lombardo, Esq.
729 Sarah Street
Stroudsburg, PA 18360
570-424-3506

PR - April 7, April 14, April 21

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF NORMA SNOW , late of Delaware Water Gap Boro, Monroe County, PA, deceased.

Letters Testamentary, in the above-named Estate having been granted to the undersigned, all persons indebted to the Estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or his attorney within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.

Timmy Snow, Executor
P.O. Box 504
Delaware Water Gap, PA 18327

C. Daniel Higgins, Jr., Esq.
26 North Sixth Street
Stroudsburg, PA 18360

PR - April 7, April 14, April 21

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Philip C. DeJulio, a/k/a Philip Carmine DeJulio, Late of Township of Stroud, Monroe County, Pennsylvania, deceased.

Letters Testamentary in the above-named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or their attorney within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address within the County where notice may be given to Claimant.

Philip J. DeJulio, Executor
c/o

Steven R. Savoia, Attorney at Law
621 Ann Street; P.O. Box 263
Stroudsburg, PA 18360

PR - March 31, April 7, April 14

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Philip R. Caroselli, late of East Stroudsburg, Monroe County, Pennsylvania, deceased.

Notice is hereby given that Letters of Administration on the above estate have been granted to Linette Y. Caroselli, Administratrix.

Request is hereby made that all persons indebted to the estate make payment, and that those having claims against the estate present same, without delay, to the undersigned attorney for the estate.

Thomas J. Foley, III, Esq.
FOLEY LAW FIRM
26 N. 6th Street, 2nd Floor
Stroudsburg PA 18360-2123
570-424-1757

PR - March 31, April 7, April 14

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Richard A. Kane, late of the Borough of East Stroudsburg, County of Monroe, Commonwealth of Pennsylvania, Deceased

Letters of Administration in the above named estate having been granted to the undersigned, all persons indebted to the Estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Monroe County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.

Deborah Berrigan, Administratrix
Representative of ElderCare Solutions, Inc.
P.O. Box 755
Williamsport PA 17703
OR TO:

Weitzmann, Weitzmann & Huffman, LLC
By: Gretchen Marsh Weitzmann, Esq.
700 Monroe Street
Stroudsburg PA 18360

PR - April 7, April 14, April 21

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of ROBERT PLASENCIA, late of Middle Smithfield Township, Monroe County, Commonwealth of Pennsylvania, deceased.

Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address within the County where notice may be given to Claimant.

Ana Alicia Plasencia
503 Plasencia Estate
P.O. Box 1280
Marshalls Creek, PA 18335

Maria T. Candelaria, Esq.
17 North Sixth Street
Stroudsburg, PA 18360

PR - March 31, April 7, April 14

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of WALTER E. WASHINGTON, a/k/a WALTER E. WASHINGTON, SR., late of the Township of Eldred, County of Monroe, Commonwealth of Pennsylvania, Deceased

Letters Testamentary in the above named estate having been granted to the undersigned; all persons indebted to the Estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or their attorney within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Monroe County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.

ESSA Bank & Trust, Executor
744 Main St., 3rd Floor
Stroudsburg, PA 18360

OR TO:

CRAMER, SWETZ, McMANUS & JORDAN, P.C.
Attorneys at Law
By: Jeffrey L. Wright, Esquire
711 Sarah Street
Stroudsburg, PA 18360

PR - March 31, April 7, April 14

**PUBLIC NOTICE
ESTATE NOTICE**

NOTICE is hereby given that Letters Testamentary have been given in the Estate of Elmer F. Possinger, late of Stroud Township, Monroe County, PA, who died February 15, 2017.

All persons indebted to said Estate are required to make payment, and those having claims or demands, to present the same without delay to the Executor, Nyles J. Possinger and his attorneys:

Hourigan, Kluger & Quinn, P.C.
600 Third Ave.
Kingston, PA 18704

PR - March 31, April 7, April 14

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 1867 Civil 2013**

RIVER VILLAGE PHASE III-B
OWNERS ASSOCIATION INC.
Plaintiff

vs.
KEITH COLLINS-ALLEN ,
 Defendant.

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

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your real estate at Unit 127, Int. No. 1, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on **May 25, 2017** at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 1 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R127, on a certain "Declaration Plan Phase IIB of Stage I," of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on Aug. 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on Oct. 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Grand Discovery Consultants, LLC, by deed dated October 30, 2007 and recorded on November 30, 2007 in Record Book Volume 2322 at Page 1658 granted and conveyed unto Keth Collins-Allen.

BEING PART OF PARCEL NO. 16/2/1/1-10 and PIN NO. 16732101450770.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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 570-424-7288

PR - April 7

**PUBLIC NOTICE
 IN THE COURT OF
 COMMON PLEAS OF
 MONROE COUNTY
 FORTY-THIRD
 JUDICIAL DISTRICT
 COMMONWEALTH OF
 PENNSYLVANIA
 No. 1870 Civil 2013**

RIVER VILLAGE PHASE III-B
 OWNERS ASSOCIATION INC.
 Plaintiff

vs.
**KEITH W. COLLINS-ALLEN and
 COLLETTE V. COLLINS-ALLEN** ,
 Defendants.

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

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your real estate at Unit 111, Int. No. 46, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on **May 25, 2017** at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided (1/52) co-tenancy interest being desig-

nated as Time Period(s) 46 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R111, on a certain "Declaration Plan Phase IIB of Stage I," of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on Aug. 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on Oct. 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Kenya S. Jackson and Zuri S. Jackson-Woods and Shaun S. Woods, by deed dated November 9, 2007 and recorded on April 28, 2008 in Record Book Volume 2332 at Page 2265 granted and conveyed unto Keith W. Collins-Allen and Collette V. Collins-Allen.

BEING PART OF PARCEL NO. 16/2/1/1-10 and PIN NO. 16732101450770.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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PR - April 7

**PUBLIC NOTICE
 IN THE COURT OF
 COMMON PLEAS OF
 MONROE COUNTY
 FORTY-THIRD
 JUDICIAL DISTRICT
 COMMONWEALTH OF
 PENNSYLVANIA
 No. 1882 Civil 2013**

RIVER VILLAGE PHASE III-B
 OWNERS ASSOCIATION INC.
 Plaintiff

vs.
FRANCISCO CHAVEZ ,
 Defendant.

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

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your real estate at Unit 47, Int. No. 50, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on **May 25, 2017** at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 50 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R47, on a certain "Declaration Plan Phase IIB of Stage I," of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on Aug. 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on Oct. 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to United Penn Bank, pursuant to that certain Trust Agreement between United Penn Bank and The Oxford Finance Companies, Inc.,

by deed dated February 4, 1999 and recorded on June 23, 1999 in Record Book Volume 2065 at Page 4927 granted and conveyed unto Francisco Chavez.

BEING PART OF PARCEL NO. 16/2/1/1-12 and PIN NO. 16732102561273.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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PR - April 7

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 1902 Civil 2013**

RIVER VILLAGE PHASE III-B
OWNERS ASSOCIATION INC.

Plaintiff

vs.

ANTHONY CHIN-QUEE ,
Defendant.

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

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your real estate at Unit 75, Int. No. 34, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on **May 25, 2017** at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 34 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R75, on a certain "Declaration Plan Phase IIB of Stage I," of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on Aug. 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on Oct. 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Gunter-Hayes & Associates, LLC, Successor Trustee, by deed dated February 1, 2010 and recorded on March 3, 2010 in Record Book Volume 2367 at Page 4741 granted and conveyed unto Anthony Chin-Quee.

BEING PART OF PARCEL NO. 16/2/1/1-9 and PIN NO. 16732101467354.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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PR - April 7

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 2120 Civil 2013**

RIVER VILLAGE PHASE III-B
OWNERS ASSOCIATION INC.

Plaintiff

vs.

CHERYLL BARNETT ,
Defendant.

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

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your real estate at Unit 135, Int. No. 51, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on **May 25, 2017** at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 51 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 135, on a certain "Declaration Plan Phase IIB of Stage I," of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on Aug. 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on Oct. 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., P.O.A. for Security Bank and Trust Company, Trustee, by deed dated May 16, 2005 and recorded on May 19, 2005 in Record Book Volume 2226 at Page 157 granted and conveyed unto Cheryl Barnett.

BEING PART OF PARCEL NO. 16/2/1/1-11 and PIN NO. 16732100340877.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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PR - April 7

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 2151 Civil 2013**

RIVER VILLAGE PHASE III-B
OWNERS ASSOCIATION INC.

Plaintiff

vs.

**GERALD C. BABAYAN and
DOROTHY L. BABAYAN** ,
Defendants.

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

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your real estate at Unit 122, Int. No. 28, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on **May 25, 2017** at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 28 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 122, on a certain "Declaration Plan Phase IIB of Stage I," of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on Aug. 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on Oct. 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., POA for Continental Bank, Successor Trustee to United Penn Bank, Successor by Merger to Security Bank and Trust Company, Trustee, by deed dated October 19, 1992 and recorded on November 18, 1992 in Record Book Volume 1859 at Page 1131 granted and conveyed unto Gerald C. Babayan and Dorothy L. Babayan.

BEING PART OF PARCEL NO. 16/2/1/1-10 and PIN NO. 16732101450770.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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PR - April 7

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 2172 Civil 2013**

RIVER VILLAGE PHASE III-B
OWNERS ASSOCIATION INC.

Plaintiff

vs.

**DONALD A. HARTMAN and
GLADYS T. HARTMAN** ,
Defendants.

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

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your real estate at Unit 144, Int. No. 6, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on **May 25, 2017** at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 6 in that certain piece or parcel of land, together with the message (and veranda,

if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R144, on a certain "Declaration Plan Phase IIB of Stage I," of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on Aug. 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on Oct. 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., P.O.A. for Security Bank and Trust Company, Trustee, by deed dated May 20, 1998 and recorded on November 19, 1998 in Record Book Volume 2056 at Page 3898 granted and conveyed unto Donald A. Hartman and Gladys T. Hartman.

BEING PART OF PARCEL NO. 16/2/1/1-11 and PIN NO. 16732100340877.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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PR - April 7

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 2309 Civil 2013**

RIVER VILLAGE PHASE III-B
OWNERS ASSOCIATION INC.

Plaintiff

vs.

**GLORIA T. HARDY, GEORGE T. HARDY and
COLLEEN DUNN** ,
Defendants.

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

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your real estate at Unit 142, Int. No. 14, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on **May 25, 2017** at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 14 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R142, on a certain "Declaration Plan Phase IIB of Stage I," of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on Aug. 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on Oct. 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Gunter-Hayes & Associates, LLC, Trustee, by deed dated March 7, 2006 and recorded on April 13, 2006 in Record Book Volume 2264 at Page 439 granted and conveyed unto Gloria T. Hardy, George T. Hardy and Colleen Dunn.

BEING PART OF PARCEL NO. 16/2/1/1-11 and PIN NO. 16732100340877.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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PR - April 7

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 2312 Civil 2013**

RIVER VILLAGE PHASE III-B
OWNERS ASSOCIATION INC.
Plaintiff

vs.
SUSAN GRUENLING ,
Defendant.

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

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your real estate at Unit 45, Int. No. 20, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on **May 25, 2017** at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 20 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R45, on a certain "Declaration Plan Phase IIB of Stage I," of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on Aug. 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on Oct. 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., P.O.A. for Security Bank and Trust Company, Trustee, by deed dated September 12, 2005 and recorded on September 27, 2005 in Record Book Volume 2241 at Page 4484 granted and conveyed unto Susan A. Gruenling.

BEING PART OF PARCEL NO. 16/2/1/1-12 and PIN NO. 16732102561273.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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PR - April 7

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 2546 Civil 2013**

RIVER VILLAGE PHASE III-B
OWNERS ASSOCIATION INC.
Plaintiff

vs.
CESAR DELAVERA and IVETTE DELAVERA ,
Defendants.

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

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your real estate at Unit 100, Int. No. 23, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on **May 25, 2017** at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 23 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R100, on a certain "Declaration Plan Phase IIB of Stage I," of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on Aug. 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on Oct. 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated March 8, 2000 and recorded on August 31, 2000 in Record Book Volume 2083 at Page 5990 granted and conveyed unto Cesar Delavera and Ivette Delavera.

BEING PART OF PARCEL NO. 16/2/1/1-10 and PIN NO. 16732101450770.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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PR - April 7

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 2559 Civil 2013**

RIVER VILLAGE PHASE III-B
OWNERS ASSOCIATION INC.
Plaintiff

vs.
JUDITH DAVIS ,
Defendant.

NOTICE OF SHERIFF'S SALE

OF REAL PROPERTY

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your real estate at Unit 129, Int. No. 11, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on **May 25, 2017** at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 11 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R129, on a certain "Declaration Plan Phase IIB of Stage I," of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on Aug. 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on Oct. 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated July 27, 2005 and recorded on August 4, 2005 in Record Book Volume 2235 at Page 276 granted and conveyed unto Judith Davis.

BEING PART OF PARCEL NO. 16/2/1/1-10 and PIN NO. 16732101450770.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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PR - April 7

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 2874 Civil 2013**

RIVER VILLAGE PHASE III-B
OWNERS ASSOCIATION INC.

Plaintiff

vs.
**MICHAEL S. LOEB and
ANDREA B. LOEB** ,
Defendants.

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

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your real estate at Unit 129, Int. No. 50, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on **May 25, 2017** at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 50 in that certain piece or parcel of land, together with the message (and ve-

randa, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R129, on a certain "Declaration Plan Phase IIB of Stage I," of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on Aug. 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on Oct. 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated February 5, 2002 and recorded on May 15, 2002 in Record Book Volume 2121 at Page 9831 granted and conveyed unto Michael S. Loeb and Andrea B. Loeb.

BEING PART OF PARCEL NO. 16/2/1/1-10 and PIN NO. 16732101450770.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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PR - April 7

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 2901 Civil 2013**

RIVER VILLAGE PHASE III-B
OWNERS ASSOCIATION INC.

Plaintiff

vs.

**VINCENT D. LONGO and
LENORE E. LONGO** ,
Defendants.

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

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your real estate at Unit 161, Int. No. 20, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on **May 25, 2017** at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 20 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R161, on a certain "Declaration Plan Phase IIB of Stage I," of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on Aug. 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on Oct. 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated June 27, 2002 and recorded on September 23, 2002 in Record Book Volume 2132 at Page 79 granted and conveyed unto Vin-

cent D. Longo and Lenore E. Longo.
BEING PART OF PARCEL NO. 16/2/1/1-11 and PIN
NO. 13732100340877.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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PR - April 7

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 2954 Civil 2013**

RIVER VILLAGE PHASE III-B
OWNERS ASSOCIATION INC.

Plaintiff

vs.

DAVID RUIZ and ELAINE RUIZ ,
Defendants.

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

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your real estate at Unit 73, Int. No. 47, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on **May 25, 2017** at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 47 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R73, on a certain "Declaration Plan Phase IIB of Stage I," of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on Aug. 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on Oct. 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated June 20, 2005 and recorded on June 29, 2005 in Record Book Volume 2230 at Page 7554 granted and conveyed unto David Ruiz and Elaine Ruiz.

BEING PART OF PARCEL NO. 16/2/1/1-9 and PIN NO. 16732101467354.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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PR - April 7

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 2988 Civil 2013**

RIVER VILLAGE PHASE III-B
OWNERS ASSOCIATION INC.

Plaintiff

vs.

ANTOINETTE PLEWA ,
Defendant.

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

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your real estate at Unit 141, Int. No. 52, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on **May 25, 2017** at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 52 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R141, on a certain "Declaration Plan Phase IIB of Stage I," of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on Aug. 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on Oct. 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated April 19, 2001 and recorded on October 5, 2001 in Record Book Volume 2105 at Page 9734 granted and conveyed unto Antoinette Plewa.

BEING PART OF PARCEL NO. 16/2/1/1-11 and PIN NO. 16732100340877.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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PR - April 7

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 3205 Civil 2013**

RIVER VILLAGE PHASE III-B
OWNERS ASSOCIATION INC.

Plaintiff

vs.

**JOSEPH TYSON and
HELEN R. TYSON** ,
Defendants.

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

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your real estate at Unit 137, Int. No. 28, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on **May 25, 2017** at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 28 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R137, on a certain "Declaration Plan Phase IIB of Stage I," of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on Aug. 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on Oct. 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated November 12, 1985 and recorded on January 24, 1986 in Record Book Volume 1477 at Page 81 granted and conveyed unto Joseph Tyson and Helen R. Tyson.

BEING PART OF PARCEL NO. 16/2/1/1-11 and PIN NO. 16732100340877.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 3207 Civil 2013**

RIVER VILLAGE PHASE III-B
OWNERS ASSOCIATION INC.

Plaintiff

vs.
**CESAR UCOFEN and
LORENZA LOPEZ**,
Defendants.

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

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your real estate at Unit 159, Int. No. 16, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on **May 25, 2017** at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 16 in that certain piece or parcel of land, together with the message (and ve-

randa, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R159, on a certain "Declaration Plan Phase IIB of Stage I," of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on Aug. 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on Oct. 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated August 22, 2002 and recorded on October 29, 2002 in Record Book Volume 2135 at Page 2957 granted and conveyed unto Cesar Uchofen and Lorenza Lopez.

BEING PART OF PARCEL NO. 16/2/1/1-11 and PIN NO. 16732100340877.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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PR - April 7

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 3217 Civil 2013**

RIVER VILLAGE PHASE III-B
OWNERS ASSOCIATION INC.

Plaintiff

vs.
**THE WB MARKETING
COMPANY**,
Defendant.

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

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your real estate at Unit 41, Int. No. 18, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on **May 25, 2017** at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 18 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R41, on a certain "Declaration Plan Phase IIB of Stage I," of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on Aug. 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on Oct. 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which James W. Eilert, Jr. and Nancy N. Eilert, by deed dated March 20, 2007 and recorded on August 11, 2008 in Record Book Volume 2340 at Page 1985 granted and conveyed unto The WB Marketing Company.

BEING PART OF PARCEL NO. 16/2/1/1-12 and PIN NO. 16732102561273.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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PR - April 7

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 3225 Civil 2013**

RIVER VILLAGE PHASE III-B
OWNERS ASSOCIATION INC.
Plaintiff
vs.
VVT, INC. ,
Defendant.

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

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your real estate at Unit 135, Int. No. 31, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on **May 25, 2017** at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 31 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R135, on a certain "Declaration Plan Phase IIB of Stage I," of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on Aug. 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on Oct. 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Arthur R. Yost and Rhoda Yost, by deed dated September 15, 2009 and recorded on January 29, 2010 in Record Book Volume 2366 at Page 1405 granted and conveyed unto VVT, Inc..

BEING PART OF PARCEL NO. 16/2/1/1-11 and PIN NO. 16732100340877.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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PR - April 7

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 3241 Civil 2013**

RIVER VILLAGE PHASE III-B
OWNERS ASSOCIATION INC.
Plaintiff
vs.
PLUTARCO VALENTINE, JR.
and MARIA M. VALENTINE ,
Defendants.

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

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your real estate at Unit 67, Int. No. 10, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on **May 25, 2017** at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 10 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R67, on a certain "Declaration Plan Phase IIB of Stage I," of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on Aug. 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on Oct. 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which United Penn Bank, Successor by Merger to Security Bank and Trust Company, Trustee, by deed dated January 13, 1998 and recorded on March 3, 1998 in Record Book Volume 1606, at Page 435 granted and conveyed unto Plutarco Valentine, Jr. and Maria M. Valentine.

BEING PART OF PARCEL NO. 16/2/1/1-9 and PIN NO. 16732101467354.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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PR - April 7

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 3258 Civil 2013**

RIVER VILLAGE PHASE III-B
OWNERS ASSOCIATION INC.
Plaintiff
vs.
LILBERTO MELENDEZ and
LUZ MELENDEZ ,
Defendants.

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

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your real estate at Unit 120, Int. No. 20, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on **May 25, 2017** at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 20 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R120, on a certain "Declaration Plan Phase IIB of Stage I," of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on Aug. 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on Oct. 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated March 10, 1997 and recorded on August 28, 1997 in Record Book Volume 2039 at Page 4804 granted and conveyed unto Gilberto Melendez and Luz Melendez.

BEING PART OF PARCEL NO. 16/2/1/1-10 and PIN NO. 16732101450770.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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PR - April 7

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 3667 Civil 2013**

RIVER VILLAGE PHASE III-B
OWNERS ASSOCIATION INC.
Plaintiff

vs.
**RAMON M. SANTANA and
RAMONA M. SANTANA** ,
Defendants.

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

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your real estate at Unit 83, Int. No. 46, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on **May 25, 2017** at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 46 in that certain piece or parcel of land, together with the message (and ve-

randa, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R83, on a certain "Declaration Plan Phase IIB of Stage I," of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on Aug. 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on Oct. 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated May 7, 2001 and recorded on August 24, 2001 in Record Book Volume 2103 at Page 1407 granted and conveyed unto Ramon M. Santana and Ramona M. Santana.

BEING PART OF PARCEL NO. 16/2/1/1-9 and PIN NO. 16732101467354.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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PR - April 7

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 3679 Civil 2013**

RIVER VILLAGE PHASE III-B
OWNERS ASSOCIATION INC.
Plaintiff

vs.
LAURA L. WILSON ,
Defendant.

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

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your real estate at Unit 138, Int. No. 19, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on **May 25, 2017** at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 19 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R138, on a certain "Declaration Plan Phase IIB of Stage I," of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on Aug. 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on Oct. 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated July 27, 2005 and recorded on August 4, 2005 in Record Book Volume 2235 at Page 433 granted and conveyed unto Laura L. Wilson.

BEING PART OF PARCEL NO. 16/2/1/1-11 and PIN NO. 16732100340877.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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PR - April 7

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 4218 Civil 2013**

RIVER VILLAGE OWNERS
ASSOCIATION, INC.
Plaintiff
vs.

**JUAN PABLO CARDENAS,
BIANCA H. CARDENAS and
GLORIA ANDERSON** ,
Defendants.

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

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your real estate at Unit 12, Int. No. 16, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on **May 25, 2017** at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

ALL THAT CERTAIN interest in land situate in Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 16 of Unit No. R12, of Phase IIIA, River Village, Stage I, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage I, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises which Gunter-Hayes & Associates, LLC, Trustee, by deed dated March 7, 2006 and recorded April 13, 2006 in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 2264 at Page 360 granted and conveyed unto Juan Pablo Cardenas, Bianca H. Cardenas and Gloria Anderson.

BEING PART OF PARCEL NO. 16/2/1/1-7-3C and PIN NO. 16732102773564.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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PR - April 7

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**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 5002 Civil 2013**

RIVER VILLAGE OWNERS
ASSOCIATION INC.
Plaintiff
vs.

**JEFFEOY L. THOMPSON and
JOANN THOMPSON**
Defendants.

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

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your real estate at Unit 16, Int. No. 23, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on **May 25, 2017** at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

ALL THAT CERTAIN interest in land situate in Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 23 of Unit No. R16, of Phase IIIA, River Village, Stage I, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. The said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage I, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises which Security Bank and Trust Company, by deed dated February 3, 1987 and recorded March 27, 1987 in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed book Volume 1544 at Page 1746 granted and conveyed unto Jeffeoery L. Thompson and Joann M. Thompson.

BEING PART OF PARCEL NO. 16/2/1/1-7-4C and PIN NO. 16732102773427.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 6390 Civil 2013**

FAIRWAY HOUSE PROPERTY OWNERS ASSOCIATION INC.

Plaintiff

vs.
SHAWNDRIAH GREEN ,

Defendant.

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

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your real estate at Unit 41F, Int. No. 27, Fairway Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on **May 25, 2017** at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 27 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. **FV 41F**, on a certain "Declaration Plan Phase I of Stage I," of Fairway House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania in and for the County of Monroe, on September 4, 1974 at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Warren Jeffrey Howard, by deed dated May 14, 2010 and recorded on September 22, 2010 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2376, at Page 2216, granted and conveyed unto Shawndriah Green.

BEING PART OF PARCEL NO. 16/4/1/48-41F and PIN NO. 16732102886110B41F.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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PR - April 7

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 6535 Civil 2013**

FAIRWAY HOUSE PROPERTY OWNERS ASSOCIATION INC.

Plaintiff

vs.
JOSEPH A. MOUCHACCA and
RENEE T. MOUCHACCA ,

Defendants.

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

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your real estate at Unit 2C, Int. No. 17, Fairway Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on **May 25, 2017** at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 17 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. **FV 2C**, on a certain "Declaration Plan Phase I of Stage I," of Fairway House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania in and for the County of Monroe, on September 4, 1974 at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated October 13, 1987 and recorded on November 27, 1981 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 1592, at Page 129, granted and conveyed unto Joseph A. Mouchacca and Renee T. Mouchacca.

BEING PART OF PARCEL NO. 16/4/1/48-2C and PIN NO. 16732102878710B2C.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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PR - April 7

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 839 Civil 2014**

**RIVER VILLAGE PHASE III-B
OWNERS ASSOCIATION INC.**

Plaintiff

vs.
**THE ESTATE OF
CASTOR L. CRUZ** ,

Defendant.

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

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your real estate at Unit 154, Int. No. 49, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on **May 25, 2017** at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 49 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania.

nia, shown and designated as Unit No. R154, on a certain "Declaration Plan Phase IIB of Stage I," of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on Aug. 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on Oct. 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated April 26, 2000 and recorded on July 14, 2000 in Record Book Volume 2081 at Page 4569 granted and conveyed unto The Estate of Castor L. Cruz.

BEING PART OF PARCEL NO. 16/2/1/1-11 and PIN NO. 16732100340877.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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PR - April 7

**PUBLIC NOTICE
 IN THE COURT OF
 COMMON PLEAS OF
 MONROE COUNTY
 FORTY-THIRD
 JUDICIAL DISTRICT
 COMMONWEALTH OF
 PENNSYLVANIA
 No. 874 Civil 2014**

RIVER VILLAGE PHASE III-B
 OWNERS ASSOCIATION INC.

Plaintiff
 vs.

**JOHN COLOMBO,
 ANNA B. COLOMBO, JR. and
 JOHN COLOMBO** ,
 Defendants.

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

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your real estate at Unit 41, Int. No. 47, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on **May 25, 2017** at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 47 in that certain piece or parcel of land, together with the messuage (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 41, on a certain "Declaration Plan Phase IIB of Stage I," of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on Aug. 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on Oct. 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which John Colombo, widower, by deed dated November 23, 2004 and recorded on November 29, 2004 in Record Book Volume 2209 at Page 197 granted and conveyed unto John Colombo, the same person, Anna B. Colombo, his wife, and John Colombo, grandson, and Frank

Colombo, Jr., grandson.

BEING PART OF PARCEL NO. 16/2/1/1-12 and PIN NO. 16732102561273.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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PR - April 7

**PUBLIC NOTICE
 IN THE COURT OF
 COMMON PLEAS OF
 MONROE COUNTY
 FORTY-THIRD
 JUDICIAL DISTRICT
 COMMONWEALTH OF
 PENNSYLVANIA
 No. 881 Civil 2014**

RIVER VILLAGE PHASE III-B
 OWNERS ASSOCIATION INC.

Plaintiff

vs.

ALTAGRACIA DE LA CRUZ ,
 Defendant.

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

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your real estate at Unit 111, Int. No. 12, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on **May 25, 2017** at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 12 in that certain piece or parcel of land, together with the messuage (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R111, on a certain "Declaration Plan Phase IIB of Stage I," of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on Aug. 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on Oct. 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Gunter-Hayes & Associates, LLC, Successor Trustee, by deed dated January 28, 2010 and recorded on March 5, 2010 in Record Book Volume 2367 at Page 5947 granted and conveyed unto Altigracia De La Cruz.

BEING PART OF PARCEL NO. 16/2/1/1-10 and PIN NO. 16732101450770.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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PR - April 7

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 9005 Civil 2015**

FAIRWAY HOUSE PROPERTY OWNERS ASSOCIATION,
Plaintiff
vs.
**EXECUTIVE PROPERTY
OPTIONS, LLC** ,
Defendant.

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

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your real estate at Unit 26D, Int. No. 49, Fairway Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on **May 25, 2017** at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 49 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. **FV 26D**, on a certain "Declaration Plan Phase I of Stage I," of Fairway House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania in and for the County of Monroe, on September 4, 1974 at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Antoinette M. Kelly a/k/a Toni Kelly, surviving spouse of Leonard Kelly, by deed dated April 16, 2012 and recorded on May 14, 2012 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2402, at Page 4402, granted and conveyed unto Executive Property Options, LLC.

BEING PART OF PARCEL NO. 16/4/1/48-26D and PIN NO. 16732102877987B26D.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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PR - April 7

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 9139 Civil 2015**

FAIRWAY HOUSE PROPERTY OWNERS ASSOCIATION,
Plaintiff
vs.
CHRISTIAN VACATIONS, LLC ,
Defendant.

NOTICE OF SHERIFF'S SALE

OF REAL PROPERTY

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your real estate at Unit 9A, Int. No. 11, Fairway Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on **May 25, 2017** at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 11 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. **FV 9A**, on a certain "Declaration Plan Phase I of Stage I," of Fairway House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania in and for the County of Monroe, on September 4, 1974 at Plot Book Volume 23, Page 99.

BEING THE SAME premises which John A. Sciletti and Lynn A. Ruggiero, by deed dated August 13, 2011 and recorded on August 29, 2011 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2390, at Page 7632, granted and conveyed unto Christian Vacations, LLC.

BEING PART OF PARCEL NO. 16/4/1/48-9A and PIN NO. 16732102879807B9A.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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PR - April 7

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 9169 Civil 2015**

**RIDGE TOP VILLAGE OWNERS
ASSOCIATION,**
Plaintiff

vs.

ATLANTIC VACATIONS, LLC,
Defendant.

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

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your real estate at Unit 11, Int. No. 37, Ridge Top Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on **May 25, 2017** at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

ALL THAT certain interest in land situate in Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 37 of Unit No. RT-11, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual

Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which Harry Burgos and Anne M. Burgos, his wife, by deed dated July 29, 2010 and recorded on July 29, 2010 in Record Book Volume 2373, at Page 8857 granted and conveyed unto Atlantic Vacations, LLC.

BEING PART OF PARCEL NO. 16/88010/U11 and PIN NO. 16732102589046.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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PR - April 7

PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY,
PENNSYLVANIA
CIVIL DIVISION
No.: 711 CIVIL 2017

THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2004-4 (Plaintiff) vs. Michael F. Ryan and Patricia A. Ryan (Defendants)

NOTICE
TO DEFENDANTS:

You are hereby notified The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Benefit of the Certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2004-4, has filed a Complaint in Mortgage Foreclosure with regard to 402 Scenic Drive f/k/a 4232 Scenic Drive South f/k/a 1577 Indian Mountain Lakes, Albrightsville, PA 18210, endorsed with a Notice to Defend, against you at No. 711 CIVIL 2017 in the Civil Division of the Court of Common Pleas of Monroe County, Pennsylvania, wherein plaintiff seeks to foreclose on the mortgage encumbering said property, which foreclosure would lead to a public sale by the Monroe County Sheriff.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL AND
INFORMATION SERVICE
Monroe County Bar Association
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913 Main Street
Stroudsburg, PA 18360

(570) 424-7288

PLAINTIFF'S ATTORNEY:
STEPHEN M. HLADIK, ESQUIRE
298 WISSAHICKON AVENUE
NORTH WALES, PA 19454
215-855-9521

PR - April 7

PUBLIC NOTICE
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
COURT OF COMMON PLEAS
CIVIL DIVISION
MONROE COUNTY
No. 9497-CV-16

WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA BANK, NATIONAL ASSOCIATION
Plaintiff
vs.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PEGGY FRAZIER, DECEASED
Defendant

NOTICE

To UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PEGGY FRAZIER, DECEASED

You are hereby notified that on December 19, 2016, Plaintiff, WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA BANK, NATIONAL ASSOCIATION, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONROE County Pennsylvania, docketed to No. 9497-CV-16. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 43 TIMERHILL ROAD, a/k/a 211 TIMBER HILL ROAD, HENRYVILLE, PA 18332 whereupon your property would be sold by the Sheriff of MONROE County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service:
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PR - April 7

**PUBLIC NOTICE
NOTICE OF SHERIFF SALE
OF REAL ESTATE
PURSUANT TO Pa.R.C.P.
No. 3129
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO.: 2016-02302**

THE BANK OF NEW YORK, MELLON, AS TRUSTEE
FOR FIRST HORIZON ALTERNATIVE MORTGAGE SEC-
URITIES TRUST 2007-FA5, Plaintiff,
vs.

Erling Andersen, AKA Erling C. Anderson; Erling C.
Andersen, Trustee of the Andersen Family Trust dated
December 6, 1993; Eileen D. Andersen, Trustee of the
Andersen Family Trust dated December 6, 1993,
Defendants

TO: Erling Andersen,
a/k/a Erling C. Anderson,
Erling C. Andersen, Trustee of the Andersen
Family Trust, dated December 6, 1993,
Eileen D. Andersen, Trustee of the Andersen
Family Trust, dated December 6, 1993

Take Notice that by virtue of the Writ of Execution issued out of the Court of Common Pleas of Monroe County, Pennsylvania, and directed to the Sheriff of Monroe County, there will be exposed to Public Sale at the Monroe County Sheriff's Office, North 7th & Monroe Sts, Courthouse Annex Rm 215, Stroudsburg, PA 18360 on July 27, 2017 at 10:00 AM, prevailing local time, your real property described herein.

The Real Property To Be Sold is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

The Location of your property to be sold is: 9341 Fairmount Drive, Tobyhanna, PA 18466

The Judgment under or pursuant to which your property is being sold is docketed to: No. 2016-02302

A complete copy of the Notice of Sheriff Sale will be sent to you upon request to the Attorney for the Plaintiff, Kimberly A. Bonner, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028, 614-220-5611.

This Paper Is A Notice of the Time and Place of the Sale of Your Property. It has been issued because there is a Judgment Against You. It May Cause Your Property to be Held, to be Sold Or Taken to Pay the Judgment. You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of those rights. If you wish to exercise your rights, You Must Act Promptly.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:

**Monroe County Bar Association
Find a Lawyer Program
913 Main Street
Stroudsburg, PA 18360
(570) 424-7288**

PR - April 7

**PUBLIC NOTICE
NOTICE OF SHERIFF'S SALE
IN THE COURT OF
COMMON PLEAS
OF MONROE COUNTY,
PENNSYLVANIA
NO. 3720-CV-2016**

WELLS FARGO BANK, N.A. S/B/M TO WELLS FARGO HOME MORTGAGE, INC. F/K/A NORWEST MORTGAGE, INC.

v.
DONALD J. HAINES & PAMELA M. HAINES

**NOTICE TO: DONALD J. HAINES
NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY**

Being Premises: 73 TRAFALGAR AVENUE a/k/a 3282 TRAFALGAR AVENUE, EAST STROUDSBURG, PA 18302-8462

Being in MIDDLE SMITHFIELD TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania,

TAX CODE: 09/14E/1/10

TAX PIN: 09-7315-04-93-0835

Improvements consist of residential property.

Sold as the property of DONALD J. HAINES & PAMELA M. HAINES

Your house (real estate) at 73 TRAFALGAR AVENUE, E STROUDSBURG, PA 18302-8462 is scheduled to be sold at the Sheriff's Sale on 6/29/2017 at 10:00 AM at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$70,945.54 obtained by WELLS FARGO BANK, N.A. S/B/M TO WELLS FARGO HOME MORTGAGE, INC. F/K/A NORWEST MORTGAGE, INC. (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorney for Plaintiff

PR - April 7

**PUBLIC NOTICE
NOTICE OF SHERIFF'S SALE
IN THE COURT OF
COMMON PLEAS
OF MONROE COUNTY,
PENNSYLVANIA
NO. 3724 CV 2016**

DITECH FINANCIAL LLC

Vs.

LEWIS CHARLES WALKER, IN HIS CAPACITY AS HEIR OF MARY WALKER A/K/A MARY ANN WALKER, DECEASED, ETOSHA WALKER, IN HER CAPACITY AS HEIR OF MARY WALKER A/K/A MARY ANN WALKER, DECEASED, ANTHONY HARRIS, IN HIS CAPACITY AS HEIR OF MARY WALKER A/K/A MARY ANN WALKER, DECEASED, NINA MAUDLIN, IN HER CAPACITY AS HEIR OF MARY WALKER A/K/A MARY ANN WALKER, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY WALKER A/K/A MARY ANN WALKER, DECEASED

NOTICE TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY WALKER A/K/A MARY ANN WALKER, DECEASED

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

Being Premises: 40 PARK DRAG, a/k/a 1181 CARRIAGE LANE, TOBYHANNA, PA 18466-8279

Being in COOLBAUGH TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania,

TAX CODE: 3/4A/1/32

TAX PIN: 03636701052243

Improvements consist of residential property.

Sold as the property of LEWIS CHARLES WALKER, IN HIS CAPACITY AS HEIR OF MARY WALKER A/K/A MARY ANN WALKER, DECEASED, ETOSHA WALKER, IN HER CAPACITY AS HEIR OF MARY WALKER A/K/A MARY ANN WALKER, DECEASED, ANTHONY HARRIS, IN HIS CAPACITY AS HEIR OF MARY WALKER A/K/A MARY ANN WALKER, DECEASED, NINA MAUDLIN, IN HER CAPACITY AS HEIR OF MARY WALKER A/K/A MARY ANN WALKER, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY WALKER A/K/A MARY ANN WALKER, DECEASED

Your house (real estate) at 40 PARK DRAG, a/k/a 1181 CARRIAGE LANE, TOBYHANNA, PA 18466-8279

is scheduled to be sold at the Sheriff's Sale on 05/25/2017 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$167,036.16 obtained by, DITECH FINANCIAL LLC (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorney for Plaintiff

PR - April 7

**PUBLIC NOTICE
NOTICE OF SHERIFF'S SALE
IN THE COURT OF
COMMON PLEAS
OF MONROE COUNTY,
PENNSYLVANIA
NO. 926 CV 2016**

BRANCH BANKING AND TRUST COMPANY
Vs.

SHIRLEY TABATNECK, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF FRANK RANDAZZO a/k/a FRANK M. RANDAZZO a/k/a FRANK MICHAEL RANDAZZO a/k/a FRANKIE RANDAZZO

NOTICE TO: SHIRLEY TABATNECK, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF FRANK RANDAZZO a/k/a FRANK M. RANDAZZO a/k/a FRANK MICHAEL RANDAZZO a/k/a FRANKIE RANDAZZO

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

Being Premises: 413 LOWER SWIFTWATER ROAD, CRESCO, PA 18326-7259

Being in PARADISE TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania,
TAX CODE: 11/6/2/25-1

TAX PIN: 11637400487618

Improvements consist of residential property.

Sold as the property of **SHIRLEY TABATNECK, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF FRANK RANDAZZO a/k/a FRANK M. RANDAZZO a/k/a FRANK MICHAEL RANDAZZO a/k/a FRANKIE RANDAZZO**

Your house (real estate) at 413 LOWER SWIFTWATER ROAD, CRESCO, PA 18326-7259 is scheduled to be sold at the Sheriff's Sale on 05/25/2017 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$168,225.44 obtained by, BRANCH BANKING AND TRUST COMPANY (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorney for Plaintiff

PR - April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4165 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, APRIL 27, 2017
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 41 of Unit No. R13, of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and de-

scribed on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises which Arthur A. Saraceni, Jr. and Catherine J. Saraceni, his wife, by deed dated April 16, 2009 and recorded April 16, 2009 in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 2351 at Page 8139 granted and conveyed unto Callahan & Zalinsky Associates, LLC.

Being part of Parcel No. 16/2/1/1-7-4C and Pin No. 16732102773427

ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 42 of Unit No. R21, of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described o the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises which Mary E. Bourne, by deed dated March 5, 2009 and recorded April 6, 2009 in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 2351 at Page 3035 granted and conveyed unto Callahan & Zalinsky Associates, LLC.

Being part of Parcel No. 16/2/1/1-7-6C and Pin No. 16732102771397

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
CALLAHAN & ZALINSKY
ASSOCIATES, LLC**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

JEFFREY A. DURNAY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 24, 31; April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 263 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , APRIL 27, 2017
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN described lot or parcel of land situate, lying and being in the development of Monroe Lake Shore, Township of Middle Smithfield , County of Monroe and Commonwealth of Pennsylvania, as follows, to wit:

Being Lot No. 13, in Block No. 9 of Unit No. 3 as shown on survey and original plat of Monroe Lake Shores, Monroe County, Pennsylvania, made by a Certified Land Surveyor and of record in the Recorder of Deed Office of Monroe County, Pennsylvania, in Plat Book No. 8, at Page 104, reference being made thereto for a more particular description of the lot herein conveyed.

Also, All those two certain lots, tracts, pieces or parcel of land, situate, lying and being in the development of Monroe Lake, of Monroe Lake Shores, also known as Pocono Lakeshore, Inc., situate in the Township Of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Being Lots No. 14 and 15 in Block 9 Unit No. 3 as shown on the survey and original plat of Monroe Lake Shores, Monroe County, Pennsylvania, made by a Certified Land Surveyor and of record in the Recorder of Deeds Office of Monroe County, Pennsylvania, in Plat Book No. 8, at Page 104, reference being made thereto will more fully and at large appear.

Being known as Lots 13, 14 and 15, Block 9, Unit 3, Morris Road, Pocono Lake Shore, a/k/a Monroe Lake Shores, East Stroudsburg, PA 18301.

BEING known and numbered as 185 Opal Way, East Stroudsburg, PA 18302.

BEING the same property conveyed to Andre B. Clayton II and Joyce L. Hodges, husband and wife, as tenants by the entirety, who acquired title by virtue of a deed from LaSalle Bank National Association as Trustee for Certificateholders of Bear Stearns Asset-Backed Securities I, LLC, Asset Backed Certificates, Series 2005-HE9, by EMC Mortgage Corporation its Attorney-in-Fact by Power of Attorney recorded simultaneously herewith, dated December 17, 2007, recorded February 11, 2008, at Deed Book 2326, Page 9286, Monroe County, Pennsylvania records.

TAX CODE: 09/14B/3-9-13 and 09/14B/3-9/14

PIN NO: 09731502770684 and 09731502770730

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ANDRE B. CLAYTON, II
JOYCE L. HODGES**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification

from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

KIMBERLY A. BONNER, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 24, 31; April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2160 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , APRIL 27, 2017
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 25 in that certain piece or parcel of land, together with the message (and veranda if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 140, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the county of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., P.O.A. for Continental Bank, Successor Trustee United Penn Bank, Successor by Merger to Security Bank and Trust company, Trustee, by deed dated November 10, 1994 and recorded on March 16, 1995 in Record Book Volume 1998 at page 0048 granted and conveyed unto Robert Avery and Eileen Avery.

Being part of Parcel No. 16/2/1/1-11 and Pin No. 16732100340877

And

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 23 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 91, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust company, Trustee, by deed dated March 23, 2000 and recorded on May 1, 2000 in Record Book Volume 2078 at Page 0688 granted and conveyed unto Robert H. Avery and Eileen Avery.

Being part of Parcel No. 16/2/1/1-9 and Pin No.

16732101467354
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
ROBERT AVERY A/K/A
ROBERT H. AVERY
EILEEN AVERY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
 "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 24, 31; April 7

PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3658 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , APRIL 27, 2017
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN tract or piece of land situate in the **Township of Stroud**, County of Monroe, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a pipe at the intersection of the southerly side of Chestnut Street with the easterly side of King Street; thence by lands of the Congregation Sons of the Israel South eight degrees thirty minutes East one hundred seventy-six and fifteen one hundredths feet to a pipe; thence by land, formerly of the King Realty Company South sixty-six degrees West one hundred twenty-two and sixty-four one hundredths feet to a pipe; thence by lands of Robert J. Bennett North twenty-seven degrees fourteen minutes West one hundred sixty and twenty eight one hundredths feet to a pipe; thence along the southerly side of Chestnut Street North sixty-two degrees forty-four minutes East (at 136.76 feet passing a pipe) one hundred seventy-nine and one one-hundredths feet to the place of beginning.

TITLE TO SAID PREMISES VESTED in William M. Manhart and Bette J. Manhart, his wife, by Deed from William Merton Manhart, Dated 05/17/2001, Recorded 05/25/2001, in Book 2097, Page 43.

By virtue of the death of William M. Manhart on or about 01/26/2013, Bette J. Manhart became the sole owner of the premises as surviving tenant by the entireties.

The said Bette J. Manhart departed this life on or

about 11/26/2015, and upon information and belief, her surviving heirs at law and next-of-kin are Kim Manhart, Todd Everett, and Lori Everett.

TAX CODE: 17/5/52-48

TAX PIN: 17730118419858

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LORI EVERETT, IN HER CAPACITY AS HEIR OF BETTE J. MANHART A/K/A BETTE JANE MANHART, DECEASED

TODD EVERETT, IN HIS CAPACITY AS HEIR OF BETTE J. MANHART A/K/A BETTE JANE MANHART, DECEASED

KIM MANHART, IN HIS CAPACITY AS HEIR OF BETTE J. MANHART A/K/A BETTE JANE MANHART, DECEASED

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BETTE J. MANHART A/K/A BETTE JANE MANHART, DECEASED

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
PETER WAPNER, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 24, 31; April 7

PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4635 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , APRIL 27, 2017
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 9 of Unit No. R23, of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et

seq. (for units R-17 through R-36, inclusive).
 BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated April 9, 1985 and recorded December 20, 1985 in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed book Volume 1473 at Page 320 granted and conveyed unto Steven R. Shillings, Dietrich A. Paul and Jean M. Paul.

Being part of Parcel No. 16/2/1/1-7-6C and Pin No. 16732102771397

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**STEVEN R. SHILLINGS
 DIETRICH A. PAUL AND**

JEAN M. PAUL

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - March 24, 31; April 7

**PUBLIC NOTICE
 SHERIFF'S SALE
 OF VALUABLE
 REAL ESTATE**

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania at 4170 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , APRIL 27, 2017

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 02 of Unit No. R21, of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to United Penn Bank, Trustee, by deed dated May 8, 1998 and recorded June 16, 1998 in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed book Volume 2049 at

Page 4782 granted and conveyed unto Anthony Esposito and Ann A. Esposito.

Being part of Parcel No. 16/2/1/1-7-6C and Pin No. 16732102771397

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ANTHONY ESPOSITO
 ANN A. ESPOSITO**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
 Sheriff of Monroe County

Pennsylvania

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - March 24, 31; April 7

**PUBLIC NOTICE
 SHERIFF'S SALE
 OF VALUABLE
 REAL ESTATE**

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5021 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , APRIL 27, 2017

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 11 of Unit No. R31, of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises which Marlene M. Craul, surviving spouse of Donald R. Craul, by deed dated September 17, 2007 and recorded October 4, 2007 in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed book Volume 2317 at Page 9786 granted and conveyed unto Vacation Ventures, LLC.

Being part of Parcel No. 16/2/1/1-7-8C and Pin No. 16732102770342

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

VACATION VENTURES, LLC

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
 "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 24, 31; April 7

**PUBLIC NOTICE
 SHERIFF'S SALE
 OF VALUABLE
 REAL ESTATE**

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3668 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , APRIL 27, 2017
 AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 50 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 134, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recorder of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Continental Bank, Successor Trustee, pursuant to that certain Trust Agreement between United Penn Bank and The Oxford Finance Companies, Inc., said Agreement dated November 14, 1991, by its Attorney-in-Fact, Mellon Bank, N.A., by deed dated June 6, 1995 and recorded on August 23, 1995 in Record Book Volume 2017 at page 5905 granted and conveyed unto William V. Simering, III.

Being part of Parcel No. 16/2/1/1-11 and Pin No. 16732100340877

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

WILLIAM V. SIMERING, III

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
 "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of

the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 24, 31; April 7

**PUBLIC NOTICE
 SHERIFF'S SALE
 OF VALUABLE
 REAL ESTATE**

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4661 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , APRIL 27, 2017
 AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
ALL THAT CERTAIN interest in land situate in **Smithfield Township , Monroe County, Pennsylvania, known as Interval No. 34 of Unit No. R1, of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).**

BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated January 20, 1987 and recorded April 6, 1987 in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 1546 at Page 858 granted and conveyed unto Harvey R. Reinstein and Myrna Reinstein.

Being part of Parcel No. 16/2/1/1-7-1C and Pin No. 16732102774648

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

HARVEY R. REINSTEIN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
 "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from

the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
 JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 24, 31; April 7

**PUBLIC NOTICE
 SHERIFF'S SALE
 OF VALUABLE
 REAL ESTATE**

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4627 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, APRIL 27, 2017
 AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN interest in land situate in Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 30 of Unit No. R12, of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises which Gunter-Hayes & Associates, LLC, Trustee, by deed dated January 28, 2010 and recorded March 3, 2010 in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed book Volume 2367 at Page 4315 granted and conveyed unto Maria Morton and Gabriel Morton. Being part of Parcel No. 16/2/1/1-7-3C and Pin No. 16732102773564

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**MARIA MORTON AND
 GABRIEL MORTON**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin

Sheriff of Monroe County
 Pennsylvania
 JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 24, 31; April 7

**PUBLIC NOTICE
 SHERIFF'S SALE
 OF VALUABLE
 REAL ESTATE**

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4153 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, APRIL 27, 2017
 AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN interest in land situate in Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 31 of Unit No. R16, of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises which Helen R. Hamilton, by deed dated January 6, 1999 and recorded February 5, 1999 in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed book Volume 2059 at Page 5688 granted and conveyed unto Thomas J. Conroy and Diane S. Conroy. Being part of Parcel No. 16/2/1/1-7-4C and Pin No. 16732102773427

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**THOMAS J. CONROY AND
 DIANE S. CONROY**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
 JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 24, 31; April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5041 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , APRIL 27, 2017
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 24 of Unit No. R25, of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(S) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises which James A. Vasalinda and Ruth H. Vasalinda, by deed dated September 18, 2010 and recorded September 21, 2010 in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 2376 at Page 1466 granted and conveyed unto Marmac ETT, LLC. Being part of Parcel No. 16/2/1/1-7-7C and Pin No. 16732102771324

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
MARMAC ETT, LLC**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 24, 31; April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2304 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , APRIL 27, 2017
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 40 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 122, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., P.O.A. for Continental Bank, Successor Trustee United Penn Bank, Successor by Merger to Security Bank and Trust Company, Trustee, by deed dated October 24, 1994 and recorded on March 16, 1995 in Record Book Volume 1998 at Page 0056 granted and conveyed unto Levi G. Ford and Bernice Ford.

Being part of Parcel No. 16/2/1/1-10 and Pin No. 16732101450770

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
LEVI G. FORD
BERNICE FORD**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 24, 31; April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3678 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, APRIL 27, 2017
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 11 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 137, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated December 10, 1996 and recorded on May 2, 1997 in Record Book Volume 2035, at Page 7099 granted and conveyed unto Myron L. Williams and Ruth L. Gilliam.

Being part of parcel No. 16/2/1/1-11 and Pin No. 16732100340877

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**MYRON L. WILLIAMS
RUTH L. GILLIAM**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

**Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JEFFREY A. DURNEY, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 24, 31; April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2930 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, APRIL 27, 2017
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time period(s) 36 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 156, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated March 24, 1997 and recorded on April 1, 1997 in Record Book Volume 2034, at Page 7127 granted and conveyed unto William M. Ruehl and Vicki A. Ruehl.

Being part of Parcel No. 16/2/1/1-11 and Pin No. 16732100340877

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**WILLIAM M. RUEHL
VICKI A. RUEHL**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

**Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JEFFREY A. DURNEY, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 24, 31; April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2307 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , APRIL 27, 2017
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 39 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 73, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated March 12, 2004 and recorded on August 13, 2004 in Record Book Volume 2199, at Page 2382 granted and conveyed unto Dave T. Galucci and Linda M. Galucci. Being part of Parcel No. 16/2/1/1-9 and Pin No. 16732101467354

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
DAVE T. GALUCCI
LINDA M. GALUCCI**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

**Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JEFFREY A. DURNEY, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 24, 31; April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1877 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , APRIL 27, 2017
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 8 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 98, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated September 20, 1999 and recorded on December 22, 1999 in Record Book Volume 2073 at Page 3634 granted and conveyed unto Arthur G.L. Crier and Dorothy J. Crier. Being part of Parcel No. 16/2/1/1-10 and Pin No. 16732101450770

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
ARTHUR G. L. CRIER AND
DOROTHY J. CRIER**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

**Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JEFFREY A. DURNEY, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 24, 31; April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1878 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , APRIL 27, 2017
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time period(s) 12 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 149, on a certain "Declaration Plan Phase IIB of Stage 1" of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which the Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated March 20, 2003 and recorded on May 15, 2003 in Record Book Volume 2153, at Page 4280 granted and conveyed unto Vincent M.Council and Junell D. Council.

Being part of Parcel No. 16/2/1/1-11 and Pin No. 16732100340877

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**VINCENT M. COUNCIL
JUNELL D. COUNCIL**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

**Todd A. Martin
Sheriff of Monroe County
Pennsylvania**

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 24, 31; April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1868 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , APRIL 27, 2017
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time period(s) 45 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 44, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust company, Trustee, by deed dated April 20 2000 and recorded on May 4, 2000 in Record Book Volume 2078, at Page 2848 granted and conveyed unto Renee Y. Clay-Wright and Elizabeth Williams.

Being part of Parcel No. 16/2/1/1-12 and Pin No. 16732102561273

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**RENEE Y. CLAY-WRIGHT
ELIZABETH WILLIAMS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

**Todd A. Martin
Sheriff of Monroe County
Pennsylvania**

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 24, 31; April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6546 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , APRIL 27, 2017
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 43 in that certain piece of parcel of land, together with the message (and veranda, if any), situate in the Township of Smithfield , County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 36F on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Robert H. Nicholas and Claire B. Nicholas, by deed dated August 28, 1992 and recorded on October 5, 1992 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 1851, at Page 1062, granted and conveyed unto James H. Ramsey and Gertrude Ramsey.

Being part of parcel No. 16/4/1/48-36F and Pin No. 16732102876986B36F

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
JAMES H. RAMSEY AND
GERTRUDE RAMSEY**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 24, 31; April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2549 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , APRIL 27, 2017
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time period(s) 49 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 150, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which the Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated March 4, 2004 and recorded on July 9, 2004 in Record Book Volume 2195, at Page 8195 granted and conveyed unto Earlene D. McKoy.

Being part of Parcel No. 16/2/1/1-11 and Pin No. 16732100340877

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
EARLENE D. MCKOY**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 24, 31; April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2585 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , APRIL 27, 2017
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 32 in that certain piece or parcel of land, together with the messuage (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 105, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Gunter-Hayes & Associates, LLC, Successor Trustee, by deed dated February 1, 2010 and recorded on March 3, 2010 in Record Book Volume 2367 at Page 4757 granted and conveyed unto Gilbert McCormick and Susan Lecoq. Being part of Parcel No. 16/2/1/1-10 and Pin No. 16732101450770

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
GILBERT MCCORMICK AND
SUSAN LECOQ**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - March 24, 31; April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5696 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , APRIL 27, 2017
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time period No. 1 in that certain piece or parcel of land, situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-118 on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated December 7, 1978 and recorded on March 30, 1984 in Record Book Volume 1346 at Page 89 granted and conveyed unto Charles O. Kelly and Dorothy A. Kelly. Being part of Parcel No. 16/3/3/3-1-118 and Pin No. 16733101093865B118

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
CHARLES O. KELLY AND
DOROTHY A. KELLY**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - March 24, 31; April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2886 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , APRIL 27, 2017
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 49 in that certain piece or parcel of land, together with the message (and veranda, if any)(situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 67, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated March 31, 2004 and recorded on December 3, 2004 in Record Book Volume 2209 at Page 6182 granted and conveyed unto Phyllis Jones.

Being part of Parcel No. 16/2/1/1-9 and Pin No. 16732101467354

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
PHYLLIS JONES**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

**Todd A. Martin
Sheriff of Monroe County
Pennsylvania**

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 24, 31; April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2330 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , APRIL 27, 2017
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 43 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 83, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated June 27, 2005 and recorded on July 8, 2005 in Record Book Volume 2231 at Page 7741 granted and conveyed unto Albert Fredericks.

Being part of Parcel No. 16/2/1/1-9 and Pin No. 16732101467354

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
ALBERT FREDERICKS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

**Todd A. Martin
Sheriff of Monroe County
Pennsylvania**

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 24, 31; April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2522 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , APRIL 27, 2017
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 3 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 105, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Rodger d. Myers, by deed dated February 23, 1988 and recorded on March 18, 1988 in Record Book Volume 1608 at Page 332 granted and conveyed unto Stephen Dzugassmith and Donna J. Dzugassmith.
Being part of Parcel No. 16/2/1/1-10 and Pin No. 16732101450770

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**STEPHEN DZUGASSMITH AND
DONNA J. DZUGASSMITH**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

**Todd A. Martin
Sheriff of Monroe County
Pennsylvania**

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - March 24, 31; April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2525 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , APRIL 27, 2017
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 11 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 81, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Paul V. Salinger and Veronica A. Salinger, by deed dated June 19, 1991 and recorded on June 24, 1991 in Record Book Volume 1782 at Page 1647 granted and conveyed unto John M. Dougherty and Theresa M. Dougherty.
Being part of Parcel No. 16/2/1/1-9 and Pin No. 16732101467354

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JOHN M. DOUGHERTY AND
THERESA M. DOUGHERTY**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

**Todd A. Martin
Sheriff of Monroe County
Pennsylvania**

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - March 24, 31; April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2143 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , APRIL 27, 2017
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time period(s) 24 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 87, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which the Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated May 8, 1998 and recorded on June 4, 1998 in Record Book Volume 2049, at Page 1071 granted and conveyed unto Carolyn Anderson.

Being part of Parcel No. 16/2/1/1-9 and Pin No. 16732101467354

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
CAROLYN ANDERSON**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 24, 31; April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6585 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , APRIL 27, 2017
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 16 in that certain piece of parcel of land, together with the message (and veranda, if any), situate in the Township of Smithfield , County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 25D on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated May 7, 1975 and recorded on June 14, 1980 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 1000, at Page 116, granted and conveyed unto Carson R. Wood and Eleanor L. Wood. Being part of Parcel No. 16/4/1/48-25D and Pin No. 16732102889009B25D

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
CARSON R. WOOD AND
ELEANOR L. WOOD**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 24, 31; April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2952 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , APRIL 27, 2017
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 9 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 165, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which the John Weir and Patti Weir, by deed dated February 20, 2001 and recorded on February 26, 2001 in Record Book Volume 2091, at Page 7306 granted and conveyed unto Elizabeth M. Ridings.

Being part of Parcel No. 16/2/1/1-11 and Pin No. 16732100340877

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ELIZABETH M. RIDINGS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

**Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JEFFREY A. DURNEY, ESQUIRE**

**Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 24, 31; April 7**

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2957 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , APRIL 27, 2017
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 8 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 125, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in ad for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which the David A. Rose and Mary E. Rose, by deed dated January 29, 1992 and recorded on February 12, 1992 in Record Book Volume 1814, at Page 0624 granted and conveyed unto Douglas Parave.

Being part of Parcel No. 16/2/1/1-10 and Pin No. 16732101450770

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DOUGLAS PARAVE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

**Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JEFFREY A. DURNEY, ESQUIRE**

**Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 24, 31; April 7**

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2110 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , APRIL 27, 2017
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 51 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 94, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Richard Albert Gnypp and Barbara Frances Gnypp, by deed dated May 5, 1998 and recorded on December 3, 1999 in Record Book Volume 2072, at Page 6018 granted and conveyed unto Bonnie Hite.

Being part of Parcel No. 16/2/1/1-9 and Pin No. 16732101467354

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
BONNIE HITE**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

**Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JEFFREY A. DURNEY, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 24, 31; April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2560 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , APRIL 27, 2017
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 40 on that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 139, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which the Estate of Kersey E. Hopkins, by the Executor, Kenneth Day, by deed dated November 4, 1999 and recorded on November 16, 1999 in Record Book Volume 2071, at Page 8064 granted and conveyed unto Kenneth Day. Being part of Parcel No. 16/2/1/1-11 and Pin No. 16732100340877

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
KENNETH DAY**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

**Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JEFFREY A. DURNEY, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 24, 31; April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3209 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, APRIL 27, 2017

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED (1/52) co-tenancy interest being designated as Time period(S) 13 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 128, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the county of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Timothy L. Terry, by deed dated May 3, 2006 and recorded on May 9, 2006 in Record Book Volume 2266, at Page 9162 granted and conveyed unto Cheryl Y. Terry. Being part of Parcel No. 16/2/1/1-10 and Pin No. 16732101450770

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CHERYL Y. TERRY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - March 24, 31; April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6536 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, APRIL 27, 2017

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 2 in that certain piece of parcel of land, together with the message (and veranda, if any), situate in the Township of Smithfield, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 33A on a certain "Declaration Plan-Phase

1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Sebastian Grasso and Teresa Grasso, husband and wife, by deed dated April 7, 1998 and recorded on April 15, 1998 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2047, page Page 0890, granted and conveyed unto Dolores Murphy.

Being part of Parcel No. 16/4/1/48-33A and Pin No. 16732102888101B33A

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DOLORES MURPHY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin

Sheriff of Monroe County

Pennsylvania

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - March 24, 31; April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6365 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, APRIL 27, 2017

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 49 in that certain piece of parcel of land, together with the message (and veranda, if any), situate in the Township of Smithfield, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 50F on a certain "Declaration Plan-Phased 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Anthony Catanese and Emma Bowne, by deed dated December 19, 1990 and recorded on December 21, 1990 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 1763, at Page 1, granted and conveyed unto Emma Bowne.

Being part of Parcel No. 16/4/1/48-50F and

Pin No. 16732102886349B50F
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
 EMMA BOWNE**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
 "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 24, 31; April 7

**PUBLIC NOTICE
 SHERIFF'S SALE
 OF VALUABLE
 REAL ESTATE**

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9983 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , APRIL 27, 2017
 AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in the **Township of Stroud**, Monroe County, Pennsylvania, being Lot or Lots No. 404 Section C-3, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania in Plot Book Vol. 68, Pages 93 and 94.

TITLE TO SAID PREMISES VESTED IN EHI-Romosele G. Arebamen and Edricka L. Marks-Arebamen, h/w, by Deed from Cranberry Hill Corporation, a Pennsylvania Corporation, dated 06/10/2004, recorded 06/15/2004, in Book 2193, Page 1036.

**TAX CODE: 17/88649
 TAX PIN: 17639202557553**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**EHI-ROMOSELE G. AREBAMEN
 A/K/A**

**EHI-ROMOSELE AREBAMEN
 EDRICKA L MARKS-AREBAMEN A/K/A
 EDRICKA MAKs-AREBAMEN**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
 "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale on-

ly." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
**JOSEPH E. DEBARBERIE,
 ESQUIRE**

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 24, 31; April 7

**PUBLIC NOTICE
 SHERIFF'S SALE
 OF VALUABLE
 REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9628 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , APRIL 27, 2017
 AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the **Township of Middle Smithfield**, County of Monroe and State of Pennsylvania, more particularly described as follows, to wit: Being Lot No. 106, Section Three, as shown on "Plotting of Lake of the Pines, Middle Smithfield Township, Monroe County, Pennsylvania, made by Elliot and Associates" and recorded in Monroe County, Pennsylvania, in Plot Book No. 17, Plat No. 57. Being known as 106 Laurel Road, East Stroudsburg, PA 18301.

BEING THE SAME PREMISES WHICH Senol Aydemir, Osman Katirci and Metin Geneturk, by Deed dated 05/14/2008 and recorded 06/09/2008 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 4822, Page 2336, granted and conveyed unto James A. Brown a/k/a James Brown a/k/a James Arthur Brown a/a James A. Brown, Jr. And said James A. Brown a/k/a James Brown a/k/a James Arthur Brown a/k/a James A. Brown, Jr., departed this life 07/27/2011 vesting the title solely in Victoine O. Brown a/k/a Victoine Omar Brown a/k/a Victoine Anderson, in his capacity as heir of James A. Brown a/k/a James Brown a/k/a James Arthur Brown a/k/a James A. Brown, Jr., deceased and Isaac J. Brown a/k/a Isaac Brown, in his/her capacity of heir of James A. Brown a/k/a James Brown a/k/a James Arthur Brown a/k/a James A. Brown, Jr., deceased and Latysha N. Brown a/k/a Latysha L. Brown, in his/her capacity as heir of James A. Brown a/k/a James Brown a/k/a James Arthur Brown a/k/a James A. Brown, Jr., deceased and James Brown a/k/a Jim Brown a/k/a James A. Brown, in his/her capacity as heir of James A. Brown a/k/a James Brown a/k/a James Arthur Brown a/k/a James A. Brown, Jr., deceased and Antoinette Anderson a/k/a Antoinette Brown a/k/a Antoinette Anderson-Brown, in his/her capacity as heir of James A. Brown a/k/a James Brown a/k/a James Arthur Brown a/k/a James A. Brown, Jr., deceased and unknown heirs of James A. Brown a/k/a James Brown a/k/a James Arthur Brown a/k/a James A. Brown, Jr., deceased by rights of survivorship.

Improvements: Residential property

TAX CODE NO 9/4C/3/65

PIN # 09734403425639

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

VICTOINE O. BROWN A/K/A VICTOINE OMAR BROWN A/K/A VICTOINE ANDERSON, IN HIS CAPACITY AS HEIR OF JAMES A. BROWN A/K/A JAMES BROWN A/K/A JAMES ARTHUR BROWN A/K/A JAMES A. BROWN, JR., DECEASED

ISAAC J. BROWN A/K/A ISAAC BROWN, IN HIS/HER CAPACITY OF HEIR OF JAMES A. BROWN A/K/A JAMES BROWN A/K/A JAMES ARTHUR BROWN A/K/A JAMES A. BROWN, JR. DECEASED

LATYSHA N. BROWN A/K/A LATYSHA L. BROWN, IN HIS/HER CAPACITY AS HEIR OF JAMES A. BROWN A/K/A JAMES BROWN A/K/A JAMES ARTHUR BROWN A/K/A JAMES A. BROWN, JR., DECEASED

JAMES BROWN A/K/A JIM BROWN A/K/A JAMES A. BROWN, IN HIS/HER CAPACITY AS HEIR OF JAMES A. BROWN A/K/A JAMES BROWN A/K/A JAMES ARTHUR BROWN A/K/A JAMES A. BROWN, JR., DECEASED

ANTOINETTE ANDERSON A/K/A ANTOINETTE BROWN A/K/A ANTOINETTE ANDERSON-BROWN, IN HIS/HER CAPACITY AS HEIR OF JAMES A. BROWN A/K/A JAMES BROWN A/K/A JAMES ARTHUR BROWN A/K/A JAMES A. BROWN, JR., DECEASED

UNKNOWN HEIRS OF JAMES A. BROWN A/K/A JAMES BROWN A/K/A JAMES ARTHUR BROWN A/K/A JAMES A. BROWN, JR., DECEASED

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
AMANDA RAUER, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - March 24, 31; April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3258 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, APRIL 27, 2017
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
ALL THAT PARCEL of land in the Township of

Chestnuthill, Monroe County, Commonwealth of Pennsylvania, as more fully described in Deed Book 2122, Page 6401, and in Deed Book 2085, Page 6778, ID# 2/15/2/27.6, (Lot 242), Tax ID#2/15/2/27.3, (Lot 243), Tax ID# 2/15/2/27.2, (Lot 238), and Tax ID# 2/15/2/27-1, 9, (Lot 240) being known and designated as:

Being Lot No. 238 in Block 200 on Map of Development to be known as Sun Valley made by M.A. Pollcelli, Registered Engineer, July 1952 and being more particularly described as a metes and bounds property.

Being Lot No. 240 in Block 200 on Map of Development to be known as Sun Valley made by M.A. Pollcelli, Registered Engineer, July 1952 and being more particularly described as a metes and bounds property.

Being Lot No. 242 in Block 200 on Map of Development to be known as Sun Valley made by M.A. Pollcelli, Registered Engineer, July 1952 and being more particularly described as a metes and bounds property.

Being Lot No. 243 in Block 200 on Map of Development to be known as Sun Valley made by M.A. Pollcelli, Registered Engineer, July 1952 and being more particularly described as a metes and bounds property.

Deed from Robert L. Burke and Gertrude D. Burke, husband and wife as set forth in Deed Book 2122, Page 6401 dated 05/17/2002 and recorded 05/23/2002, Monroe County Records, Commonwealth of Pennsylvania.

Deed from Lee Ann Adams and Ray Adams as set forth in Deed Book 2085, Page 6978 dated 10/05/2000 and recorded 10/16/2000, Monroe County Records, Commonwealth of Pennsylvania.

BEING THE SAME PREMISES which Robert L. Burke and Gertrude D. Burke, husband and wife, by deed dated 05/17/2002 and recorded 05/23/2002 in Book 2122 Page 6401 conveyed to Bertram H. Berk, Jr. and Karen M. Berk, husband and wife.

Pin #: 02/15/2/27-1; 02/15/2/27-2; 02/15/2/27-3; 02/15/2/27-6

Tax Code #: 02632002969172
02632002968079; 02633001060253;
02633001060194

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**BERTRAM H. BERK, JR.
KAREN M. BERK**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MATTHEW K. FISSEL, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 24, 31; April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7515 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , APRIL 27, 2017

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN tract, piece or lot of land situated in the **Township of Chestnuthill** , County of Monroe and State of Pennsylvania, being Lot No. 10, as shown on a plan entitled final Plan Map of Winter Hill Terrace, Section Two, as recorded in Plot Book Volume 61, Page 362, bounded and described as follows, to wit:

BEGINNING at an iron on the southerly side of Hill Road, being also a corner of Lot No. 9, Winter Hill Terrace, Section One ,thence along the southerly side of Hill Road for the following three courses and distances:

(1) South 83 degrees 30 minutes 50 seconds East (Magnetic Meridian) for 20.00 feet to an iron;

(2) on a curve to the right having a radius of 325.00 feet and an arc length of 130.46 feet to an iron;

(3) South 60 degrees 30 minutes 50 seconds East for 52.54 feet to an iron; thence along an easement arc on a curve to the right having a radius of 45.00 feet and an arc length of 70.69 feet to an iron on the westerly side of a Future Access Road, Walter Drive; thence along the westerly side of a Future Access Road Walter Drive, South 29 degrees 29 minutes 10 seconds West for 348.92 feet to an iron in line of lands of Constance Hubbard; thence along lands of Constance Hubbard, North 82 degrees 49 minutes 40 seconds West for 82.98 feet to an iron, a corner of Lot No. 9, Winter Hill Terrace, Section One, thence along Lot No. 9, North 06 degrees 29 minutes 10 seconds East for 425.29 feet to the place of **BEGINNING**.

Containing 1.549 acres, more or less.

UNDER AND SUBJECT to the Declaration of Restrictive Covenants for Section 1, Winter Hill Terrace in Record Book Volume 1693, Page 708.

TITLE TO SAID PREMISES VESTED IN Adrian L. Ramirez and Lauri Schmidt Ramirez, h/w, by Deed from Charles Cucchiara and Ann Cucchiara, h/w, Dated 03/14/2003, Recorded 04/01/2003, in Book 2148, Page 9373.

TAX CODE: 02/87101

TAX PIN: 02623900119946

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LAURI SCHMIDT RAMIREZ

A/K/A

LORI SCHMIDT-RAMIREZ

ADRIAN L. RAMIREZ

A/K/A ADRIAN RAMIREZ

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds

received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
PETER WAPNER, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - March 24, 31; April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5900 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , APRIL 27, 2017

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot or parcel of land situate in the **Township of Chestnuthill** , County of Monroe and Commonwealth of Pennsylvania, designated as Lot #41 on a map of Long Mountain Acres, recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe at Stroudsburg Pennsylvania, in Plat Book 15, Page 93, bounded and described as follows, to wit:

BEGINNING at a point on the edge of a forty foot road known as Long Mountain Drive North, being also a certain of Lot #42; thence along Lot #42 South two degrees twenty-six minutes ten seconds West three hundred three and seventy-two one-hundredths feet to a point in line of Lot #45; thence along Lot #45 and along Lot #46 South seventy-nine degrees six minutes forty-five seconds West one hundred ninety-five and twenty-five one-hundredths feet to a point, being also a corner of Lot #40; thence along Lot #40 North two degrees twenty-six minutes ten seconds East three hundred forty-eight and seventy-two one-hundredths feet to a point on the edge of the above mentioned Long Mountain Drive North; thence along the edge of Long Mountain Drive North South eighty-seven degrees thirty-three minutes fifty seconds East one hundred ninety and no one-hundredths feet to the point of **BEGINNING**. **CONTAINING** 1.442 acres.

IT BEING THE SAME PREMISES which Wojciech Edward Baclawski and Dorothy Baclawski, his wife, and Stefania Lew by Deed dated February 15, 1994, and recorded February 18 1994, in the Recorder of Deeds Office in and for Monroe County at Stroudsburg, Pennsylvania, in Record Book Volume 1937, Page 1035, granted and conveyed unto John J. Johnstone, Sr.

TITLE TO SAID PREMISES VESTED IN Robert L. Johnstone, Trustee of the Revocable Trust of John J. Johnstone, Sr., by Deed from Robert L. Johnstone, Beneficiary of the REvocable Trust of John J. Johnstone, Sr., dated 04/24/2003, recorded 05/14/2003, in Book 2153, page 3352.

TAX CODE: 2/11/3/34

TAX PIN: 02623801486638

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ROBERT L. JOHNSTONE A/K/A

ROBERT JOHNSTONE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in ac-

cordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JENNIE C. TSAI, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 24, 31; April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1684 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, APRIL 27, 2017
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN tract of land situate in Chestnut Hill Township, Monroe county, Pennsylvania, being shown and designated as lot 38 on a certain map entitled 'final plan; sheet 1 of 2; the meadowlands; scale: 1 inch = 100 feet; May 1986' as prepared by Lawrence R. Bailey, registered surveyor, Stroudsburg, Pennsylvania, and being recorded in Monroe county plot book volume 58 on page 263; October 15, 1986 and being more particularly described as follows:

BEGINNING at an iron pipe on the easterly sideline of Switzgabel drive, a corner common to lots 38 and 39 as shown on the above captioned map; thence,

1) ALONG the easterly sideline of said road in a northerly direction on a curve to the left having a radius 808.30 feet, an arc distance of 175.50 feet (chord bearing and distance north 04 degrees 21 minutes 24 seconds west 175.15 feet) to an iron pipe, a corner common to lots 37 and 38; thence

2) LEAVING said road and along said lot 37 north 79 degrees 25 minutes 24 seconds east 260.25 feet to an iron pipe in line of lands of John J. Elnitski, et ux., a corner common to lot 37 and 38; thence,

3) ALONG lands of said Elnitski et ux, south 02 degrees 56 minutes 30 seconds west 230.22 feet to an iron pipe, a corner common to lots 38 and 39; thence,

4) ALONG said lot 39 north 88 degrees 08 minutes 12 seconds west 230.83 feet to the point of beginning.

TITLE TO SAID PREMISES VESTED IN Verneeda McKenzie Wheeler, by Deed from U.S. Bank National Association, as trustee for the holders of Citigroup Mortgage Loan Trust, Inc., Asset-Backed Pass-Through Certificates, Series 2005-WF2, by its attorney in fact Wells Fargo Bank, N.A., sbm to Wells Fargo Home Mortgage, Inc. (Power of attorney being recorded simultaneously here with), dated 01/09/2008, recorded 02/20/2008 in Book 2327, Page 5989.

TAX CODE: 02/9G/1/38
TAX PIN: 02-6248-02-86-6419

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

VERNEEDA
MCKENZIE-WHEELER A/K/A
VERNEEDA
MCKENZIE WHEELER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JENNIE C. TSAI, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 24, 31; April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4491 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, APRIL 27, 2017
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN tract, piece or lot of land situated in the Township of Chestnut Hill, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 211, Longwood Estates, Section Five, recorded in Plot Book Volume 61, Page 472, bounded and described as follows, to wit:

Beginning at a point in or near the centerline of Township Route No. 459, Warner Road, being also a corner of Lot No. 210, Longwood Estates, Section Five, thence in said Township Route 459, Warner Road N 55°54'43" E (Magnetic Meridian, 1963) for 143.61 feet to a point, a corner of lands of Maurice F. DeFluri, thence leaving said Township Route No. 459, Warner Road, and along Maurice F. DeFluri, S 60°59'48" E (at 26.34 feet and 28.05 feet passing over an iron) for 255.05 feet to an iron, a corner of Lot 212, Longwood Estates, Section Five, thence along Lot No. 212, S 53°16'29" W for 209.62 feet to an iron, a corner of Lot No. 209, Longwood Estates, Section Five, thence along Lot No. 209, S 51°32'28" W for 49.79 feet to an iron, a corner of Lot No. 210, Longwood Estates, Section Five, thence along Lot No. 210, N 34°05'17" W (at 215.86 feet passing over an iron) for 240.86 feet to the place of beginning.

Containing gross area 1.087 acres, more or less. Net Area (1.001 acres, more or less.

Under and subject to the Declaration of Covenants and Restrictions pertaining to land known as "Long Wood Estates, Section 5, Subdivision dated February

21, 1990, and recorded in the Office for the Recording of Deeds in and for Monroe County at Stroudsburg, Pennsylvania, in Records Book Volume 1724, page 21.

Under and subject to that portion of road used for Township Route No. 459, Warner Road, 16.50 feet right-of-way, also under and subject to 8.50 feet reserved for future road widening of Township Route No. 459, Warner Road, to a 25.00 feet right-of-way.

Parcel ID #: 2/87576
PIN NOS.: 02634000312576

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**GILBERT ORTIZ
MIRTA S. ORTIZ**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
DANIEL J. CAPECCI, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 24, 31; April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5887 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , APRIL 27, 2017
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot or piece of ground situate and being in **Polk Township** , Monroe County, Pennsylvania bounded and described as follows, to wit:

Beginning at a point on the South side of Poplar land, said point marking the Northwest corner of the herein described Lot No. 22 and the Northeast corner of Lot No. 24;

Thence in and along the Southerly line of Poplar Lane, North 85 degrees 40' East, 200 feet to a point, said point marking the Northeast corner of Lot No. 20 and the Northwest corner of Lot No. 18;

Thence at right angles to said Poplar Lane and along Lot No. 18, South 3 degrees 13' West, a distance of 150 feet to a point, said point marking the Southeast corner of Lot No. 20 and the Southwest corner of Lot 18;

Thence in and along other lands of prior Grantors in the Chain of title, South 85 degrees 40' West, a distance of 200 feet to a point marking the Southwest corner of Lot 22 and the Southeast corner of Lot No. 24;

Thence at right angles and along Lot No. 24, North 3 degrees 13' East, 150 feet to the place of beginning. Being designated Lot No. 20 and 22, Section B, on the South side of Poplar Lane on the Plan of El-Dol Lake Development, Inc., prepared December 1964.

BEING known and numbered as 1757 Poplar Lane, Polk Township, PA 18058 n/k/a 137 Poplar Lane, Kunkletown, PA 18058.

Being the same property conveyed to Roza Patyi who acquired title by virtue of a deed from Lynn Gregory Smith and Joan Gregory, a/k/a Joan Gregory Williams, executrices of the Estate of Melba E. Gregory, a/k/a Melba Esther Gregory, a/k/a Melba Gregory, deceased, dated May 24, 2008, recorded June 9, 2008, at Instrument Number 200817126, Monroe County, Pennsylvania records.

TAX CODE: 13/11A/2/6
PIN NO: 13621901174013

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ROZA PATYI

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
KIMBERLY A. BONNER, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 24, 31; April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 772 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , APRIL 27, 2017
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot or parcel of land situate partially in the **Township of Towamensing** , County of Carbon, and partially in the **Township of Polk** , County of Monroe, and Commonwealth of Pennsylvania, being bounded and described as follows, to wit: Hillside Terrace Lot 54.

BEGINNING at an iron pin on the northerly line of township Road No. 428 (Smith Drive), being a common corner of Lot No. 53 and Lot No. 54 as shown on a plan titled "Final Plan, Hillside Terrace Acres", dated February 16, 1969, and recorded in the Office for the recording of Deeds in Monroe County, Pa., in Plot Book Volume 40, Page 101, and recorded in the Office for the recording of Deeds in Carbon County, Pa., in Map Book Volume 1, Page 419; thence along said

northerly line of Township Road No. 428, South 75 degrees 49 minutes 36 seconds West 157.75 feet to an iron pin; thence by Lot No. 55 North 14 degrees 10 minutes 24 seconds West 294.99 feet to an iron pin on the southerly line of Lot No. 56; thence by said Lot No. 56 North 73 degrees 05 minutes 49 seconds East 118.99 feet to an iron; thence by Lot No. 52, North 76 degrees 08 minutes 18 seconds East 38.90 feet to an iron pin; thence by the aforementioned Lot No. 53 South 14 degrees 10 minutes 24 seconds East 300.45 feet to the place of BEGINNING.

CONTAINING 1.081 acres of land. Being Lot No. 54 as shown on the above-described plan.

Being Carbon Parcel I.D. No.: 5E-56-A54

Being Known As: 55 Smith Drive, Polk Township, Monroe County, Kunkletown, PA 18058

BEING the same premises which Timothy J. Coffey and Sandra Coffey, husband and wife, by deed dated September 6, 2005 and recorded in the Recorder of Deeds Office in and for Monroe County, Pennsylvania on November 15, 2005 in Book 2248, Page 392, as Instrument No. 200553364 granted and conveyed unto Esther Mercado.

Taxes paid to the County of Carbon

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ESTHER MERCADO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

STEPHEN M. HLADIK, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - March 24, 31; April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2439 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , APRIL 27, 2017

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

Tax Code # 2/7/1/40-47

PIN # 02-6249-0149-4653

Lot 30 on the Plan of Long Wood Estates, Section 3, PBV 57-215

Chestnuthill Township, Monroe County, Pennsylvania
Rural Route 2 Pine Hollow Road, Saylorsburg, PA 18353

ALL THAT CERTAIN lot or piece of ground lying and being situate in the Township of chestnuthill ,

County of Monroe and Commonwealth of Pennsylvania, being Lot No. 30 in the Plan of Long Wood Estates, Section 3, prepared by Robert G. Beers, Registered Surveyor, dated August 1985, and recorded in the Office of the Recorder of Deeds of Monroe County at Stroudsburg, Pennsylvania, in Plot Book Volume 57, Page 215.

UNDER AND SUBJECT to the Declaration of Covenants and Restrictions pertaining to land known as "Long Wood Estates Subdivision - Section 3" recorded in the Office of the Recording of Deeds of Monroe County at Stroudsburg, Pennsylvania, in Deed Book Volume 1461, Page 1040.

TAX CODE NO.: 2/7/1/40-47

TAX PIN NO" 02-6249-01-49-4653

BEING known as Rural Route 2 Pine Hollow Road, Saylorsburg, PA 18353.

BEING THE SAME PREMISES which US Bank, National Association as trustee for RAMP 2005-EFC1 by Residential Funding Company LLC f/k/a Residential Funding Corporation, its attorney in fact, A Bank, by Deed dated 12/9/2009 and recorded 3/1/2010, in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2367, Page 2063, granted and conveyed unto Dejuan D. Jones, a single man.

Tax ID #: 2/7/1/40-47

Pin: 02624901494653

PIN #: 02624901494653

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DEJUAN D JONES

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

SARAH K MCCAFFERY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - March 24, 31; April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5078 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , APRIL 27, 2017

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot or parcel of land situate in the Township of Hamilton , County of Monroe and State of Pennsylvania, bounded and described as follows, to wit

Beginning at a railroad spike in the centerline of

Pennsylvania L.R. 45085, a common corner of Lot No. 2 and Lot No. 3 as shown on a plan titled "Subdivision of lands of Joel E. Hahn" dated June 30, 1978, prepared by Robert G. Beers, R.S. #23669-E, a copy of which is attached hereto and made a part hereof, thence in and along said centerline of Pennsylvania L.R. 45085 South 57 degrees 25 minutes 07 seconds East 165.00 feet to a railroad spike; thence by Lot No. 4 south 23 degrees 38 minutes West (at 25.00 feet passing an iron pin) 271.89 feet to an iron pin in line of lands of I. Edward Frailey; thence by said lands of I. Edward Frailey North 89 degrees 23 minutes 55 seconds West 120.46 feet to an iron pin; thence by Lot No. 1, North 00 degrees 47 minutes 55 seconds West 126.02 feet to an iron pin; thence by Lot No. 2 North 23 degrees 38 minutes 38 seconds East (at 204.95 feet passing an iron pin) 229.95 feet to the place of beginning.

Containing 1.113 acres of land.
 Being Lot No. 3 as shown on the above recited plan.
BEING THE SAME PREMISES WHICH Richard T. Eva and Lori A. Eva, by Deed dated September 26, 2005 and recorded October 7, 2005 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2243, Page 1592, granted and conveyed unto Luz C. Larranaga.
 Improvements: Residential property
 Tax Code No. 07/110277
 Pin #07626904829992

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
 LUZ C. LARRANAGA**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
MATTHEW J. MCDONNELL,
 ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 24, 31; April 7

**PUBLIC NOTICE
 SHERIFF'S SALE
 OF VALUABLE
 REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10838 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , APRIL 27, 2017

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot, parcel or piece of land situate and lying in the Township of Pocono , County of Monroe and Commonwealth of Pennsylvania, as

shown on a Plan of Hallmark Acres recorded in Plot Book Volume 39 Page 43.

BEGINNING at an iron on the North side of Middle Road a fifty foot wide road said point being the most southerly common corner of Lot No. 101 and Lot No. 102, thence along the common boundary line of Lot No. 101 and Lot No. 102, a course and distance of South 13 degrees 30 minutes 50 seconds East 267.70 feet to a point in the rear boundary line of Lot No. 102, said point being the northerly common corner of said lots, thence along the rear boundary line of Lot No. 102 a course and distance of North 74 degrees 03 minutes 00 seconds East 161.44 feet to a point in the most northeasterly corner of Lot No. 102, thence along the common boundary line of Lot No. 102 and Lot No. 103 a course and distance of 13 degrees 30 minutes 50 seconds East 274.56 feet to a point in the bed of Middle Road, thence along Middle Road a course and distance of South 76 degrees 20 minutes 10 seconds West 161.29 feet to the place of Beginning. **BEING** Lot No. 102.

CONTAINING 1 acre more or less.
BEING THE SAME PREMISES which PHP Realty, Inc., a Pennsylvania Corporation, by deed dated 4/8/2000 and recorded 4/11/2000 in Book 20778 Page 3305 conveyed to Michael R. Tuite and Rosemarie Tuite, husband and wife.

Pin #: 12637304917207
 Tax Code #: 12/7C/111

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ROSEMARIE TUIITE
 MICHAEL R. TUIITE A/K/A
 MICHAEL TUIITE**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
NORA C. VIGGIANO, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 24, 31; April 7

**PUBLIC NOTICE
 SHERIFF'S SALE
 OF VALUABLE
 REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4144 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , APRIL 27, 2017

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot/lots situate party in the

Township of Tobyhanna, County of Monroe and Commonwealth of Pennsylvania, being more fully described as follows, to wit:

Being Lot 427 on a plan titled "map of Subdivision of Lands of Isaac Miller" recorded in Plot Book Volume 10, page 92, being more fully described as follows, to wit:

Beginning at an iron on the easterly line of an unnamed road 40 feet in width, the most easterly corner of Lot No. 401 as shown on map entitled "Map of Subdivision of Lands of Isaac B. Miller, 1961"; thence along Lot No. 401 south 57 degrees 44'10" east 100.00 feet to a point, the most northerly corner of Lot No. 426 as shown on said map; thence along Lot No. 426, south 32 degrees 15'50" west 200.00 feet to an iron on the northerly line of a second unnamed road, 40 feet in width; thence along the northerly line of said second unnamed road, north 57 degrees 44'10" west 100.00 feet to an iron, the intersection of the northerly line of said second unnamed road and the easterly line of said first unnamed road; thence along the easterly line said first unnamed road, north 32 degrees 15'50" east 200.00 feet to the place of beginning.

Title to said Premises vested in Yvonne Salaam by Deed from Simbel Salaam and Yvonne Salaam dated September 30, 2013 and recorded on November 15, 2013 in the Monroe County Recorder of Deeds in Book 2430, Page 4123 as Instrument No. 201331442. Being known as: 107 Deats Road, Scotrun, PA 18355 Tax Parcel Number: 19/2/2/17 Tax Pin Number: 19635403021975

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF:

YVONNE SALAAM

SIMBEL SALAAM

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

ROBERT W. WILLIAMS, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - March 24, 31; April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11443 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, APRIL 27, 2017

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEV-

ER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN parcel of land situate in the City of Pocono Summit, County of Monroe and State of Pennsylvania bounded and described as follows:

ALL THAT CERTAIN Lot 4232, Section H-IV being situated and located in Coolbaugh Township, Monroe County, Pennsylvania and encompassed and included within one of the following plats: a subdivision plan drawn by Spotts Stevens and McCoy, Inc., Consulting Engineers of Wyomissing, PA, known as section H-IV of Stillwater Lake Estates, Sun Dance Stillwater Corp., dated May 25, 1973, approved by the Monroe County Planning and Zoning Commission on August 28, 1973 and approved by the supervisors of Township of Coolbaugh on October 1, 1973 and filed and recorded in the Office for the Recording of Plats in Monroe County on October 3, 1973 in Plat Book 20, Page 109.

Said lot having a frontage on Birchwood Boulevard of 75 feet and a rear line of 75 feet; Northerly side line of 150 feet and a Southerly side line of 150 feet. Dimensions are more or less and actual stream and lake location governs and determines stream and lake lot side line and rear line dimensions.

BEING known and numbered as 2140 Freedom Way, Pocono Summit, PA 18346.

BEING the same property conveyed to Eduardo Espinosa and Yesenia Espinosa, who acquired title by virtue of a deed from Eduardo Espinosa, dated July 2, 2009, recorded July 15, 2009, at Deed Book 2356, Page 7498, Monroe County, Pennsylvania records.

TAX CODE: 03/14F/2/276

PIN NO: 03634604712858

**SEIZED AND TAKEN IN EXECUTION AS THE
PROPERTY OF:**

EDUARDO ESPINOSA

YESENIA ESPINOSA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

KIMBERLY A. BONNER, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - March 24, 31; April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3519 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, APRIL 27, 2017

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEV-

ER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN message and lot or piece of ground situate in the Township of Barrett, County of Monroe and State of Pennsylvania, being Lot numbered 120 upon Plotting No. 2, plan of lot of Buck Hill Falls Company, recorded in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe in Plot Book Volume 1, Page 22, and described thereon as follows, to wit: BEGINNING at a stake set at the side of Lenape Lane, Westwardly along a ten foot lane twenty six feet, two inches to its intersection with another ten foot lane, thence Northwardly along the second mentioned lane one hundred an eighty-four feet two inches to a stake; thence Eastwardly along the South line of Lot No. 121, one hundred and fifty feet to a stake at the West side of Sweetfern Lane; thence Southwardly along said Lane twenty-six feet nine inches by one course and thirty-six feet, seven inches by another course to Lenape Lane, thence along Lenape Lane one hundred and sixty feet, four and one-half inches to the place of BEGINNING.

Title to said premises is vested in Gregory J. Lecker and Kerry H. Lecker by deed from David T. Councilor and Debra Litchult dated November 3, 2006 and recorded November 8, 2006 in Deed Book 2287, Page 292.

Parcel No. 01/20/1/22
Pin No. 01638803425443

Being Known As: 697 Lenape Lane f/k/a 120 Lenape Lane, Buck Hill Falls, Township of Barrett, Monroe County, PA 18323

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**GREGORY J LECKER
KERRY H LECKER**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JOSEPH I FOLEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 24, 31; April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9620 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , APRIL 27, 2017
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEV-

ER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Stroud, Monroe County, Pennsylvania, being Lot No. 77, Section B-1, as is more particularly set forth on the Plat Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania, in Plat Book Volume 65, pages 63 and 64.

Subject to covenants, conditions, easements, exceptions, reservations, restrictions, rights of way of record, if any.

Being Parcel I.D. No.: 17/89282
Pin: 17639201196548

BEING KNOWN AS: 77 B 1 Spicebush Drive a/k/a 254 Spicebush Drive, East Stroudsburg, Township of Stroud, Monroe County, PA 18301

BEING the same premises which Mary M. Pickering and David S. Pickering, wife and husband, by deed dated June 6, 2008 and recorded in the Recorder of Deeds Office in and for Monroe County, Pennsylvania on July 1, 2008 in Book 2337, Page 9521, as Instrument No. 200819703 granted and conveyed unto James A. Griffin.

BEING the same premises which James a. Griffin and Noelle L. Griffin, husband and wife, by deed dated March 25, 2009 and recorded in the Recorder of Deeds Office in and for Monroe County, Pennsylvania on March 25, 2009 in Book 2350, Page 7124, as Instrument No. 200906974 granted and conveyed unto James A. Griffin and Noelle L. Griffin, husband and wife.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JAMES A. GRIFFIN AND
NOELLE L. GRIFFIN**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
STEPHEN M. HLADIK, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 24, 31; April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8317 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , APRIL 27, 2017
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEV-

ER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot, parcel or piece of land situate in the Borough of Mount Pocono, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron on the southerly line of Church Avenue, said iron being the most westerly corner of lands of Vito Roti as shown on map entitled 'Re-Subdivision-lands of Montovision Realty, Inc.,' dated 26 November, 1982; thence partly along said lands of Vito Roti and partly along Lot No. 2 S 20 degrees 30 minutes 32 seconds E 194.95 feet to an iron, the most northerly corner of other lands of Montovision Realty, Inc., thence partly along said other lands of Montovision Realty, Inc., and partly along lands of Martin Dempsey, S 69 degrees 29 minutes 28 seconds W 105.00 feet to a point, the most easterly corner of Lot No. 5 as shown on said map; thence along Lot No. 5, N 20 degrees 30 minutes 32 seconds W 193.12 feet to a point on the southerly line of Church Avenue; thence along the southerly line of Church Avenue, N 68 degrees 29 minutes 28 seconds E 105.02 feet to the place of BEGINNING.

CONTAINING 20,374 square feet.

BEING Lot No. 4 as shown on said map.

TITLE TO SAID PREMISES VESTED IN George K. Dempsey, by Deed from George K. Dempsey and Jennifer Dempsey, h/w, dated 01/05/2007, recorded 01/12/2007, in Book 2293, Page 5941, Instrument No. 200701766.

TAX CODE: 10/7/2/35

TAX PIN: 10635511665682

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

GEORGE K. DEMPSEY A/K/A

GEORGE K. DEMPSEY, JR.

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JENNIE C. TSAI, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 24, 31; April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9333 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, APRIL 27, 2017

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEV-

ER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT FOLLOWING lot situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, marked and designated as Lot No. 1252, Section G, as shown on "Plotting of Pocono Farms, Inc., Coolbaugh Township, Monroe County, Pennsylvania, made by Dellante and Clause" and recorded in Monroe County, Pennsylvania, in Plot Book 12, Page 31.

Being Known As: 1252 Echo Lake Road n/k/a 279 Echo Lake Road, Tobyhanna, PA 18466

TAX CODE: 3/7E/1/51

PIN NO.: 03635701261260

TITLE TO SAID PREMISES IS VESTED IN Cynthia A. Aspromonte and Anthony Aspromonte, Jr., husband and wife, as tenants by the entireties by Deed from Cynthia A. Aspromonte, individually as well as Administrator of the Estate of Joseph A. Aspromonte, and Anthony M. Aspromonte dated 12/10/2003 recorded 03/24/2004 in Deed Book 2185 Page 2574.

Having been erected thereon a single family dwelling. SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ANTHONY ASPROMONTE III, KNOWN HEIR OF ANTHONY ASPROMONTE, JR

CYNTHIA A. ASPROMONTE, INDIVIDUALLY AND KNOWN HEIR OF ANTHONY ASPROMONTE, JR.

NICKOLAS ASPROMONTE, KNOWN HEIR OF ANTHONY ASPROMONTE, JR

MICHAEL ASPROMONTE, KNOWN HEIR OF ANTHONY ASPROMONTE, JR.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANTHONY ASPROMONTE, JR

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ELIZABETH L. WASSALL, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 24, 31; April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3718 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, APRIL 27, 2017

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEV-

ER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in the Township of Coolbaugh , Monroe County, Pennsylvania, being Lot or Lots No. 456, Section H, A Pocono Country Place, Inc., as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 19, pages 21, 23 & 25.

HAVING THEREON ERECTED a dwelling house known as: 8552 Bumble Bee Way (fka 456 Bumble Bee Way), Tobyhanna, PA 18466.

TAX CODE # 3/8E/1/671
PIN # 03-6358-09-06-0352

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

BEING THE SAME PREMISES which Richard A. Riley, by deed dated October 26, 2006 and recorded November 3, 2006 to Monroe County Record Book 2286, page 5342, granted and conveyed to Charles M. Waugh.

To be sold as the property of Charles M. Waugh of Judgment No. No. 2016-03718.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CHARLES M. WAUGH

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
LEON P. HALLER, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 24, 31; April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2807 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , APRIL 27, 2017
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN message or tenement and lot or

piece of land, situate in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the middle of a thirty-three feet wide right-of-way, said point also being the Northeastly corner of Lot No. M-10; Thence, North thirty-nine degrees twenty-four minutes West one hundred eighty-five feet to a point; thence North fifty degrees East one hundred sixty-five feet to a point; thence South thirty-nine degrees twenty-four minutes East one hundred eighty-five feet to a point in the middle of the above-mentioned thirty-three feet wide right-of-way; thence along the middle of said right-of-way, South fifty degrees West one hundred sixty-five feet to the place of BEGINNING.

Title to said premises is vested in Steven Lebar and Tiffany Lebar, husband and wife, by deed from Gregory T. Kliminski, by his Attorney-in-Fact, Ritamae A. Kliminski and Ritamae A. Kliminski, husband and wife, dated July 24, 2015 and recorded August 10, 2015 in Instrument Number 201518403.

Parcel No. 9/10A/1/7
Pin No. 09732403220567

Being Known As: 3422 Skycloud Drive, East Stroudsburg, Township of Middle Smithfield, Monroe County, PA 18302

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**STEVEN LEBAR
TIFFANY LEBAR**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JACOB M. OTTLEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 24, 31; April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8946 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , APRIL 27, 2017
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN tract of land situate in the Township of Barrett, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a fence post for a corner in line of land

of Fred Krummell a corner also of other lands of Archibald A. Snow, thence along land of said Fred Krummell North 43-1/2 degrees West 77 feet to a chestnut stump, thence by the same North 67 degrees West 390 feet to an iron pipe in the State Road leading from Mountainhome to LaAnna; thence in and along said road North 25 degrees 50 minutes East 99 feet to a post; thence by other land of Archibald A. Snow of which this lot was formerly a part, South 67 degrees East 455 feet more or less to a post in line of other land of Archibald A. Snow said post being in line of a course of South 20-1/2 degrees West from a corner of lot previously sold to Henry Storm; thence in and along said line South 20-12 degrees West 125 feet more or less to the place of BEGINNING.

BEING THE SAME PREMISES which Polychronis Pipiliangas and Janice Pipiliangas, k/n/a Janice Hoffman, by deed dated 5/3/2007 and recorded 5/4/2007 in Book 2304 Page 4494 conveyed to Janice Hoffman, single and Dana P. Ranney, single.

Pin #: 01638701162632

Tax Code #: 01/14/1/53

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JANICE HOFFMAN

DANA P RANNEY A/K/A

DANA RANNEY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
NORA C VIGGIANO, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - March 24, 31; April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9146 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, APRIL 27, 2017

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Pocono, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southerly line of an unnamed road 40 feet in width, the Northwesterly corner of Lot 618 as shown on map entitled 'Map of Subdivision Lands of Issac Miller, July 1961' thence along Lot 618, South 6 degrees 34 minutes 00 seconds

West 232.78 feet to a point in line of lands of Rainbow Lakes, Inc.; thence along said lands of Rainbow Lakes, Inc., North 82 degrees 47 minutes 42 seconds West 100.00 feet to a point, the Southeasterly corner of Lot 620 as shown on said map; thence along lot 620, North 6 degrees 34 minutes 00 seconds East 231.67 feet to a point on the Southerly line of said unnamed road; thence along the Southerly line of said unnamed road, South 83 degrees 26 minutes 00 seconds East 100.00 feet to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Charles J. Ferguson, II and Jennifer Roddy h/w, by Deed from Grzegorz Kaczan and Zofia Kaczan, son and mother, as joint tenants with the right of survivorship and not as tenants in common, Dated 10/24/2008, Recorded 10/28/2008, in Book 2344, Page 1719.

TAX CODE: 12/16/3/56

TAX PIN: 12635403028268

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CHARLES J. FERGUSON, II

JENNIFER RODDY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JENNIE C. TSAI, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - March 24, 31; April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 426 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, APRIL 27, 2017

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN piece or parcel of land, situate in the Township of Stroud, County of Monroe and Commonwealth of Pennsylvania, as shown on the final Plans Phase 1, Blue Mountain Lake, a Planned Unit Development, approved by the Stroud Township Board of Supervisors on March 17, 1993 and filed of record in the Office of the Recording of Deeds in and for the County of Monroe, at Stroudsburg, Pennsylvania, on May 11, 1993, in Plot Book 65, Pages 80, 81 and 82 as follows:

BEING Estate Lot Site Number 43, located on Reunion Ridge

Parcel/ID No. 17730304521316

43 REUNION RIDGE, EAST STROUDSBURG, PA
 BEING THE SAME PREMISES which Michael John Janaskas, Executor of the Estate of Mary Howard Janaskas, by Deed dated 5/18/2005 and recorded 7/27/2005, in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2234, Page 93, Instrument # 200532930, granted and conveyed unto Michael John Janaskas and Mary E. Janaskas.

Tax ID #: 17/112381
 Pin: 17730304521316
 PIN #: 17730304521316

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**MICHAEL JOHN JANASKAS
 MARY E JANASKAS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
 SARAH K MCCAFFERY, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 24, 31; April 7

**PUBLIC NOTICE
 SHERIFF'S SALE
 OF VALUABLE
 REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 107 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , APRIL 27, 2017
 AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Tunkhannock** , County of Monroe, and Commonwealth of Pennsylvania, being Lot No. 3, Mountaintop Estates in Tunkhannock, as shown on the plan of lots recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, in Plot Book Volume/Page 59/58, 59/119 & 71/185.

TAX ID No. 20/91338
 PIN No. 20632100648017

BEING the same premises which The Bank of New York, as Trustee for the Holders of the EQCC Asset Backed Certificates, Series 2001-2, by Deed dated June 12, 2006 and recorded June 29, 2006 in the Monroe County Recorder of Deeds Office in Deed Book 2272, page 7173, granted and conveyed unto Barbara Gonzalez, married.

AND the said Barbara Gonzales, hereby departed this life on or about February 11, 2011.

Tax ID #: TAX ID No. 20/91338

PIN No. 20632100648017
 PIN #: 20632100648017

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BARBARA GONZALEZ, DECEASED

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
 CHRISTOPHER A. DENARDO,
 ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 24, 31; April 7

**PUBLIC NOTICE
 SHERIFF'S SALE
 OF VALUABLE
 REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5406 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , APRIL 27, 2017
 AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Borough of East Stroudsburg** , County of Monroe, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the East side of Chestnut Street, a corner also of Lot No. 79 heretofore conveyed to William Vaugh; thence along the South side of Lot No. 79, South eighty-three degrees thirty minutes East one hundred seventy feet, more or less, to a corner on the West side of an alley; thence along the West side of said alley, South ten degrees West forty feet, more or less, to a corner of Lot No. 81; thence along the northern side of Lot No. 81. North eighty-three degrees and thirty minutes West one hundred seventy feet, more or less, to a corner on the East side of Chestnut Street; thence along the East side of Chestnut Street, North seven degrees five minutes East forty feet to the place of **BEGINNING**. Being Lot No. 80 on Map or Plan of Lots of George E. Stauffer.

TITLE TO SAID PREMISES VESTED in Shawn A. Fuller, a married man, by Deed from Martin Keegan and Patricia Keegan, h/w, dated 02/05/2004, recorded 02/05/2004, in Book 2181, Page 3078.

TAX CODE: 05-6/2/4/10

TAX PIN: 05730112872320

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**SHAWN A. FULLER****TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
PETER WAPNER, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - March 24, 31; April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4757 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , APRIL 27, 2017
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Tunkhannock , County of Monroe and Commonwealth of Pennsylvania, being Lot No. 4206 in Section SS-1, as shown and designated on Plan of Indian Mountain Lakes, Section SS-1, dated January 11, 1982, revised July 21, 1986 in Map Book 58, Page 248.

UNDER AND SUBJECT all the rights, privileges, benefits, easements, covenants, conditions restrictions, reservations, terms and provisions ass may be more particularly set for forth in the above recited Deed and which may run with the land.

Being Known As: 4206 Scenic Dr n/k/a 568 Scenic Dr., Albrightsville, PA 18210

TAX CODE: 20/8K/1/280

PIN NO: 20632104539108

TITLE TO SAID PREMISES IS VESTED IN Darren D. Moody and Zoraida Moody, his wife by deed from Falcon Crest Homes, Inc., a Pennsylvania Corporation dated 03/18/2004 recorded 03/19/2004 in Deed Book 2184 Page 8845.

Having been erected thereon a single family dwelling.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**DARREN D. MOODY****ZORAIDA MOODY****TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii)

must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
J. ERIC KISHBAUGH, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - March 24, 31; April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6057 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , APRIL 27, 2017

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
ALL THAT CERTAIN lot/lots, parcel or piece of land situate in the Township of Coolbaugh , County of Monroe, and State of Pennsylvania, being Lot/Lots No. 188, Section H, as shown on a map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, PA in Plot Book Vol. 19, page 21, 23 and 25.

UNDER AND SUBJECT to all the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as more particularly set forth in the above recited deed.

Title to said premises is vested in Dana Dowling a/k/a Dana A. Dowling and John Dowling, husband and wife, by deed from Toni Horun dated January 10, 2008 and recorded January 15, 2008 in Instrument Number 200801677.

Parcel No. 3/8E/1/451

Pin No. 03635809152959

Being Known As: 8261 Natures Drive f/k/a 188 Ventnor Drive, Tobyhanna, Coolbaugh Township, Monroe County, PA 18466

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**DANA DOWLING A/K/A****DANA A. DOWLING****JOHN DOWLING****TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from

the date of the sale. Distribution in accordance there-with will be made within ten (10) days thereafter un-less exceptions are filed within said time.

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
JOSEPH I. FOLEY, ESQUIRE

Sheriff of Monroe County
 Pennsylvania
NORA C. VIGGIANO, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 24, 31; April 7

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 24, 31; April 7

**PUBLIC NOTICE
 SHERIFF'S SALE
 OF VALUABLE
 REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5026 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , APRIL 27, 2017
 AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
ALL THAT PARCEL of land in Monroe County, Commonwealth of Pennsylvania, as more fully described in Deed Book 2112, Page 4710, ID# 09-7305-04-91-1562, being known and designated as Metes and Bounds Property. Middle Smithfield Twp.

ALSO DESCRIBED AS:
ALL THE FOLLOWING lot situate in the **Township of Middle Smithfield** , County of Monroe and State of Pennsylvania, marked and designated as Lot No. 76, Section C as shown on "Plotting of lots of Pocono Wild Haven Estates, Inc., Middle Smithfield Township, Monroe County, Pennsylvania, made by Edward C. Hess, P.E.", as recorded in Monroe County, Pennsylvania Plot Book 11, Page 41.

BEING THE SAME PREMISES which Maria Cicchino, widow, by deed dated 1/7/2002 and recorded 1/9/2002 in Book 2112 Page 4710 conveyed to Francis P. Curran and Kathleen F. Curran, his wife and the said Francis P. Curran departed this life on 1/30/2012, vesting title solely in Kathleen F. Curran.
 Pin #: 09730504911562
 Tax Code #: 09/18A/1/88

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**KATHLEEN S. CURRAN A/K/A
 KATHLEEN F. CURRAN**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance there-with will be made within ten (10) days thereafter un-less exceptions are filed within said time.

Todd A. Martin

**PUBLIC NOTICE
 SHERIFF'S SALE
 OF VALUABLE
 REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4277 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , APRIL 27, 2017
 AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
ALL THAT CERTAIN lot situate in the **Township of Tunkhannock**, County of Monroe and the State of Pennsylvania, marked and designated as Lot Number 52, Section Two as shown on "Plotting of Sierra View", Tunkhannock Township, Monroe County, Pennsylvania, made by Lawrence R. Bailey and Recorded in Monroe County, Pennsylvania in Plot Book No. 30, page 47.

TOGETHER with all the rights and privileges and UN-DER AND SUBJECT to covenants, conditions and restrictions as set forth in the chain of title.

Having erected thereon a dwelling known as 1224 Al-legheny Drive, Blakeslee, PA 18610.

Pin # 20632102855534

Being the same premises which James T. Tolentino and Epifanio Tolentino, by their deed dated 3/25/04 and recorded 4/1/04 in the Recorder's Office of Monroe County, Pennsylvania in Deed Book 2186, page 57 granted and conveyed unto Lisa Jo Shuman and Daniel Thomas Sperling

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**LISA JO SHUMAN
 DANIEL THOMAS SPERLING**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance there-with will be made within ten (10) days thereafter un-less exceptions are filed within said time.

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
LOIS M. VITTI, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 24, 31; April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7773 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , APRIL 27, 2017
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot or piece of ground situate in the **Township of Middle Smithfield**, County of Monroe, and Commonwealth of Pennsylvania being known as Lot 241, Phase, Section as more completely set forth on the Big Ridge Plot Plan of Mid-Monroe Development Corporation, which plan is duly recorded in the Office of the Recorder of Deeds in and for the County of Monroe, Commonwealth of Pennsylvania at Plat Book Volume 75, Page 231.

Title to said Premises vested in Robert L. Konowitz and Martha Konowitz, husband and wife by Deed from C&M Homes @ C.C.P., L.P., by C&M Homes @ C.C.P., LLC, its general partner, by Bernard K. Ciliberto, managing member dated June 18, 2004 and recorded on August 16, 2004 in the Monroe County Recorder of Deeds in Book 2199, Page 3832.

Being known as: 241 Marco Way, East Stroudsburg, PA 18301

Tax Parcel Number: 09/90229

Tax Pin Number: 09732302869819

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ROBERT L. KONOWITZ
MARTHA KONOWITZ**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

**Todd A. Martin
Sheriff of Monroe County
Pennsylvania**

ROBERT W. WILLIAMS, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - March 24, 31; April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2043 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , APRIL 27, 2017
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land situate, lying and being in the **Township of Price**, County of Monroe and State of Pennsylvania, and more particularly described as follows, to wit:

Being Lot 20 Section 'E' of Pocono Highland Lake Estates, Inc., Price Township, Monroe County, Pennsylvania, as shown on Plotting of lots of Pocono Highland Lake Estates, Inc., made by Edward C. Hess, RE., as recorded in Monroe County, Pennsylvania in Plot Book 60 Page 188.

BEING known and numbered as 32 Lenape Drive, East Stroudsburg, PA 18302.

BEING the same property conveyed to Timothy Hinds who acquired title by virtue of a deed from Fannie Mae a/k/a Federal National Mortgage Association by its Attorney in Fact Phelan Hallinan & Schmiegel, LLP, dated March 24, 2009, recorded May 5, 2009, at Deed Book, 2352, Page 7350, Monroe County, Pennsylvania records.

TAX CODE: 14/6A/2/20

PIN NO: 14730402683615

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

TIMOTHY HINDS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

**Todd A. Martin
Sheriff of Monroe County
Pennsylvania**

KIMBERLY A. BONNER, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - March 24, 31; April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1642 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , APRIL 27, 2017

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN parcel or piece of land, situate in the Township of Pocono , County of Monroe, and Commonwealth of Pennsylvania, known as Lot #63, upon a Subdivision Plan of Section 3, of Scott Run Estates, Inc., recorded August 16, 1974, in the Office of the Recorder of Deeds, in and for the County of Monroe in Map Book Vol. 23, Page 77.

BEING known and numbered as 63 Deerfield Way n/k/a 104 Breezewood Drive, Scotrun, PA 18355.

Being the same property conveyed to Alex Ellerby and Mary Powell Ellerby who acquired title, with rights of survivorship, by virtue of a deed from Alex Ellerby Erroneously known of Record as Alex Elleby and mary Powell Ellerby, no marital status shown, dated January 31, 2011, recorded February 16, 2011, at Instrument Number 201103669, and recorded in Book 2383, Page 1753, Monroe County, Pennsylvania records.

TAX CODE: 12-6A-2-57

PIN NO: 12637301182702

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MARY POWELL ELLERBY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

KIMBERLY A. BONNER, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - March 24, 31; April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3061 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , APRIL 27, 2017

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN Lots No. 18 & 20 in Block No. 7 of Unit No. 3, as shown on the survey and original plat of Monroe Lake Shores, Monroe County, Commonwealth of Pennsylvania, made by a Certified land Surveyor and of record in Recorder of Deeds' Office of Monroe County, Pennsylvania in PLOT Book No. 136 at page 244, reference being made thereto for a more

particular description of the lot or lots herein conveyed. Middle Smithfield Township.

Being Parcel I.D. No. 09/14B/3-7/18

Pin: 09731502878813

Being Known As: 149 Monroe Lakes a/k/a 1013 Woods Road East, East Stroudsburg, PA 18302

BEING the same premises which Empire Construction Limited, by deed dated March 30, 2004 and recorded in the Recorder of Deeds Office in and for Monroe County, Pennsylvania on July 9, 2004 in Book 2195, Page 8696, as Instrument No. 200431058 granted and conveyed unto Thomas Burtness.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

THOMAS BURTNESS

JESSICA A. BURTNESS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

STEPHEN M. HLADIK, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - March 24, 31; April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6211 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , APRIL 27, 2017

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot, tract, parcel or piece of land situate in the Township of Tobyhanna , County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEING Lot No. 235 as shown on Plan of Lots entitled, "Subdivision of lands of Camelot Enterprises, Inc. project: Camelot Forest, Township of Tobyhanna, County of Monroe and Commonwealth of Pennsylvania, VET, Associates, Inc. Engineers, dated 19 June 1971" recorded in Plot Book 14, Pages 147 and 149.

Title to said premises is vested in Gerald Rizzo by deed from Annamae Harrison dated December 19, 2005 and recorded January 9, 2006 in Instrument Number 20060990.

Parcel No. 19/15B/1/164

Pin No. 19630401281075

Being Known As: 235 King Arthur Road a/k/a 218 King Arthur Road, Blakeslee, Tobyhanna Township, Monroe County, PA 18610

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
GERALD RIZZO**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
CHRISTINE L. GRAHAM, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 24, 31; April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1646 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, APRIL 27, 2017
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, tract, piece or parcel of land situate at Pocono Laurel Lake, Township of Pocono, County of Monroe, and Commonwealth of Pennsylvania, being designated as Lot 136, Section B, on map entitled "Section B, Pocono laurel lake, Joseph R. Mattioli, Pocono Twp., Monroe Co., Pa., 29 March 1965, L.A. Achterman, Jr., P.E." Recorded 22 April 1965 in the office for the Recording of Deeds, in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plot Book 9, Page 159.

BEING THE SAME PREMISES which Charles R. Marzacco and Beverly Marzacco, his wife, by deed dated 11/2/1978 and recorded 11/2/1978 in Book 906 Page 246 conveyed to Charles A. Reilly and Susan M. Reilly, his wife and the said Susan M. Reilly departed this life on 12/14/2014, vesting title solely in Charles A. Reilly.

Pin #: 12637204915805

Tax Code #: 12/9A/2/46

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CHARLES A. REILLY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

f's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
REBECCA A. SOLARZ, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 24, 31; April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4749 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, APRIL 27, 2017

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
ALL THAT CERTAIN lot or lots, parcel or piece of ground situated in the Township of Paradise, Monroe County, Pennsylvania, being Lot No. 406, Plotting IIIA, Timber Hill, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 11, page 171. UNDER AND SUBJECT to covenants, conditions, and restrictions as of record.

BEING THE SAME PREMISES which Gary Northrop, Jr. and Shannon Northrop, by Deed dated 2/28/2007 and recorded 3/14/2007, in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2299, Page 1333, Instrument # 200709965, granted and conveyed unto Audrey Keitt and Mark Keitt.

Tax ID #: 11/3A/1/45

Pin: 11639503224619

PIN #: 11639503224619

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**AUDREY KEITT AND
MARK KEITT**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin

Sheriff of Monroe County
 Pennsylvania
SARAH K. MCCAFFERY, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 24, 31; April 7

**PUBLIC NOTICE
 SHERIFF'S SALE
 OF VALUABLE
 REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4378 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on
Thursday , APRIL 27, 2017
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Middle Smithfield and Price, County of Monroe and Commonwealth of Pennsylvania, being Lot 4, Phase 1, set forth on the 'Plotting of Dancing Ridge Estates, Middle Smithfield and Price Townships, Monroe County, Pennsylvania, made by Frank J. Smith, Jr., Professional Lane Surveyors', dated December 30, 2003 and recorded on April 27, 2004, in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania, in Plot Book Volume 76, page 62.

TITLE TO SAID PREMISES VESTED IN Otis C. French and Lisha K. French, h/w, by Deed from Debra Gavin and Theresa Gavin and Gary Gavin, all single individuals, dated 06/26/2007, recorded 07/09/2007, in Book 2310, Page 1884.

**TAX CODE: 09/97303
 TAX PIN: 09730400791073
 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
 OTIS C. FRENCH
 LISHA K. FRENCH**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
 "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
PETER WAPNER, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 24, 31; April 7

**PUBLIC NOTICE
 SHERIFF'S SALE
 OF VALUABLE
 REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2495 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on
Thursday , APRIL 27, 2017
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN piece or parcel of land, situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown as Lot 87, on a plan titled, "FOX CHAPEL, MAJOR SUBDIVISION, FINAL PLAN", dated March 4, 2002 (last revised 10/14105), as prepared by Quad 3 Group of Wilkes-Barre, PA, and recorded in Monroe County Plot Book 77, Pages 301, 302, 303, 304, 305 and 306

Title to said premises is vested in Diana Miranda by deed from Diana Miranda, surviving spouse of Ernesto Miranda dated May 31, 2013 and recorded July 12, 2013 in Instrument Number 201318764
 Parcel No. 16/98550
 Pin No. 16730204938473

Being Known As: 404 Liberty Court, East Stroudsburg, Township of Smithfield, Monroe County, PA 18301

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
 DIANA MIRANDA**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
 "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
**ANDREW L. MARKOWITZ,
 ESQUIRE**

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 24, 31; April 7

**PUBLIC NOTICE
 SHERIFF'S SALE
 OF VALUABLE
 REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5595 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on
Thursday , APRIL 27, 2017
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot of situate in the Township of **Middle Smithfield**, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 30, Section Two, as shown on "Plotting of Pocono Forested Acres, Middle Smithfield Township, Monroe County, Pennsylvania, made by Lawrence R. Bailey" recorded in Monroe County, Pennsylvania in Plot Book No. 21, Page 21.

BEING THE SAME PREMISES which Deutsche Bank National Trust Company, as Trustee, in trust for registered holders of Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-R12, by deed dated 11/19/2010 and recorded 12/22/2010 in Book 2380 Page 7322 conveyed to Roy D. Taylor.

Pin #: 09732501458222

Tax Code #: 09/11B/1/6

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ROY D. TAYLOR

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

NORA C. VIGGIANO, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - March 24, 31; April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5746 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , APRIL 27, 2017

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL CERTAIN LOT/LOTS, parcel or piece of land situate in the Township of **Coolbaugh**, County of Monroe and State of Pennsylvania, being Lot/Lots No. 188, Section K, as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book No. 24, pages 1, 3 & 5.

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

BEING THE SAME PREMISES which D, E & S Properties, Inc. t/a Classic Quality Homes, by deed dated 10/4/2010 and recorded 10/6/2010 in Book 2376 Page 9185 conveyed to Kenneth Tapia and Sundry M.

Olave, husband and wife.

Pin #: 03635808993959

Tax Code #: 03/9E/1/120

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

SUNDY M. OLAVE

KENNETH TAPIA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin

Sheriff of Monroe County

Pennsylvania

MATTHEW K. FISSEL, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - March 24, 31; April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2969 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , APRIL 27, 2017

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THE FOLLOWING lot situate in the Township of **Chestnuthill**, County of Monroe and State of Pennsylvania, marked and designated as Lot Number 78, Section 7, as shown on "Plotting of Sierra View", Chestnuthill Township, Monroe County, Pennsylvania, made by VEP & Associates and recorded in Monroe County, Pennsylvania, in Plot Book No. 61, Page 210. Commonly known as: 2759 Adirondack Drive, Blakeslee, PA 18610

TITLE TO SAID PREMISES VESTED IN Angel L. Colon and Maryjane Colon, husband and wife, by Deed from Miguel A. Torres, single, dated 01/12/1996, recorded 01/16/1996, Instrument No. 199600872

TAX CODE: 02/86546

TAX PIN: 02633103228568

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ANGEL L. COLON

MARY JANE COLON A/K/A

MARYJANE COLON

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale on-

ly." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
PETER WAPNER, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 24, 31; April 7

**PUBLIC NOTICE
 SHERIFF'S SALE
 OF VALUABLE
 REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5677 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , APRIL 27, 2017
 AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THE FOLLOWING lot situate in the Township of Chestnuthill, County of Monroe and State of Pennsylvania, marked and designated as Lot Number 78, Section 4, as shown on Plotting of Sierra View, Chestnuthill Township, Monroe County, Pennsylvania, made by VEP Associates and recorded in Monroe County, Pennsylvania, in Plot Book No. 33, page 33.

Under and Subject to Restrictions, etc., as appear in Deed volume 1040, page 128.

TITLE TO SAID PREMISES VESTED IN Dawn Kowalchuk Zalek, individually, by Deed from Joseph M. Zalek, Sr. and Dawn Kowalchuk Zalek, h/w, dated 03/08/2005, recorded 03/18/2005, in Book 2219, Page 3504.

TAX CODE: 02/14E/1/162
TAX PIN: 02633002697500

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
 DAWN KOWALCHUK ZALEK**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
 "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
PETER WAPNER, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 24, 31; April 7

**PUBLIC NOTICE
 SHERIFF'S SALE
 OF VALUABLE
 REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6050 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , APRIL 27, 2017
 AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land situate in **Mount Pocono Borough** , County of Monroe and Commonwealth of Pennsylvania, being Lot 37, Section 3, Pine Hill Park, as shown on plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot book Volume 28, Page 17 (Plot Book Page was-erroneously state as "79" in prior Deeds).

BEING THE SAME PREMISES which Piotr Pienkowski, married, by deed dated 9/19/2007 and recorded 10/3/2007 in Book 2317 Page 7511 conveyed to Piotr Pienkowski and Monika Pienkowski, husband and wife.

Pin #: 10636505196742
Tax Code #: 10/2/2/39

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
 MONIKA PIENKOWSKI
 PIOTR PIENKOWSKI**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
 "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
MATTHEW K. FISSEL, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 24, 31; April 7

**PUBLIC NOTICE
 SHERIFF'S SALE
 OF VALUABLE
 REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2609 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , APRIL 27, 2017
 AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER

ER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot or parcel of ground situate in the Township of Chestnut Hill, County of Monroe and Commonwealth of Pennsylvania, being known and designated as Lot No. 109 in Section 7 on map of Sierra View, Section 7, April 1983, made by VEP Associates, inc. Engineers, Planners, and recorded in Monroe County Plot Book Volume 60, Page 113.

TITLE TO SAID PREMISES VESTED IN Carlton I. Petersen and Monica B. Petersen, husband and wife, by Deed from John B. Santiago and Laurie Hernandez, husband and wife, dated 12/23/2005, recorded 12/28/2005, in Book 2252, Page 9683.

TAX CODE: 02/85922
TAX PIN: 02633103335467

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JOHN B. SANTIAGO
LAURIE HERNANDEZ**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
PETER WAPNER, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 24, 31; April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3256 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, APRIL 27, 2017
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Barrett, County of Monroe and Commonwealth of Pennsylvania, being Lot Number 213, Section B, as shown on map of Wildwood Manor Estates on file in the Recorder of Deeds Office at Stroudsburg, Pennsylvania, in Plan Book 52, at page 93.

TITLE TO SAID PREMISES VESTED IN Michael Peterson, an unmarried person, by Deed from Belleair Homes, LLC., a Pennsylvania limited liability company, Dated 09/04/2008, Recorded 09/09/2008, in Book 2341, Page 7284.

TAX CODE: 01/7B/1/32
TAX PIN: 01639702899065

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MICHAEL P. PETERSON A/K/A

MICHAEL PETERSON

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

VISHAL J DOBARIA, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 24, 31; April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1073 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, APRIL 27, 2017
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THOSE CERTAIN lots or pieces of land situate in Middle Smithfield Township, Monroe County, Pennsylvania; BEING Lots Nos. 20 and 21, Section C, as shown on Plan of Lots entitled 'Plotting No. 1, Leisure Lands, Inc., Middle Smithfield Township, Monroe County, Pennsylvania, Guyton Kempter, Registered Civil Engineer, dated February 22, 1965' and recorded in the Office for the Recording of Deeds, in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plan Book Vol. 9, page 103.

TITLE TO SAID PREMISES VESTED IN Kofi Owusu, by Deed from Tyka Limited, Dated 03/11/2005, Recorded 03/15/2005, in Book 2219, Page 320.

TAX CODE: 09/13a/1/225
TAX PIN: 09731604925432

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

KOFI OWUSU

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless

less exceptions are filed within said time.

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
 PETER WAPNER, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 24, 31; April 7

**PUBLIC NOTICE
 SHERIFF'S SALE
 OF VALUABLE
 REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2518 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , APRIL 27, 2017
 AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot, parcel or piece of land, situate, lying and being in the Township of Tobyhanna, County of Monroe and Commonwealth of Pennsylvania, being Lot 4721, Section CIIB, on Plan of Lots of Develop[ment known as The Estates at Emerald Lakes, being Tax Map No.: 19/3H/1/102.

BEING THE SAME PREMISES which Daniel T. Da Silva and Ann Sherryl T. Riley, aka Sherryl T. Riley, by deed dated 5/22/2004 and recorded 5/25/2004 in Book 2191 Page 1287 conveyed to Akbar Cook and Sheridan L. Cook, husband and wife.

Pin #: 19634403344899
 Tax Code #: 19/3H/1/102

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**AKBAR COOK
 SHERIDAN L. COOK**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
 MATTHEW K. FISSEL, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 24, 31; April 7

**PUBLIC NOTICE
 SHERIFF'S SALE
 OF VALUABLE
 REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7330 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , APRIL 27, 2017
 AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot of land situate in Township of Chestnuthill , Monroe County, Pennsylvania: Being Known As 2251 Sunset Lane a/k/a 310 Sunset Lane, Effort, PA 18330

Parcel Number: 02/17B/1/310
 Pin Number: 02632003339239

**Improvements: Residential property
 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

LINDA SEELEY, KNOWN HEIRS OF DOANE SEELEY A/K/A DOANE B. SEELEY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DOANE SEELEY A/K/A DOANE B. SEELEY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
 "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
 DAVID NEEREN, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 24, 31; April 7

**PUBLIC NOTICE
 SHERIFF'S SALE
 OF VALUABLE
 REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5571 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , APRIL 27, 2017
 AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Coolbaugh , County of Monroe and Commonwealth of Pennsylvania, being

Lot #5538, Section S of Pocono Farms as shown on a plan of lots recorded in the Office of the Recorder of Deeds of Monroe County in Plot Book Volume 14, Page 115.

TITLE TO SAID PREMISES VESTED IN Michael R. Santos, by Deed from Jaime Saylor, n/b/m/, Jaime Frankelli, dated 06/23/2010, recorded 07/09/2010 in Book 2373, Page 1370.

TAX CODE: 03/71/2/49

TAX PIN: 03635704710474

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MICHAEL R. SANTOS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JENNIE C. TSAI, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 24, 31; April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3267 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , APRIL 27, 2017

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot of land situate in Township of Tunkhannock , Monroe County, Pennsylvania:

Being Known As Lot 514 Sec H North Spring Street n/k/a 183 Chetco Road, Albrightsville, PA 18210

Parcel Number: 20/8D/1/119

20-6321-09-15-7515

Pin Number: 20632109157515

Improvements: Residential property

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JORGET LOPEZ

ORLANDO LOPEZ

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

f's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
SHERRI J. BRAUNSTEIN, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - March 24, 31; April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5734 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , APRIL 27, 2017

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot of land situate in Pocono Township , Monroe County, Pennsylvania:

Being Known As 5 Beech Pl, Tannersville, PA 18372

Parcel Number: 12/3A/1/196

Pin Number: 12638201291468

Improvements: Residential property

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ANTHONY MAYNOR

LISA MAYNOR

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
J ERIC KISHBAUGH, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - March 24, 31; April 7

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6899 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , APRIL 27, 2017

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot of land situate in Borough of East Stroudsburg , Monroe County, Pennsylvania:

Being Known As 6 Hannah Court a/k/a Lot 3 Grandview Terrace West, East Stroudsburg, PA 18301

Parcel Number: 05/97930

Pin Number: 05730108996954

Improvements: Residential property

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

AMARILIS MAVROVICH

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin

Sheriff of Monroe County

Pennsylvania

SHERRI J. BRAUNSTEIN, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - March 24, 31; April 7