

**PUBLIC NOTICE
ACTION OF QUIET TITLE**

NOTICE OF APPLICATION for abandoned vehicle
title: 2015 Hyundai Accent. VIN #
KMHCT4AE3FU904783. Top Gun Auto Painting,
570-476-5616
P - Jan. 8, 9, 10, 15, 22; R - Jan. 19, Jan. 26, Feb. 2

PUBLIC NOTICE

**Court of Common Pleas
Monroe County, Pennsylvania
Civil Action-Law
No. 2016-06853
Notice of Action in
Mortgage Foreclosure**

Nationstar Mortgage LLC, Plaintiff vs. Jeff K. Herring
and Julie A. Herring, Defendants
To the Defendant, **Julie A. Herring** : TAKE NOTICE
THAT THE Plaintiff, Nationstar Mortgage LLC, has
filed an action Mortgage Foreclosure, as captioned
above.

NOTICE

IF YOU WISH TO DEFEND, YOU MUST ENTER A
WRITTEN APPEARANCE PERSONALLY OR BY AT-
TORNEY AND FILE YOUR DEFENSES OR OBJEC-
TIONS WITH THE COURT. YOU ARE WARNED THAT
IF YOU FAIL TO DO SO THE CASE MAY PROCEED
WITHOUT YOU AND A JUDGMENT MAY BE EN-
TERED 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 PER-
SONS AT A REDUCED FEE OR NO FEE.

**Monroe County Bar Assn.
Find a Lawyer Program
913 Main Street
Stroudsburg, PA 18360**

Christopher A. DeNardo, Kristen D. Little, Kevin S.
Frankel, Samantha Gable, Daniel T. Lutz, Leslie J.
Rase, Alison H. Tulio & Katherine M. Wolf, Attys. for
Plaintiff

Shapiro & DeNardo, LLC
3600 Horizon Dr., Ste. 150
King of Prussia, PA 19406
610-278-6800

PR - Jan. 19

**PUBLIC NOTICE
COURT OF COMMON PLEAS
OF MONROE COUNTY,
PENNSYLVANIA,
FORTY-THIRD
JUDICIAL DISTRICT
ORPHANS' COURT DIVISION**

The following Executors, Administrators, Trustees,
or Guardians have filed Accounts and Statements of
Proposed Distribution in the Office of the Clerk of the
Orphans' Court Division:

● IN RE: ESTATE OF Robert Mortellito, Deceased,
Late of Borough of Mount Pocono, County of Monroe
Ronald Mortellito, Administrator

NOTICE

All parties interested are notified that the above Ac-
counts and Statements of Proposed Distribution will
be presented for Confirmation to a Judge of the Or-
phan's Court on the 5th day of February, 2018, at
9:30 A.M.
All objections to the above Account and/or State-

ments of Proposed Distribution must be filed with the
Clerk of Court of the Orphans' Court Division before
the above specified time.

GEORGE J. WARDEN
Clerk of Orphans' Court

PR - Jan. 19, Jan. 26

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF **ANN L. LICHTENWALNER**, late of
Stroud Township, Monroe County, Pennsylvania, de-
ceased.

Letters Testamentary in the above-named Estate
having been granted to the undersigned, all persons
indebted to the Estate are requested to make imme-
diate 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 here-
of 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 affi-
davit setting forth an address within the County
where notice may be given to claimant.

Craig A. Lichtenwalner
925 Clydesdale Lane
Windsor, CO 80550

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

PR - Jan. 19, Jan. 26, Feb. 2

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Anthony P. Macavia Sr. a/k/a Anthony
P. Macavia**, deceased

Late of Coolbaugh Township, Monroe County

Letters of Administration in the above named estate
having been granted to the undersigned, all persons
indebted to the estate are requested to make immedi-
ate 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.
Jessica M. Macavia, Administratrix
c/o

Timothy B. Fisher II, Esquire
FISHER & FISHER LAW OFFICES
P.O. Box 396
Gouldsboro, PA 18424

PR - Jan. 19, Jan. 26, Feb. 2

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF **DEBORAH L. DECKER**, late of Stroud
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 immedi-
ate 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, Pennsylvania, 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.

Mary E. Myers, Administratrix
75 Liberty Court
Jasper, GA 30143

Richard E. Deetz, Esq.
1222 North Fifth Street
Stroudsburg, PA 18360

PR - Jan. 19, Jan. 26, Feb. 2

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **DIANA B. SHANLEY, a/k/a DIANA BRYAN SHANLEY, a/k/a DIANA SHANLEY**, late of Hamilton 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 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.

Jennifer S. Dillon, Administratrix
306 Neyhart Road
Stroudsburg, PA 18360

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

PR - Jan. 19, Jan. 26, Feb. 2

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF **ERNEST EDWARD LESOINE JR., a/k/a ERNEST EDWARD LESOINE, a/k/a ERNEST E. LESOINE JR., a/k/a ERNEST E. LESOINE**, late of Hamilton Township, Monroe County, Pennsylvania, deceased.

WHEREAS, Letters of Administration in the above-named Estate have been granted to **LUCILLE R. LESOINE**.

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

Lucille R. Lesoine, Administratrix
1212 Lower Cherry Valley Road
Stroudsburg, PA 18360

GEORGE W. WESTERVELT JR.
706 Monroe Street, P.O. Box 549
Stroudsburg, PA 18360

PR - Jan. 12, Jan. 19, Jan. 26

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **JOYCE I. DEVLIN, a/k/a JOYCE DEVLIN**, late of Hamilton Township, Monroe County, Pennsylvania, deceased.

Letters of 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 to his attorney, within four months from the date hereof; and to file with the Clerk of the Court of Common Pleas, Monroe County Branch, 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.

KENNETH R. BROWN, Executor
5303 Bald Eagle Drive
East Stroudsburg, PA 18301

Gretchen Marsh Weitzmann, Esq.
WEITZMANN, WEITZMANN & HUFFMAN, LLC
Attorneys-at-Law
700 Monroe Street
Stroudsburg, PA 18360

PR - Jan. 19, Jan. 26, Feb. 2

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **KATHLEEN M. CREGAN, a/k/a KATHLEEN CREGAN, a/k/a KATHY M. CREGAN**, late of Chestnut Hill Township, Monroe County, Pennsylvania, deceased.

Letters of 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 to her attorney, within four months from the date hereof; and to file with the Clerk of the Court of Common Pleas, Monroe County Branch, 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.

JENNIFER CARR, Executrix
177 Victoria Arms Circle
Kunkletown, PA 18058

Gretchen Marsh Weitzmann, Esq.
WEITZMANN, WEITZMANN & HUFFMAN, LLC
Attorneys-at-Law
700 Monroe Street
Stroudsburg, PA 18360

PR - Jan. 19, Jan. 26, Feb. 2

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Robert D. Hogan**, late of 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.

Catherine Angelo
109 Old Mill Road
Tannersville, PA 18372

PR - Jan. 5, Jan. 12, Jan. 19

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
CIVIL ACTION
NO. 4492 CV 2016**

HSBC Bank USA, National Association, as Trustee for SG Mortgage Securities Trust 2005-OPT1, Asset Backed Certificates, Series 2005-OPT1, Plaintiff vs. Brucinda Henning Kress and Donald E. Kress, Jr., Defendants

**NOTICE OF SALE OF
REAL PROPERTY**

To: **Donald E. Kress, Jr.**, Defendant, whose last known addresses are 592 Brick Church Road n/k/a 106 Jakobsen Way, Sciota, PA 18354 and P.O. Box 592, Sciota, PA 18354-0592.

Your house (real estate) at 592 Brick Church Road n/k/a 106 Jakobsen Way, Sciota, PA 18354, is scheduled to be sold at the Sheriff's Sale on 5/31/18 at 10:00 a.m. in the Monroe County Courthouse, Stroudsburg, PA, to enforce the court judgment of \$148,187.94, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

Property Description: ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF HAMILTON, MONROE COUNTY, PENNSYLVANIA: BEING KNOWN AS 592 Brick Church Rd n/k/a 106 Jakobsen Way, Sciota, PA 18354. PARCEL NUMBER: 07/112366. PIN

NUMBER: 07627800246242. IMPROVEMENTS: Residential Property. TITLE TO SAID PREMISES IS VESTED IN Donald E. Kress, Jr. and Brucinda Henning Kress, his wife BY DEED FROM Vivian Figge Foster Kress, an un-remarried widow DATED 06/09/1993, RECORDED 06/09/1993 IN DEED BOOK 1891, PAGE 0484. HAVING BEEN ERECTED THEREON A SINGLE-FAMILY DWELLING. UDREN LAW OFFICES, P.C. IS A DEBT COLLECTOR AND THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU ARE NOT OBLIGATED UNDER THE NOTE OR YOU ARE IN BANKRUPTCY OR YOU RECEIVED A DISCHARGE OF YOUR PERSONAL LIABILITY UNDER THE NOTE IN BANKRUPTCY, THIS COMMUNICATION IS NOT SENT TO COLLECT THE DEBT; RATHER, IT IS SENT ONLY TO PROVIDE INFORMATION WITH REGARD TO THE LENDER'S RIGHT TO ENFORCE THE LIEN OF MORTGAGE. Udren Law Offices, P.C., Attorneys for Plaintiff, 111 Woodcrest Rd., Ste. 200, Cherry Hill, NJ 08003, 856.669.5400.
PR - Jan. 19

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.

Monroe County Bar Association

Find a Lawyer Program
913 Main Street
Stroudsburg, PA 18360
Telephone: (570) 424-7288
Fax: (570) 424-8234

HAYES, JOHNSON & CONLEY, PLLC

By: JOEL D. JOHNSON
Attorney ID No. 322352
Attorneys for Plaintiff

RIDGETOP VILLAGE OWNERS ASSOCIATION

700 South 21st Street
Fort Smith, AR 72901

Telephone: 479/242-8814

Facsimile: 479/242-2715

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 690 - Civil - 2017**

RIDGE TOP VILLAGE OWNERS ASSOCIATION

Plaintiff

vs.

JAMES A ROLLINS , et al

Defendants

AS TO SEPARATE DEFENDANTS:

- JAMES A ROLLINS
- JOYCE L JAMES
- SHANTY A JARRETT
- EUGENE RAY
- ADELE RAY
- CLEMENT J CHARNEWS
- FLORENTINO A SARREAL
- LAURA B SARREAL
- FRANK FALLON
- MARGARET FALLON
- JERRY G CHAN
- JOSEPHINE B CHAN
- ANTHONY ABRAHAM
- ABDUL-HADI HUSAIN
- HANIFAH MADUPE HUSAIN
- EPHRAIM CRUZ
- MARTHA I NEGRON

The Plaintiff, Ridge Top Village Owners Association, has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to Ridge Top Owners Association by virtue of your ownership of property in Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of dues, fees, and assessments. The Court has authorized service of the Complaint upon you by publication.

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 against you and judgement may be entered against you without further notice for relief requested by 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. THIS OFFICE CAN

PR - Jan. 19

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 9681 - Civil - 2016**

RIDGE TOP VILLAGE OWNERS ASSOCIATION

Plaintiff

vs.

MANNY FRANQUI , et al

Defendants

AS TO SEPARATE DEFENDANTS:

- MANNY FRANQUI
- MIGGY FRANQUI
- URLEANE E SCHALLOW
- HOLLY L SCHALLOW
- VIVIAN TORRES
- JORGE TORRES
- NATHANIEL INGRAM
- DEBORAH A JOHNSON
- FREDERICK A NOBLE
- GWENDOYN E MURRAY NOBLE
- ROSELINE WALBROOK
- GLENROY F JORDAN
- MARIE GOODMAN-STEPHEN
- CHERAY M GOODMAN-STEPHEN
- MARK DE-VON GOODMAN
- CRAIG GOODMAN
- MCKINLEY G FRINK JR
- JOY V WILLIAMS
- ANDERL A JORDAN
- BEATRICE M NEIL
- HELEN W STEVENS
- YVONNE SANDERS
- MARSHALL RANDOLPH
- SABRINA CLARK
- ELSAYED A ELNENAEY
- PAULINE N FOBBS
- BEATA MARIA LIZAK
- ALEKSANDRA LIZAK
- HERMAN K DAILEY
- ELEASE R GAITER
- WILLIAM POWELL

The Plaintiff, Ridge Top Village Owners Association, has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to Ridge Top Owners Association by virtue of your ownership of property in Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of dues, fees, and assessments. The Court has authorized service of the Complaint upon you by publication.

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 against you and judgement may be entered against you without further notice for relief requested by 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. 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.

Monroe County Bar Association**Find a Lawyer Program**

913 Main Street
Stroudsburg, PA 18360
Telephone: (570) 424-7288
Fax: (570) 424-8234

HAYES, JOHNSON & CONLEY, PLLC

By: JOEL D. JOHNSON

Attorneys for Plaintiff

RIDGETOP VILLAGE OWNERS ASSOCIATION

700 South 21st Street

Fort Smith, AR 72901

Telephone: 479/242-8814

Facsimile: 479/242-2715

PR - Jan. 19

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY,
PENNSYLVANIA
CIVIL ACTION
NO. 6264 CIVIL 2017**

A POCONO COUNTRY PLACE PROPERTY OWNERS ASSOCIATION,
Plaintiff

v.
RONALD C. MAGER,
Defendant

NOTICE

To RONALD C. MAGER

You are hereby notified that Plaintiff A POCONO COUNTRY PLACE PROPERTY OWNERS ASSOCIATION has filed a Complaint, endorsed with a Notice to Defend, against you in the Court of Common Pleas of Monroe County, Pennsylvania, docketed to No. 6264 Civil 2017. The nature of this action is the collection of homeowners association dues, assessments and charges, plus attorney fees and costs. 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 may 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 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 RE-

DUCED FEE OR NO FEE: Monroe County Bar Association, Find a Lawyer Program, 913 Main Street, Stroudsburg, Pennsylvania 18360; Telephone: 570 424-7288; Fax: 570-424-8234.

YOUNG & HAROS, LLC
802 Main Street
Stroudsburg, PA 18360
(570) 424-9800
Attorneys for Plaintiff

PR - Jan. 19

**PUBLIC NOTICE
IN THE MONROE COUNTY
COURT OF COMMON PLEAS
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
NAME CHANGE NOTICE**

A Petition for Change of Name of Anthony Frank Newborn has been tiled requesting an Order of Court to change the name on his birth certificate from Anthony Frank Mewborn to Anthony Frank Newborn.

The Court has set the date of Jan. 23, 2018 at 1:15 p.m. in Courtroom 6, Monroe County Courthouse, Stroudsburg, PA as the time and place of the hearing on this Petition where all interested parties may appear and show cause, if any, why the requested name change should not be granted.

P - Jan. 9; R - Jan. 19

**PUBLIC NOTICE
NAME CHANGE**

NOTICE IS HEREBY GIVEN that on Dec. 12, 2017, the Petition for Change of Name, was filed in the Monroe County Court of Common Pleas, requesting an order to change the name of Malika Sophia Rejni to Malika Sophia Dauphin, a minor; petitioner is Ann B. Dauphin.

The Court has fixed the day of February 16, 2018 at 1:30 p.m. in Courtroom No. 6, of the Monroe County Courthouse, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

PR - Jan. 19

**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. 7706-CV-17**

JPMORGAN CHASE BANK, N.A.

Plaintiff

vs.

RICHARD J. MINORICS

Defendant

NOTICE

To RICHARD J. MINORICS

You are hereby notified that on October 12, 2017, Plaintiff, JPMORGAN CHASE BANK, N.A., 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. 7706-CV-17. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 336 MIDDLE ROAD, A/K/A 1602 MIDDLE ROAD, STROUDSBURG, PA 18360 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.

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Lawyer Referral Service:

**Monroe County Bar Association
Find a Lawyer Program
913 Main Street
Stroudsburg, PA 18360
Telephone (570) 424-7288
Fax (570) 424-8234**

PR - Jan. 19

**PUBLIC NOTICE
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF
COMMON PLEAS
OF MONROE COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO.: 7261 CV 14**

Wells Fargo Bank, N.A., Plaintiff vs. Javairia Swen and Wanda Lawson, Defendants

NOTICE

To: Javairia Swen, Defendant, whose last known address is 253 Winona Terrace, Stroudsburg, PA 18360

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

TAKE NOTICE that the real estate located at 253 Winona Terrace, Stroudsburg, PA 18360, is scheduled to be sold at Sheriff's Sale on 2/22/18 at 10:00 A.M., at the Monroe County Courthouse, Stroudsburg, PA, to enforce the Court Judgment of \$133,205.66 obtained by Wells Fargo Bank, N.A. against you. Property Description: Prop. sit in the Township of Stroud. BEING prem.: 253 Winona Terrace, Stroudsburg, PA 18360. Tax Parcel: #17/157/1/253. Improvements consist of residential property. Sold as the property of Javairia Swen & Wanda Lawson. TERMS OF SALE: The purchaser at sale must pay the full amount of his/her bid by two o'clock P.M. on the day of the sale, and if complied with, a deed will be tendered by the Sheriff at the next Court of Common Pleas for Monroe County conveying to the purchaser all the right, title, interest and claim which the said defendant has in and to the said property at the time of levying the same. If the above conditions are not complied with on the part of the purchaser, the property will again be offered for sale by the Sheriff at three o'clock P.M., on the same day. The said purchaser will be held liable for the deficiencies and additional costs of said sale. TAKE NOTICE that a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

Powers, Kim & Assoc., LLC
Attys. for Plaintiff
Eight Neshaminy Interplex, Ste. 215
Trevose, PA 19053
215.942.2090

PR - Jan. 19

**PUBLIC NOTICE
NOTICE OF SHERIFF'S SALE
IN THE COURT OF
COMMON PLEAS
OF MONROE COUNTY,
PENNSYLVANIA
NO. 802-CV-2017**

WELLS FARGO BANK, NA
v.

CARMEN G. MURCIA
NOTICE TO: CARMEN G. MURCIA A/K/A CARMEN G. MERCADO A/K/A CARMEN MURCIA
**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY**

Being Premises: 2077 SCARBOROUGH WAY A/K/A 2079 SCARBOROUGH WAY, BUSHKILL, PA 18324

Being in MIDDLE SMITHFIELD TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania,
TAX CODE: 9/5A/1/57
TAX PIN: 09-7345-01-08-2997

Improvements consist of residential property.
Sold as the property of CARMEN G. MURCIA
Your house (real estate) at 2077 SCARBOROUGH

WAY A/K/A 2079 SCARBOROUGH WAY, BUSHKILL, PA 18324 is scheduled to be sold at the Sheriff's Sale on 3/29/2018 at 10:00 AM at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115 to enforce the Court Judgment of \$116,877.24 obtained by WELLS FARGO BANK, NA (the mortgagee) against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorney for Plaintiff

PR - Jan. 19

**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 6477 CIVIL 2017, 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, February 22, 2018
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 No. 1/30A/1/23-31
Pin No. 01-6378-02-96-3450U731

ALL THAT CERTAIN lot or parcel of land situate in the Township of Barrett, County of Monroe and State of Pennsylvania, described as follows, to wit: BEING designated as Unit 731 as shown on a map titled "Site Plan, The Cottages at Buck Hill Falls, Phase 1, Section 1, Barrett Township, Monroe Co., Pa.", Sheet 1B, dated June 10, 1986, revised October 17, 1986, prepared by R.K.R. Hess Associates, Inc., Stroudsburg, Pa., and recorded November 21, 1986, in Map File 58-317; the northerly corner of said lot being North 17 degrees 34 minutes 08 seconds West 167.80 feet from Base Line Point "A" (as shown on said plan), said corner also being South 29 degrees 35 minutes 04 seconds West 437.33 feet from Base Line Point "B" (as shown on said plan); the westerly corner of said lot being North 29 degrees 39 minutes 06 seconds West 140.44 feet from Base Line Point "A", said corner being South 29 degrees 18 minutes 16 seconds West 479.61 feet from the Base Line Point "B", said lot having dimensions as shown on the plan attached hereto and made part hereof title

"Unit 731, Buck Hill Falls, Phase 1-Section 1".
 TOGETHER with conditional and non-exclusive rights of easement over, and use of, the Common Area of the Buck Hill Falls Community as set forth in the General Declaration of Rights, Easements, Covenants, Conditions, Affirmative Obligations and Restrictions Applicable to the Buck Hill Falls Community in Barrett Township, Monroe County, dated the 1st day of April 1986, and recorded in the Monroe County Recorder's Office in Record Book Volume 1501, Page 678, (the "General Declaration") and as further set forth in Supporting Declaration II for the Cottages at Buck Hill Falls, dated the 1st day of April, 1986, and recorded in the Monroe County Recorder of Deeds Office in Record Book Volume 1501, at Page 732, (Supporting Declaration II"), and First Amendment Supporting Declaration II dated September 22, 1986 and recorded in Monroe County Record Book Volume 1527, Page 957.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**WAYNE J. DUNLOP
 MELISSA A. DUNLOP**

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
 STACI SABETTI, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 19, 26; Feb 2

**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 8320 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 , February 22, 2018
 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

Property Description (Amended to Reflect New Caption)

ALL THAT CERTAIN described lot or parcel of land situate, lying and being in the **Township of Pocono** in the development of Pocono Mountain Campsites, Inc., County of Monroe and State of Pennsylvania, to wit:

Lots No. 1-2-3 in block No. C of Section No. 2 respectively as shown on the survey and original plot of Pocono Mountain Campsites, Inc., Monroe County, Pennsylvania, made by a Registered Surveyor and of record in the Recorder of Deed's Office of Monroe County, Pennsylvania, in Plot Book No. 9, at page

113.
 UNDER AND SUBJECT to the covenants and restrictions as set forth in the chain of title.

BEING the same premises which Walter W. Miltenberger and Mildred C. Miltenberger, his wife, conveyed unto Helen L. Corino, by Deed dated September 27, 1979 and filed with the Monroe County Recorder of Deeds at Stroudsburg, Pennsylvania at Deed Book Volume 1028, Page 213.

Per the Will of Helen L. Corino dated August 23, 1995 who died on December 18, 2001 and left her property to Ross Maybin and Christina Lepera-Tepok.

Tax Code No. 12/16D/2/6
 PIN NO. 12-6364-17-00-6282

a/k/a 280 Buck Fever, Scotrun, PA, Pocono Township, Pennsylvania

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ROSS MAYBIN
 CHRISTINE LEPERA-TABAK**

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

NICHOLAS CHARLES HAROS,
 ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 19, 26; Feb 2

**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 3302 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 , February 22, 2018
 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 Nos. 5 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-111 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 DePuy House

Property Owners Association, by deed dated May 17, 2004 and recorded on January 27, 2005 in Record Book Volume 2214 at Page 6278 granted and conveyed unto Anthony R. Cabbage, Regina S. Cabbage, Colleen Orsini, John F. Cabbage, Patricia A. Wadja, Emily A. Cabbage and Anthony R. Cabbage, II. Being part of Parcel No. 16/3/3/3-1-111 and Pin No. 16733101092762B111

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ANTHONY R. CABBAGE
REGINA S. CABBAGE
COLLEEN ORSINI
JOHN F. CABBAGE
PATRICIA A. WADJA
EMILY A. CABBAGE
ANTHONY R. CABBAGE, II**

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 - Jan 19, 26; Feb 2

**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 2251 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 , February 22, 2018
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, lying and being in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, more particularly described as follows, to wit:

BEGINNING Lot 9 Block A-1909, as set forth on a map entitled Plan of Lots, Arrowhead North (Arrowhead Lake), Section Nineteen, Coolbaugh Township, Monroe County, Pennsylvania, dated June 1973, scale 1" to 100' by Joseph D. Sincavage, Monroe Engineering, Inc., Stroudsburg, Pennsylvania, and filed in the Office for the Recording of Deeds in and for Monroe County, Pennsylvania, in Plot Book 25, Page 27, on January 17, 1975.

Title to said Premises vested in Andrew J. Church and Kari A. Farnolo, as joint tenants with the right of survivorship and not as tenants in common by Deed from Gary F. Harden and Deborah R. Harden, husband and wife dated April 20, 2006 and recorded on April 25, 2006 in the Monroe County Recorder of

Deeds in Book 2265, Page 3562 as Instrument No. 200617499.

Being known as: 311 Maxatawny Drive, Pocono Lake, PA 18347

Tax Parcel Number: 03/19C/1/72

Tax Pin Number: 03630709164050

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ANDREW J CHURCH

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
ROGER FAY, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

**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 905 CIVIL 2017, 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 , February 22, 2018
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. 22 of Unit No. RT-4 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 Taylor Tours, LLC, by deed dated June 19, 2010 and recorded on June 25, 2010, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2372 at Page 5224 granted and conveyed unto Fred R. Campbell, Jr., Jeannette H. Campbell, Robbie T. Campbell, Steven C. Campbell, Mary R. Campbell and Heather J. Campbell.

Being part of parcel No. 16/88003/U4 and Pin No. 16732102579805U4

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**FRED R CAMPBELL, JR
JEANNETTE H CAMPBELL
ROBBIE T CAMPBELL
STEVEN C CAMPBELL
MARY R CAMPBELL**

HEATHER J CAMPBELL**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 - Jan 19, 26; Feb 2

**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 155 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 , February 22, 2018
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. 25 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-79C 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 Todd Alan Schatzman, Jessica Schatzman, David Schatzman, Alexyss Schatzman, Thomas Anthony Schatzman and Jeanne Louise Schatzman, by deed dated March 30 2005 and recorded on April 7, 2005 in Record Book Volume 2221 at Page 4162 granted and conveyed unto Todd Alan Schatzman and Jessica Schatzman.

Being part of Parcel No. 16/3/3/3-1-79C and Pin No. 16732102997424B79C

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**TODD ALAN SCHATZMAN
JESSICA SCHATZMAN**

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 - Jan 19, 26; Feb 2

**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 2152 CIVIL 2017, 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 , February 22, 2018
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
TWO UNDIVIDED one fifty-second (1/52) co-tenancy interests being designated as Time Period Nos. 7 and 40 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-74D 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 August 19, 1976 and recorded on October 14, 1976 in Record Book Volume 742 at Page 104 granted and conveyed unto Robert Ross and Claudia Ross. The said Robert Ross died October 15, 2002, sole title thereby vested in Claudia Ross as surviving tenant by the entireties.

Being part of Parcel No. 16/3/3/3-1-74D and Pin No. 16732102997295B74D

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
ROBERT ROSS, DECEASED
CLAUDIA ROSS**

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.

with 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 - Jan 19, 26; Feb 2

**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 7808 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 , February 22, 2018
 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 OWNERS:

**NICHOLAS M PANEBIANCO
 DONNA M PANEBIANCO
 CONTRACT NO.: 1109907931
 FILE NO.: PA-RT-1-050**

SMITHFIELD TOWNSHIP , Monroe County, Pennsylvania, known as Interval No. 9 of Unit No. RT-59, 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 conveyed by deed recorded August 27, 2007, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2314, page 6697 granted and conveyed unto the Judgement Debtors.

**PARCEL NO.: 16/3/2/28-59
 PIN NO.: 16732102699051**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**NICHOLAS M PANEBIANCO
 DONNA M PANEBIANCO**

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
JOEL D JOHNSON, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 19, 26; Feb 2

**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 4253 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 , February 22, 2018
 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 mesuage (and veranda, if any), situate in the Township of Smithfield , County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 53D 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 November 5, 1976 and recorded on November 10, 1982 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 1220, at Page 13, granted and conveyed unto Raymond F. Lyons and Kathleen Lyons.

Being part of Parcel No. 16/4/1/48-53D and Pin No. 16732102885590B53D

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**RAYMOND F LYONS
 KATHLEEN LYONS**

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 - Jan 19, 26; Feb 2

**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 311 CIVIL 2017, 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 , February 22, 2018
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. 45 of Unit No. RT-145 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 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 January 17, 2001 and recorded on January 31, 2001, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2090 at page 6635 granted and conveyed unto Kenneth C. Bascomb and Tonya L. Jones-Bascomb.

Being part of Parcel No. 16/88146/U145 and Pin No. 16732101497220U145

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**KENNETH C. BASCOMB
TONYA L. JONES-BASCOMB**

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 - Jan 19, 26; Feb 2

**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 8692 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 , February 22, 2018
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

**OWNERS: LINA M. BARRETO, F/K/A LINA M PIMIEN-
TA**

**CONTRACT NO.: 1109901413
FILE NO.: PA-RT-2-015**

SMITHFIELD TOWNSHIP , Monroe County, Pennsylvania, known as Interval No. 50 of Unit No. RT-143, 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 conveyed by deed recorded December 14, 2007, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2323, Page 2509 granted and conveyed unto the Judgment Debtors.

PARCEL NO.: 16/88144/U143

PIN NO.: 16732101496271U143

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**LINA M. BARRETO, F/K/A
LINA M. PIMIEN-
ALEX BARRETO**

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
JOEL D JOHNSON, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

**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 2639 CIVIL 2017, 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 , February 22, 2018
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
THREE UNDIVIDED one fifty-second (1/52) co-tenancy interests being designated as Time Period Nos. 5 and 6 of Unit 77D and Time Period No. 5 of Unit 91 in that certain piece or parcel of land, situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown 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 Charles Winget and Joan M. Winget, by deed dated March 4, 2015 and recorded on March 6, 2015 in Record Book Volume 2450 at Page 6634 granted and conveyed unto Advent Horizons, LLC.

Being part of Parcel No. 16/3/3/3-1-77D and Pin No. 16732102997475B77D
Also being part of Parcel No. 16/3/3/3-1-91 and Pin No. 16732102998517B91

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
ADVENT HORIZONS, 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 - Jan 19, 26; Feb 2

**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 4939 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 , February 22, 2018
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. 28 in that certain piece of parcel of land, together with the mesuage (and veranda, if any), situate in the Township of Smithfield , County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 32C 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 Gordon B. Thomas and Mina T. Thomas, by deed dated October 15, 2009 and recorded on February 4, 2010 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2366, at Page 3455, granted and conveyed unto Tanya D. Walker and Timothy J. King.

Being part of Parcel No. 16/4/1/48-32C and Pin No. 16732102888132B32C

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
TANYA D WALKER
TIMOTHY J KING**

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 - Jan 19, 26; Feb 2

**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 8789 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 , February 22, 2018
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

OWNERS: SANDRA I VASQUEZ

NICHOLAS J CUMINTI

CONTRACT NO.: 1109709048

FILE NO.: PA-RT-4-010

SMITHFIELD TOWNSHIP, Monroe County, Pennsylvania, known as Interval No. 24 of Unit No. RT-30, 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 conveyed by deed recorded May 19, 1999, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2063, Page 9559 granted and conveyed unto the Judgement Debtors.

PARCEL NO.: 16/3/2/28-30

PIN NO.: 16732102689147

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

SANDRA I. VASQUEZ

NICHOLAS J. CUMINTI

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**

JOEL D JOHNSON, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan 19, 26; Feb 2

**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 2159 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 , February 22, 2018
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) 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. R 54, 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 J. Edward Foerschler, Jr. and Coralie G. Foerschler, his wife, by deed dated August 27, 2010 and recorded on October 13, 2010 in Record Book Volume 2377 at Page 1875 granted and conveyed unto The Thrown Apple, LLC.

Being part of Parcel No. 16/2/1/1-8 and Pin No. 16732102562122

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

THE THROWN APPLE, 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 - Jan 19, 26; Feb 2

**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 1498 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 , February 22, 2018
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. 5 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 10A 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 ad 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 August 30, 1976 and recorded on November 22, 1983 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 1313, at Page 209, granted and conveyed unto Douglas H. Thatcher and Judy E. Thatcher.

Being part of Parcel No. 16/4/1/48-10A and Pin No. 16732102879912B10A

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
DOUGLAS H THATCHER
JUDY E THATCHER**

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 - Jan 19, 26; Feb 2

**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 7812 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 , February 22, 2018
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

OWNERS: JEFFREY C STILES
KAREN A STILES
CONTRACT NO.: 1100109040
FILE NO.: PA-RT-1-033

SMITHFIELD TOWNSHIP , Monroe County, Pennsylvania, known as Interval No. 45 of Unit No. RT-49, 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 conveyed by deed recorded July 8, 2010, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2373, Page 642 granted and conveyed unto the Judgement Debtors.

PARCEL NO.: 16/3/2/28-49
PIN NO.: 16732102780718

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
JEFFREY C. STILES
KAREN A. STILES**

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

JOEL D JOHNSON, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan 19, 26; Feb 2

**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 7936 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 , February 22, 2018
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

OWNERS: RUBSOMN R SILVA

NILCINEIA F BATISTA

CONTRACT NO.: 1100011295

FILE NO.: PA-RT-1-093

SMITHFIELD TOWNSHIP , Monroe County, Pennsylvania, known as Interval No. 17 of Unit No. RT-104, 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 conveyed by deed recorded January 15, 2014, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2433, Page 670 granted and conveyed unto the Judgment Debtors.

PARCEL NO.: 16/88105/U104

PIN NO.: 16732101395042U104

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

RUBSOMN R SILVA

NILCINEIA F BATISTA

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
JOEL D JOHNSON, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan 19, 26; Feb 2

**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 8422 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 , February 22, 2018
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) 33 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 62, 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 Deborah A. Rozanski, Administratrix of the Estate of John J. Rozanski, by deed dated February 8, 1995 and recorded on February 26, 1996 in Record Book Volume 2022 at Page 6619 granted and conveyed unto Deborah A. Rozanski.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DEBORAH A. ROZANSKI

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 - Jan 19, 26; Feb 2

**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 7953 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 , February 22, 2018
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 OWNERS: JULIO ROSA MICHELLE ROSA CONTRACT NO.: 1100201524 FILE NO.: PA-RT-1-127

SMITHFIELD TOWNSHIP , Monroe County, Pennsylvania known as Interval No. 17 of Unit No. RT-156, 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 conveyed by deed recorded November 30, 2009, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2363, Page 3573 granted and conveyed unto the Judgment Debtors.

PARCEL NO.: 16/110436
PIN NO.: 16732102592100U156

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JULIO ROSA
MICHELLE ROSA**

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
JOEL D JOHNSON, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

**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 7937 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 , February 22, 2018
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 OWNERS: RICKY L RICKS VALECIA RICKS CONTRACT NO.: 1100009620 FILE NO.: PA-RT-1-085

SMITHFIELD TOWNSHIP , Monroe County, Pennsylvania, known as Interval No. 15 of Unit No. RT-93, 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 conveyed by deed recorded May 30, 2008, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2334, Page 5898 granted and conveyed unto the Judgment Debtors.

PARCEL NO.: 16/88094/U93
PIN NO.: 16732101387715U93

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**RICKY L RICKS
VALECIA RICKS**

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
JOEL D JOHNSON, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

**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 7981 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 , February 22, 2018
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

**OWNERS: CHARLES POPE
LATONYA WORLEY
CONTRACT NO.: 1100111947
FILE NO.: PA-RT-1-097**

SMITHFIELD TOWNSHIP , Monroe County, Pennsylvania, known as Interval No. 13 of Unit No. RT-108, 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 conveyed by deed recorded November 30, 2009, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2363, Page 3241 granted and conveyed unto the Judgment Debtors.

**PARCEL NO.: 16/88109/U108
PIN NO.: 16732101386938U108**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
CHARLES POPE
LATONYA WORLEY**

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
JOEL D JOHNSON, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

**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 8683 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 , February 22, 2018
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

**OWNERS: ROBERT E. PERRY
DOLORES PERRY
CONTRACT NO.: 1109809319
FILE NO.: PA-RT-2-014**

SMITHFIELD TOWNSHIP , Monroe County, Pennsylvania, known as Interval No. 21 of Unit No. RT-145, 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 conveyed by deed recorded April 26, 2006, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2265, Page 4538 granted and conveyed unto the Judgement Debtors.

**PARCEL NO.: 16/88146/U145
PIN NO.: 16732101497220U145**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
ROBERT E. PERRY
DOLORES PERRY**

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
JOEL D JOHNSON, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

**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 7921 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 , February 22, 2018
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

**OWNERS: BRENDA OJEDA
JUAN C OJEDA
CONTRACT NO.: 1100007863**

FILE NO.: PA-RT-1-112

SMITHFIELD TOWNSHIP , Monroe County, Pennsylvania, known as Interval No. 17 of Unit No. RT-130, 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 conveyed by deed recorded January 15, 2014, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2433, Page 658 granted and conveyed unto the Judgment Debtors.

**PARCEL NO.: 16/88131/U130
PIN NO.: 16732101490168U130**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
BRENDA OJEDA
JUAN C. OJEDA**

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
JOEL D JOHNSON, ESQUIRE**

**Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2**

**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 9181 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 , February 22, 2018
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

**OWNERS: HERNAN MIRANDA
LETICIA CATALARDE MIRANDA
CONTRACT NO.: 1100308303**

FILE NO.: PA-RT-003-040

SMITHFIELD TOWNSHIP , Monroe County, Pennsylvania, known as Interval No. 21 of Unit No. RT-121, 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 conveyed by deed recorded June 17, 2014, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed book Volume 2439, Page 4398 granted and conveyed unto the Judgement Debtors.

**PARCEL NO.: 16/88122/U121
PIN NO.: 16732101398145U121**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
HERNAN MIRANDA
LETICIA CATALARDE 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
JOEL D JOHNSON, ESQUIRE**

**Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2**

**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 4231 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 , February 22, 2018
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. 10 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 48F 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 July 6, 1976 and recorded on October 9, 1981 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 1140, at Page 105, granted and conveyed unto Glenn F. McQuade and Laura McQuade.

Being part of Parcel No. 16/4/1/48-48F and Pin No. 16732102887335B48F

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**GLENN F MCQUADE
LAURA MCQUADE**

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 - Jan 19, 26; Feb 2

**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 3337 CIVIL 2017, 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 , February 22, 2018
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) 15 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 86, 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, by deed dated January 28, 2010 and recorded on March 3, 2010 in Record Book Volume 2367 at Page 4180 granted and conveyed unto Kirsten J. McAteer and Robert C. McAteer.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**KIRSTEN J. MCATEER
ROBERT C. MCATEER**

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 - Jan 19, 26; Feb 2

**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 4228 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 , February 22, 2018
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. 50 in that certain piece of 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. FV 34F 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 Florence Ann Mayer Wess, n/b/m Florence Ann Wolf, by deed dated December 16, 2006 and recorded on December 26, 2006 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2291, at Page 7733, granted and conveyed unto Brian T. Mayer and Heather L. Mayer.

Being part of Parcel No. 16/4/1/48-34F and Pin No. 16732102887049B34F

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**BRIAN T. MAYER
HEATHER L. MAYER**

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 - Jan 19, 26; Feb 2

**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 4225 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 , February 22, 2018
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. 5 in that certain piece of 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. FV 3A 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 United Penn Bank Successor by Merger to Security Bank and Trust Company, Trustee, by deed dated November 7, 1988 and recorded on January 13, 1989 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 1662, at Page 586, granted and conveyed unto Gil J. Madsen and Patricia F. Madsen.

Being part of Parcel No. 16/4/1/48-3A and Pin No. 16732102878733B3A

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**GIL J. MADSEN
PATRICIA E. MADSEN**

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 - Jan 19, 26; Feb 2

**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 7945 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 , February 22, 2018
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 OWNERS: WENDELL K LAWRENCE

**CHRISTINA G LAWRENCE
CONTRACT NO.: 1100005404**

FILE NO.: PA-RT-1-086

SMITHFIELD TOWNSHIP, Monroe County, Pennsylvania, known as Interval No. 49 of Unit No. RT-94, 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 conveyed by deed recorded June 12, 2008, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2336, Page 7397 granted and conveyed unto the Judgment Debtors.

**PARCEL NO.: 16/88095/U94
PIN NO.: 16732101386739U94**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**WENDELL K LAWRENCE
CHRISTINA G LAWRENCE**

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
JOEL D JOHNSON, ESQUIRE**

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan 19, 26; Feb 2

**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 3354 CIVIL 2017, 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 , February 22, 2018
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) 38 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 Joseph P. Fiorello and Debra A. Fiorello, his wife, by deed dated April 9, 2010 and recorded on April 22, 2010 in Record Book Volume 2369 at Page 5974 granted and conveyed unto Georgios Kitras and Carol Ann Kitras.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**GEORGIOS KITRAS
CAROL ANN KITRAS**

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 - Jan 19, 26; Feb 2

**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 4245 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 , February 22, 2018
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. 50 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 7B 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 Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated July 17, 2003 and recorded on October 21, 2003 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2171, at Page 3853, granted and conveyed unto Tyrone d. Jackson and Erica Jackson. Being part of Parcel No. 16/4/1/48-7B and Pin No. 16732102879833B7B

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
TYRONE D JACKSON
ERICA JACKSON**

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 - Jan 19, 26; Feb 2

**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 7935 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 , February 22, 2018
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

**OWNERS: UCHE C IHE
DOROTHY E IHE
CONTRACT NO.: 1100005651
FILE NO.: PA-RT-1-081**

SMITHFIELD TOWNSHIP , Monroe County, Pennsylvania, known as Interval No. 36 of Unit No. RT-89, 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 conveyed by deed recorded May 17, 2005, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2225, Page 7686 granted and conveyed unto the Judgment Debtors.

**PARCEL NO.: 16/88088/U89
PIN NO.: 16732101387775U89
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
UCHE C IHE
DOROTHY E IHE**

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**

JOEL D JOHNSON, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

**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 7944 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 , February 22, 2018
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

OWNERS: GRAEME B HOWIE

JANET M HOWIE

CONTRACT NO.: 1100010644

FILE NO.: PA-RT-1-120

SMITHFIELD TOWNSHIP , Monroe County, Pennsylvania, known as Interval No. 8 of Unit No. RT-140, 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 conveyed by deed recorded May 16, 2002, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2122, Page 692 granted and conveyed unto the Judgment Debtors.

PARCEL NO.: 16/88141/u140

PIN NO.: 16732101495291U140

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

GRAEME B. HOWIE

JANET M. HOWIE

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**

JOEL D JOHNSON, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan 19, 26; Feb 2

**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 7854 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 , February 22, 2018
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

OWNERS: LUIS GUERRERO

CARIDAD GUERRERO

CONTRACT NO.: 1100202670

FILE NO.: PA-RT-1-017

SMITHFIELD TOWNSHIP , Monroe County, Pennsylvania, known as Interval No. 37 of Unit No. RT-28, 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 conveyed by deed recorded March 7, 2003, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book volume 2146, Page 8012 granted and conveyed unto the Judgement Debtors.

PARCEL NO.: 16/3/2/28-28

PIN NO.: 16732102687198

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LUIS GUERRERO

CARIDAD GUERRERO

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**

JOEL D JOHNSON, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan 19, 26; Feb 2

**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 8013 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 , February 22, 2018
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

**OWNERS: KEN EBRON
FRANCINE TERRY
CONTRACT NO.: 1100010016
FILE NO.: PA-RT-1-083**

SMITHFIELD TOWNSHIP , Monroe County, Pennsylvania, known as Interval No. 13 of Unit No. RT-90, 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 conveyed by deed recorded July 12, 2005, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2232, Page 2392 granted and conveyed unto the Judgement Debtors.

**PARCEL NO.: 16/88091/U90
PIN NO.: 16732101387762U90**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**KEN EBRON
FRANCINE 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
JOEL D JOHNSON, ESQUIRE**

**Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2**

**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 4986 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 , February 22, 2018
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. 28 in that certain piece of parcel of land, together with the mesuage (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-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 December 8, 1978 and recorded on December 15, 1983 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 1321, at Page 64, granted and conveyed unto Lewis Doleman and Mary J. Doleman.

Being part of Parcel No. 16/4/1/48-50F and Pin No. 16732102886349B50F

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**LEWIS DOLEMAN, DECEASED
MARY J. DOLEMAN**

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 - Jan 19, 26; Feb 2**

**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 5492 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 , February 22, 2018
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. 52 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-119 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 Donna B. Ward, by deed dated July 14, 1995 and recorded on August 14, 1995 in Record Book Volume 2017 at page 2863 granted and conveyed unto Paul DeFalco and Michelle DeFalco.

Being part of Parcel No. 16/3/3/3-1-119 and Pin No. 16733101094813B119

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**PAUL DEFALCO
MICHELLE DEFALCO**

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 - Jan 19, 26; Feb 2

**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 11223 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 , February 22, 2018
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. R53, 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, Trustee, by deed dated July 30, 2010 and recorded on September 8, 2010 in Record Book Volume 2375 at page 5883 granted and conveyed unto Desmond P. Charles and Harsdi Charles.

Being part of Parcel No. 16/2/1/1-8 and Pin No. 16732102562122

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**DESMOND P CHARLES
HARSDI CHARLES**

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 - Jan 19, 26; Feb 2

**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 9650 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 , February 22, 2018
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. 44 of Unit No. RT-24 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 Mellon Bank, N.A., POA for Continental Bank, Successor Trustee to United Penn Bank, Successors by Merger to Security Bank and Trust Company, Trustee, by deed dated April 20, 1993 and recorded on May 11, 1993, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 1885 at page 1745 granted and conveyed unto Betty M. Benson and Azzie L. Foster.

Being part of Parcel No. 16/88023/U24 and Pin No. 16732102687132

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**BETTY M. BENSON
AZZIE L. FOSTER**

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 - Jan 19, 26; Feb 2

**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 332 CIVIL 2017, 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 , February 22, 2018
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. 32 of Unit No. RT-23 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 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 November 17, 1994 and recorded on March 7, 1995, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 1997 at Page 0104 granted and conveyed unto Charles A. Benners and Ollie R. Benners.

Being part of Parcel No. 16/88022/U23 and Pin No. 16732102687035

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**CHARLES A. BENNERS
OLLIE R. BENNERS**

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 - Jan 19, 26; Feb 2

**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 7425 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 , February 22, 2018
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. 16 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-70C 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 Mr. Vacation Properties, LLC, by deed dated January 17, 2013 and recorded on May 20, 2013 in Record Book Volume 2420 at Page 3611 granted and conveyed unto Gary J. Trites.

Being part of Parcel No. 16/3/3/3-1-70C and Pin No. 16732102984985B70C

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

GARY J. TRITES

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 - Jan 19, 26; Feb 2**

**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 5748 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 , February 22, 2018
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. 14 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-128 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 Gunter-Hayes & Associates, LLC, Successor Trustee, by deed dated April 21, 2008 and recorded on May 30, 2008 in Record Book Volume 2334 at Page 5794 granted and conveyed unto Sheila Skinner.

Being part of Parcel No. 16/3/3/3-1-128 and Pin No. 16733101097903B128

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

SHEILA SKINNER

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 - Jan 19, 26; Feb 2**

**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 7924 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 , February 22, 2018
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 OWNERS:

**JUANITA LINDA PHILLIPS
CONTRACT NO.: 1100200245
FILE NO.: PA-RT-1-094**

SMITHFIELD TOWNSHIP , Monroe County, Pennsylvania, known as Interval No. 21 of Unit No. RT-105, 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 conveyed by deed recorded August 1, 2001, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2101, Page 6320 granted and conveyed unto the Judgment Debtors.

**PARCEL NO.: 16/88106/U105
PIN NO.: 16732101395064U105**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JUANITA LINDA PHILLIPS

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
JOEL D JOHNSON, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

**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 3649 CIVIL 2017, 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 , February 22, 2018
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 130, 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 Ann Elizabeth Savage, by deed dated July 10, 2013 and recorded on November 15, 2013 in Record book Volume 2430 at Page 4142 granted and conveyed unto Nicholas Peters.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

NICHOLAS PETERS

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 - Jan 19, 26; Feb 2

**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 3250 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 , February 22, 2018
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) 21 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 124, 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 Lawrence Harris and Dorothy A. Harris, by deed dated March 31, 2006 and recorded on April 6, 2006 in Record Book Volume 2263 at page 2704 granted and conveyed unto Yvonne Mitchell.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
YVONNE MITCHELL**

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 - Jan 19, 26; Feb 2**

**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 7268 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 , February 22, 2018
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 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 103, 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 Vincente Rivera, Jr. and Sonia N. Rivera, by deed dated September 26, 2012 and recorded on April 1, 2013 in Record Book Volume 2417 at Page 8211 granted and conveyed unto Milliner Enterprises, Inc.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
MILLINER ENTERPRISES, INC.**

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 - Jan 19, 26; Feb 2**

**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 7951 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 , February 22, 2018
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

OWNERS: HYUK CHUN LIM
HEE JUNG LIM

CONTRACT NO.: 1100108760

SMITHFIELD TOWNSHIP , Monroe County, Pennsylvania, known as Interval No. 47 of Unit No. RT-90, 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 conveyed by deed recorded July 8, 2010, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2373, Page 626 granted and conveyed unto the Judgement Debtors.

PARCEL NO.: 16/88091/U90

PIN NO.: 16732101387762U90

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

HYUK CHUN LIM
HEE JUNG LIM

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
JOEL D JOHNSON, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

**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 4284 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 , February 22, 2018
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. 3 in that certain piece of parcel of land, together with the mesuage (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-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 Samuel J. Donato, Jr. and Donna J. Kepner and Richard C. Kepner, by deed dated March 29, 1982 and recorded on April 23, 1982 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 1179, at Page 265, granted and conveyed unto Samuel J. Donato, Jr.

Being part of Parcel No. 16/4/1/48-50F and Pin No. 16732102886349B50F

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

SAMUEL J. DONATO, 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
JEFFREY A DURNAY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

**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 2620 CIVIL 2017, 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 , February 22, 2018
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. 35 of Unit 105 in that certain piece or parcel of land, situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown 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 Rudy Bittner, Executor of the Estate of Robert Bittner a/k/a Robert R. Bittner a/k/a Robert Roy Bittner, by deed dated February 14, 2011 and recorded on March 11, 2011 in Record Book Volume 2384 at page 937 granted and conveyed unto Rudy Bittner.

Being part of Parcel No. 16/3/3/3-1-105 and Pin No. 16733101090696B105

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
RUDY BITTNER**

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 - Jan 19, 26; Feb 2

**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 3364 CIVIL 2017, 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 , February 22, 2018
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) 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 65, 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 James F. Knecht, Executor of the Estate of Eleanor M. Knecht, by deed dated July 3, 2013 and recorded on September 23, 2013 in Record Book Volume 2427 at Page 6280 granted and conveyed unto Angel Onwardo, LLC. Being part of Parcel No. 16/2/1/1-9 and Pin No. 16732101467354

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
ANGEL ONWARDO, 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 - Jan 19, 26; Feb 2

**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 7939 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 , February 22, 2018
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 OWNERS: MYKYLLE WADE
CONTRACT NO.: 1100103100
FILE NO.: PA-RT-1-146**

SMITHFIELD TOWNSHIP , Monroe County, Pennsylvania, known as Interval No. 38 of Unit No. RT-215, 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 conveyed by deed recorded May 29, 2007, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2306, Page 4935 granted and conveyed unto the Judgment Debtors.

**PARCEL NO.: 16/110819
PIN NO.: 16732102593910U215**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
MYKYLLE WADE**

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
JOEL D JOHNSON, ESQUIRE**

**Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2**

**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 9001 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 , February 22, 2018
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 OWNERS: JULIETTE TOSTO
CONTRACT NO.: 1109705608
FILE NO.: PA-RT-4-037**

SMITHFIELD TOWNSHIP , Monroe County, Pennsylvania, known as Interval No. 11 of Unit No. RT-96, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are de-

scribed 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 conveyed by deed recorded July 22, 2005, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2233, Page 5072 granted and conveyed unto the Judgment Debtors.

**PARCEL NO.: 16/88097/U96
PIN NO.: 16732101385882U96**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
JULIETTE TOSTO**

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
JOEL D JOHNSON, ESQUIRE**

**Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2**

**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 9937 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 , February 22, 2018
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. 20 in that certain piece of parcel of land, together with the mesuage (and veranda, if any), situate in the Township of Smithfield , County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 48F 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 Connie La Russo, by deed dated April 28 and recorded on May 11, 1998 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2048, at Page 0884, granted and conveyed unto Patricia N. Reilly.
Being part of Parcel No. 16/4/1/48-48F and

Pin No. 16732102887335B48F

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**PATRICIA N. 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."

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 - Jan 19, 26; Feb 2

**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 3345 CIVIL 2017, 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 , February 22, 2018
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) 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. R 48, 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 Alice Charest, by deed dated July 30, 2013 and recorded on September 30, 2013 in Record Book Volume 2428 at Page 663 granted and conveyed unto Kari Margelony.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**KARI MARGELONY****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 - Jan 19, 26; Feb 2

**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 7983 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 , February 22, 2018
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

OWNERS: KETTLYE LANDE**CONTRACT NO.: 1100205251****FILE NO.: PA-RT-1-111**

SMITHFIELD TOWNSHIP , Monroe County, Pennsylvania, known as Interval No. 39 of Unit No. RT-128, 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 conveyed by deed recorded January 15, 2014, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2433, Page 714 granted and conveyed unto the Judgement Debtors.

PARCEL NO.: 16/88129/U128**PIN NO.: 16732101399275U128****SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:****KETTLYE LANDE****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
JOEL D JOHNSON, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

**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 7850 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 , February 22, 2018
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 OWNERS: DAVID KEEP
CONTRACT NO.: 1108605668
FILE NO.: PA-RT-1-001**

SMITHFIELD TOWNSHIP , Monroe County, Pennsylvania, known as Interval No. 51 of Unit No. RT-1 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 conveyed by deed recorded February 16, 1994, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 1936, Page 1743 granted and conveyed unto the Judgement Debtors.

**PARCEL NO.: 16/88000/U1
PIN NO.: 16732102578832U1**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
DAVID KEEP**

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
JOEL D JOHNSON, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

**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 7996 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 , February 22, 2018
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 OWNERS: YVONNE HOLDER
CONTRACT NO.: 1100201987
FILE NO.: PA-RT-1-143**

SMITHFIELD TOWNSHIP , Monroe County, Pennsylvania, known as Interval No. 31 of Unit No. Rt-214, 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 conveyed by deed recorded June 3, 2004, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2192, Page 663 granted and conveyed unto the Judgement Debtors.

**PARCEL NO.: 16/110818
PIN NO.: 16732102593931U214**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

YVONNE HOLDER

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
JOEL D JOHNSON, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

**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 7871 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, February 22, 2018

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 OWNERS: DELORES E HARRISON
 CONTRACT NO.: 1109908434
 FILE NO.: PA-RT-1-064

SMITHFIELD TOWNSHIP, Monroe County, Pennsylvania, known as Interval No. 41 of Unit No. RT-67, 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 conveyed by deed recorded October 4, 1999, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2069, Page 9599 granted and conveyed unto the Judgement Debtors.

PARCEL NO.: 16/88066/U67

PIN NO.: 16732102696196

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DELORES E HARRISON

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

JOEL D JOHNSON, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan 19, 26; Feb 2

**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 7987 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, February 22, 2018

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 OWNERS: DAWN GONZALEZ
 CONTRACT NO.: 1100300029
 FILE NO.: PA-RT-1-074

SMITHFIELD TOWNSHIP, Monroe county, Pennsylvania, known as Interval No. 11 of Unit No. RT-81, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are descri-

bed 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 conveyed by deed recorded June 16, 2005, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2229, Page 1083 granted and conveyed unto the Judgement Debtors.

PARCEL NO.: 16/88080/U81

PIN NO.: 16732102694369

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DAWN GONZALEZ

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

JOEL D JOHNSON, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan 19, 26; Feb 2

**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 8501 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, February 22, 2018

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 OWNERS: ABRAHAM D DELACRUZ
 CONTRACT NO.: 1109906479
 FILE NO.: PA-RT-2-066

SMITHFIELD TOWNSHIP, Monroe County, Pennsylvania, known as Interval No. 35 of Unit No. RT-42, 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 conveyed by deed recorded July 17, 2001, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2100, Page 5983 granted and conveyed unto the Judgement Debtors.

PARCEL NO.: 16/3/2/28-42

PIN NO.: 16732102689685
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ABRAHAM D. DELACRUZ

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
JOEL D JOHNSON, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 19, 26; Feb 2

**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 7899 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 , February 22, 2018
 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 OWNERS: DENIECE COOPER CONTRACT NO.: 1100109628 FILE NO.: PA-RT-1-047

SMITHFIELD TOWNSHIP, Monroe County, Pennsylvania, known as Interval No. 45 of Unit No. RT-59, 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 conveyed by deed recorded July 8, 2010, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2373, Page 363 granted and conveyed unto the Judgement Debtors.

PARCEL NO.: 16/3/2/28-59
PIN NO.: 16732102699051

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DENIECE COOPER

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
JOEL D JOHNSON, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 19, 26; Feb 2

**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 2225 CIVIL 2017, 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 , February 22, 2018
 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. 52 of Unit No. RT-52 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 Gunter-Hayes & Associates, LLC, Successor Trustee, by deed dated July 19, 2007 and recorded on August 21, 2007, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2314 at Page 2242 granted and conveyed unto Jerry L. Burgess and Diane R. Burgess.

Being part of Parcel No. 16/3/2/28-52 and Pin No. 16732102780826

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JERRY L. BURGESS
 DIANE R. BURGESS**

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 - Jan 19, 26; Feb 2

**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 1583 CIVIL 2017, 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 , February 22, 2018
 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. RT-51 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 Gunter-Hayes & Associates, LLC, by deed dated February 28, 2007 and recorded on March 7, 2007, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2298 at Page 5567 granted and conveyed unto Jeannette C. Bravo and John Bravo.

Being part of Parcel No. 16/3/2/28-51 and Pin No. 16732102689895

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JEANNETTE C. BRAVO
 JOHN BRAVO**

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 - Jan 19, 26; Feb 2

**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 8834 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 , February 22, 2018
 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 OWNERS: MENDEZ A BACCHAS
 CONTRACT NO.: 1109705715
 FILE NO.: PA-RT-4-079**

SMITHFIELD TOWNSHIP, Monroe County, Pennsylvania, known as Interval No. 31 of Unit No. RT-186, 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 conveyed by deed recorded March 2, 2005, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2217, Page 7098 granted and conveyed unto the Judgement Debtors.

PARCEL NO.: 16/110477

PIN NO.: 16732102593684U186

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MENDEZ A. BACCHAS

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
 JOEL D JOHNSON, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 19, 26; Feb 2

**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 1276 CIVIL 2017, 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 , February 22, 2018

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. 17 of Unit No. RT-185 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 Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated May 22, 1998 and recorded on August 26, 1998, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2052 at page 5714 granted and conveyed unto Mary G. Carson.

Being part of Parcel No. 16/110475 and Pin No.16732102593691U185

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MARY G. CARSON

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 - Jan 19, 26; Feb 2

**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 1277 CIVIL 2017, 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 , February 22, 2018

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. 50 of Unit No. RT-63 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 Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated March 23, 1999 and recorded on June 24, 1999, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2065 at Page 5379 granted and conveyed unto Joseph P. Carranza.

Being part of Parcel No. 16/88062/U63 and Pin No. 16732102696162

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOSEPH P CARRANZA

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 - Jan 19, 26; Feb 2

**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 9712 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 , February 22, 2018

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. 44 of Unit No. RT-64 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 Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated March 21, 1996 and recorded on May 13, 1996, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2025 at Page 2043 granted and conveyed unto Bruce F. Bennett.

Being part of Parcel No. 16/88063/U64 and Pin No. 16732102696133

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

BRUCE F. BENNETT

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 - Jan 19, 26; Feb 2

**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 892 CIVIL 2017, 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 , February 22, 2018
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. 44 of Unit No. RT-110 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 Oscar Camacho and Lydia Camacho, his wife, by deed dated July 31, 2000 and recorded on August 8, 2000, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2082 at Page 5148 granted and conveyed unto Edward Camacho.

Being part of Parcel No. 16/88111/U110 and Pin No. 16732101397000U110

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

EDWARD CAMACHO

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 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 - Jan 19, 26; Feb 2

**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 9702 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 , February 22, 2018

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. 52 of Unit No. RT-180 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 Marianne Elsayed, by deed dated February 11, 2000 and recorded on February 15, 2000, in the Office of the Recorder of Deeds for Monroe county, Pennsylvania, in Record Book Volume 2075 at Page 2377 granted and conveyed unto Lisa Arvay.

Being part of Parcel No. 16/110470 and Pin No. 16732102592592U180

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LISA ARVAY

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 - Jan 19, 26; Feb 2

**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 7297 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 , February 22, 2018
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 an iron pipe on the center line of a road forty (40) feet in width, said iron pipe being the southwesterly corner of lands intended to be conveyed to Linda Ellen Oltmann; Thence in and along the centerline of said road and along lands of said Linda Ellen Oltmann and lands intended to be conveyed to Steven C. Oltmann, North fifty two degrees thirty six minutes twelve seconds East four hundred seventy six feet to a point in the middle of said road, said point being also the most westerly corner of lands intended to be conveyed to Larry N. Oltmann; Thence leaving said road and along lands intended to be conveyed to Larry M. Oltmann, South thirty seven degrees twenty three minutes forty eight seconds East two hundred eighty and ninety-three one-hundredths feet to a point on line of lands of the forty Grantor, Thence along said lands of former Grantor, South forty seven degrees ten minutes thirty three second, West thirty five and eighty-five one-hundredths feet to an iron pipe on line of lands now or formerly of George Becker; Thence along lands now of formerly of George Becker, South eighty seven degrees twenty seven minutes fifteen seconds West five hundred twenty four and thirteen one-hundredth feet to the place of **BEGINNING**. **CONTAINING** 1.67 Acres more or less.

TOGETHER also with the right of way forty feet in width along the hereinafter described center line being twenty feet on eight side of said center line, to be used for ingress, egress and regress, in common with others, and their heirs and assigns, the center line thereof being described as follows, to wit:

BEGINNING at an iron pipe, being he southwesterly corner of the whole tract of which this parcel was formerly a part, thence passing through, over and across lands intended to be conveyed unto Linda Ellen Oltmann, Richard Lee Oltmann and Brenda K. Oltmann, his wife; Steven C. Oltmann; Larry M. Oltmann; Kirt L. Oltmanns; and Fred J. Perry and Susan K. Perry, his wife, North fifty two degrees thirty six minutes twelve seconds East one thousand seventy three and twenty nine one-hundredths feet to a point, thence still through, over and acres said lands intended to be conveyed unto Kirt L. Oltmanns, and unto Fred J. Perry and Susan K. Perry, his wife, North sixty degrees forty three minutes seven seconds East one hundred feet to a point on the center line of Township route N. 626, from which the northeasterly corner of the whole tract bears North twenty nine degrees sixteen minutes fifty three seconds West one hundred eight feet.

TOGETHER ALSO with a right of way thirty feet in width along the hereinafter described center line, being fifteen feet on either side of said center line, to be used for ingress, egress or regress, in common with others, and their heirs and assigns, the center line thereof being described as follows, to wit:

Beginning at an iron pin, being the southwesterly corner of the whole tract of which this parcel was formerly a part; thence passing through lands now or formerly of George Becker, North eighty four degrees one minutes ten seconds West three hundred thirty and two one-hundredth feet to the westerly line of the Old Lackawanna Trail, now Township Route No. 625. This said right of way being set forth in certain deed from George Becker and Johanna Becker, his wife, to Edward F. Meissner and Rose G. Meissner, his wife, dated August 26, 1946 and recorded in the aforementioned Recorder's Office at Deed Book Volume 156, page 324, as follows, verbatim: "Together with a right of way thirty feet in width along he hereinafter described center line, (this is a fifteen fact on eight side of said center line), to be used in common by the grantors, the grantees, Bohry A. Oltmanns and Anna Oltmanns, his wife and their ad each of their respective heirs and assigns, said center line beginning on the westerly side of the old line of the Lackawanna Trail at a point one hundred fifty feet distant on a course South six degrees thirty nine minutes East from the northwesterly corner of the whole tract of which the tract hereinafter described as part, and from said beginning point extending through other lands of George Becker, South eighty nine degrees twenty five minutes East three hundred thirty three feet to an iron, said iron being the end of the first course in the hereinabove described tract.

BEING THE SAME PREMISES which Gail A. Fordham, single, by Deed dated 12/6/1996 and recorded 12/9/1996, in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2031, Page 6710, granted and conveyed unto David A. Foster and Virginia Foster, husband and wife.

Tax ID #: 12/9/1/32-3

PIN #: 12637100883660

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 VIRGINIA FOSTER, DECEASED DAVID C. FOSTER, KNOWN HEIR OF VIRGINIA FOSTER, 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

SAMANTHA GABLE, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

**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 656 CIVIL 2017, 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 , February 22, 2018

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 parcel 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 stone corner on a stone fence, a corner of Samuel Van Why: **THENCE** by lands of the said Samuel Van Why South fifty six degrees west two hundred twenty-seven and five-tenths feet to an iron and stones for a corner; **thence** by land now or formerly of Raymond Van Why, of which this parcel was formerly a party, South eleven degrees East two hundred eight and nine-tenths feet to an iron and stones for a corner and in the northerly line of a private roadway eighteen feet in width and extending from this point along the southerly boundary line of land of said Raymond Van Why in an easterly direction to the public road known as the Coolbaugh Road; **thence** along the northerly side of said private road North forty six degrees East two hundred fifty four and seven-tenths feet to an iron for a corner; **thence** still by land of the said Raymond VanWhy North eleven degrees five minutes West one hundred fifty eight and six-tenths feet to the place of **BEGINNING**. **CONTAINING** 1 acre, more or less.

TOGETHER WITH the right to use the above mentioned private roadway, in common with Raymond Van Why, his heirs and assigns.

The above survey of description was made June 19, 1947, by H.E. Frankenfield, C.E. (Bearings from Magnetic Meridian of June 19, 1947)

EXCEPTING AND RESERVING, however, thereout and therefrom a portion of the above described lands which Ralph b. Walker and Evelyn Walker, his wife, by deed dated 20 October 1952, and recorded 20 October 1952, in the aforesaid Recorder's Office at Stroudsburg, Pennsylvania, in Deed Book 188, page 184, granted and conveyed unto Jerold P. Johnson, in fee; and which the said Jerold P. Johnson and Florence Marie Johnson, his wife, by deed dated 31 January 1958 and recorded 7 February 1958 in said Office in Deed Book 240, page 447, granted and conveyed unto Wilmer R. Heckman, in fee,said Exception and Reservation being described as follows quoted verbatim from the hereinabove last two recited deeds, viz:

"All that certain message and lot, tract, piece or parcel 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 an iron stake driven in the ground, being on a course of South fifty-six degrees west distant one hundred forty-two and five-tenths feet from a stone corner on a stone fence, the beginning point of a larger tract of which this is a part: **Thence** by lands of Samuel Van Why South fifty-six degrees West eighty-five feet to an iron and stones for a corner; **thence** by lands of Raymond Van Why, of which both this tract and the larger tract, of which this tract was a part immediately prior hereto, were formerly part, South eleven degrees East two hundred eight and nine-tenths feet to an axle iron and stones for a cor-

ner in the Northerly line of a private drive or roadway known as Walker Drive, the same being eighteen feet in width (said drive extending from this point along the southerly boundary line of lands now or formerly of Raymond Van Why, including this parcel in an easterly direction to the public road known as the Coolbaugh Road); **thence** along the northerly line of said Walker Drive North forty-six degrees East one hundred sixty-four and seven-tenths feet to an iron stake driven in a stump in the northerly line of said Walker Drive; **thence** by land of Ralph B. Walker and Evelyn Walker, his wife, of which this lot was formerly a part North thirty-two and one-half degrees West one hundred sixty-four feet to the place of **Beginning**.

BEING the same premises which Deanna L. Terlesky, Administratrix of the Estate of Lois Ann VanWhy, also known as Lois A. VanWhy, late by indenture dated August 16, 2005, did grant and convey unto Deanna L. Terlesky, said Deed being recorded in the Office of the Recorder of Deeds in and for Monroe County, at Stroudsburg, Pennsylvania on August 22, 2005 in Deed Book Volume 2237, Page 1022.

TAX PARCEL NO.: 09/10/17/3

PIN NO.: 09-7324-04-52-2242

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DEANNA L. TERLESKY

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

JAMES V FARERI, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan 19, 26; Feb 2

**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 97 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 , February 22, 2018

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 and 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 the corner in the road lending from Tannersville to Cherry Lane, said being the most Easterly corner of lands of Harry W. Stuart and the most Southerly corner of lands intended to be conveyed to Joseph F. Maher and wife Minnie M> Lesoine; **Thence**

by said lands intended to be conveyed to Joseph F. Maher and wife in and along said public road, North twenty-three degrees Eleven minutes East One hundred fifty feet to a point; thence by other land of Minnie M. Lesoine, of which this lot was formerly a part, South Sixty-six degrees Thirty-eight minutes East (at 22.64 feet passing over a pipe) four hundred feet to a pipe; thence by lands of the same, North Sixty-six degrees Thirty-eight minutes West (at 200.17 feet passing over a pipe, at 376.85 feet passing over a pipe) Four hundred feet to the place of BEGINNING.

Containing One and thirty-eight hundredths acres, more or less.

Also, all that certain message and 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 found iron pipe, the Southerly corner of lands conveyed by John V. Castino and Rose Castino, his wife, to Clyde A. LaCoe and Shirley J. LaCoe, his wife, by deed dated January 26, 1970, and recorded in Deed Book Vol. 382, page 627; thence by land of Clyde A. LaCoe North 21 degrees 39 minutes 26 seconds East 150.00 feet to a found iron pipe; thence by Lot No. 4, as shown on a plan entitled, 'Cherry Lane Estates, Section No.3, Thomas Ventre Developer, Pocono Township, Monroe County, Pa.' dated January 31, 1975, prepared by Edward C. Hess Assoc., Inc., and intended to be recorded, South 28 degrees 53 minutes 45 seconds East 119.81 feet to a point; thence along tint Northwesterly line of proposed 40 foot wide road on a curve to the right having a radius of 50 feet to an arc length of 27.78 feet (chord bearing nod distance being South 45 degrees 28 minutes 27 seconds West 26.94 feet to a point of tangency); thence along the same South 61 degrees 15 seconds West 128.50 feet ton point; thence by Lot No. 9 North 68 degrees 09 minutes 15 seconds West 371.34 feet to a point on the southeasterly side of Pa. Legislative Route No. 45081; thence along the South-easterly side of pa. Legislative Route No. 45081 North 23 degrees 12 minutes 57 seconds East 50.01 feet to a point; thence by lands of Clyde A. LaCoe South 68 degrees 09 minutes 15 seconds East 369.98 feet to the Place of Beginning.

Containing 0.649 acres, more or less.

Also, all that certain lot, parcel or piece of land situate in the Township of Pocono, County of Monroe, and Commonwealth of Pennsylvania, being Lot 9, Section 3, Cherry Lane Estates, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plat book Volume 25, page 63.

Being the same property or a portion of the same property conveyed to David Culbert by Instrument dated November 25, 2003 from Joseph Horvath a/k/a Joseph J. Horvath filed on December 24, 2003 as Document Number 200364545 and in Book 2177 at Page 7905 in the Monroe County records.

Common Address: 224 Cherry Lane Road, East Stroudsburg, PA 18301

TITLE TO SAID PREMISES VESTED IN Joseph Horvath, a single person, by Deed from Joseph Horvath and Lisa Horvath, a formerly married couple who were divorced on 4/9/10, dated 07/25/2015, recorded 11/20/2015, in Book 2462, Page 7683.

TAX CODE: 12/3/1/46, 12/3/3/15

TAX PIN: 12638304622758,

12638304621662

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOSEPH HORVATH A/K/A

JOSEPH J. HORVATH

LISA HORVATH A/K/A

LISA L. HORVATH

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 - Jan 19, 26; Feb 2

**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 4081 CIVIL 2017, 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 , February 22, 2018

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, bounded and described as follows, to wit:

BEGINNING at a point in the centerline of Twp. Rd. No. 378, (Long Woods Road), being a common corner of Lot No. 2 and Lot No. 1 as shown on a plan titled "Final Plan, Section Two, Subdivision of Lands of Warren and Jean Merwine," dated September 29, 1986, and recorded in Plat Book Vol. 59, Page 31;

THENCE in and along said centerline of Twp. Rd. No. 378 on a curve to the left having a radius of 1000.00 feet for an arc length of 61.16 feet (chord bearing and distance being South 76 degrees 10 minutes 12 seconds East 61.15 feet) to a point of tangency;

THENCE by the same South 77 degrees 55 minutes 20 seconds East 141.22 feet to a point;

THENCE by the same South 77 degrees 18 minutes 31 seconds East 119.15 feet to a point marking the intersection of said centerline of Twp. Rd. No. 378 with the centerline of Twp. Rd. No. 439;

THENCE in and along said centerline of Twp. Rd. No. 439 on a curve to the right having a radius of 1500.00 feet for an arc length of 170.38 feet (chord bearing and distance being South 52 degrees 35 minutes 53 seconds West 170.29 feet) to a point of reverse curvature;

THENCE by the same on a curve to the left having a radius of 800.00 feet for an arc length of 141.77 feet (chord bearing and distance being South 30 degrees 46 minutes 32 seconds West 141.59 feet) to a point of tangency;

THENCE by the same South 45 degrees 41 minutes 55 seconds West 32.68 feet to a point;

THENCE North 44 degrees 18 minutes 05 seconds West 16.50 feet to an iron pin the northwesterly line of said Twp. Rd. No. 439;

THENCE by lands of Warren & Jean Merwine, of which this tract was formerly a part, on a curve to the right having a radius of 30.00 feet for an arc length of 30.85 feet (chord bearing and distance being South

75 degrees 09 minutes 40 seconds West 29.51 feet) to an iron pin, a point of tangency; THENCE by the same North 75 degrees 22 minutes 34 seconds West 80.84 feet to an iron pin; THENCE by the afore-mentioned Lot No. 2 North 15 degrees 34 minutes 21 seconds East 271.46 feet to the place of beginning. BEING Lot No. 1 as shown on the above described plan.

CONTAINING 1.371 Acres of land. TITLE TO SAID PREMISES VESTED IN Eliza A. Dixon and Dewayne J. Dixon, her husband, by Deed from Falcon Crest Homes, Inc., dated 03/21/2003, recorded 03/28/2003, in Book REC/2148, Page 6486.

TAX CODE: 2/7/1/39-25
TAX PIN: 02624900572948
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
ELIZA A DIXON
DEWAYNE J DIXON**

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 - Jan 19, 26; Feb 2

**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 9222 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 , February 22, 2018
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 land situate in the Township of Barrett, County of Monroe, and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pipe in line of lands of William Hilgert, from which the most southwesterly corner of the overall tract bears South 42 degrees 26 minutes 45 seconds East distant 691.63 feet, said iron pipe also being the most Northwesterly corner of Lot No. 2, as shown on a map entitled Subdivision Plat, portion of lands of victor and Alice Brandolino dated revised 2/13/79 and recorded in Plat Book No. 39, Page 99; thence along said lands of William Higert, North 42 degrees 26 minutes 45 seconds West 208.84 feet to an iron pipe; thence through lands of Victor Brandolino, of which this was formerly a part, North 85 de-

grees 21 minutes 35 seconds East 456.38 feet to an iron pipe on the R.O.W. line of a 50.00 foot wide private road as shown on said map; thence along said private road South 4 degrees 38 minutes 25 seconds East 25.00 feet to a point; thence on a curve to the left having a radius of 50.00 feet, an arc length of 29.21 feet to an iron pipe; thence along said Lot 2 South 15 degrees 0 minutes 49 seconds West 119.38 feet to an iron pipe; thence by the same South 85 degrees 21 minutes 35 seconds West 296.51 feet to the place of BEGINNING. CONTAINING 1.458 acres. Being all of Lot No. 1 as shown on the above described map.

ALSO granting unto the Grantees a R.O.W. of 50.00 feet in width as shown on said map beginning on the R.O.W. line of Pa. Rt. 191 through lands of the Grantors and along the Easterly line of the overall tract to a point of intersection with another 50.00 foot dead end street; thence along the centerline of said dead end street (cul de sac) South 85 degrees 21 minutes 35 seconds West 292.66 feet to the most Northeast-erly corner of Lot 1 as shown on the above mentioned map.

BEING THE SAME PREMISES which Julio R. Malavet and Gloria Jean Bartleson by their Deed dated November 2, 1987, and recorded in the Office for the Recording of Deeds, in and for Monroe County, in Deed Book 1587, at Page 785, did grant and convey unto C. David Marticek and Ruth I. Marticek. Note: C. David Marticek, as the surviving spouse by the tenancy by the entireties, departed this life on or about January 26, 2016, and as a result, Greg Batzel, as a known heir of the Estate of C. David Marticek, and any and all unknown heirs of the Estate of C. David Marticek, are the legal title holders to the property, as there was no formal estate opened on behalf of C. David Marticek.

Tax ID #1/11/1/26-1 and
Pin 01637704924529

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**GREG BATZEL, AS A KNOWN HEIR OF THE ESTATE OF C. DAVID MARTICEK
ANY AND ALL UNKNOWN HEIRS OF THE ESTATE OF C. DAVID MARTICEK**

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 M GREGORY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

**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 3742 CIVIL 2017, 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 , February 22, 2018
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, tenement and lots or pieces of ground situate in the **Township of Polk**, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Tract Number 1: Beginning at a railroad spike in the centerline of legislative Route Number 560, said spike is located one mile (five thousand two hundred sixty (5,260) feet South of Route Number 209;

Thence along the center line of said road, South three degrees forty seven minutes East, two hundred feet to a railroad spike in the centerline of Legislative Route Number 560; Thence the two following courses and distances along land of Gilbert Borger, North seventy-nine degrees thirty-eight minutes West, one hundred thirty-five and thirty seven hundredths feet to an iron pipe; Thence North three degrees forty-seven minutes West, one hundred sixty-seven and thirty hundredths feet to an iron pin in line of land of William Borger, Thence along land of William Borger, North eight-six degrees, twenty-seven minutes East, one hundred thirty-one and forty hundredths feet to the place of beginning.

Containing 0.5542 acres.

Tract Number 2: Beginning at an iron pin in line of land of William Borger, said iron pin is located South eight-six degrees twenty-seven minutes West, one hundred thirty-one and forty hundredths feet from a railroad spike in the center line of Legislative Route Number 560; Thence along land of Gilbert Borger, South three degrees forty-seven minutes East, one hundred sixty-seven and thirty hundredths feet to an iron pipe; Thence along land of the same, North seventy-nine degrees thirty-eight minutes West, sixty seven and seven tenths feet to an iron pipe in line of land of Floyd W. Shafer; Thence along land of the same, North no degrees, twenty-seven minutes East, one hundred fifty-one and sixty-eight hundredths feet to an iron pin, the Southwest corner of William Borger's land; Thence along the same, North eighty six degrees twenty-seven minutes East, fifty-three and seventy hundredths feet to the place of beginning.

Containing 0.2179 acres.

PARCEL No. 13/5/1/40-10

PIN: 13622700613462

Also Known As 765 Silver Spring Blvd a/k/a 5676 Kunkletown Road, Kunkletown, PA 18058

BEING the same premises Thomas J. Smith and Doreen Smith, his wife by deed dated April 30, 2004 and recorded May 14, 2004 Deed Book REC/2190 Page 1021 and Instrument # 200421378 in the Office of the Recorder of Deeds in Monroe County, granted and conveyed unto Kevin C. Smith and Hope Smith, his wife.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
HOPE SMITH A/K/A
HOPE E. SMITH
KEVIN C. SMITH**

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
JESSICA MANIS, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

**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 5653 CIVIL 2017, 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 , February 22, 2018
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 Coolbaugh** , County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point placed in the Northerly side or right-of-way line of a forty foot wide proposed road, said point being the most southeasterly corner of the herein described tract and also being located in a general westerly direction about four hundred and six feet from the middle of the macadam pavement of the north and South Turnpike, now U.S. Route no. 196; thence along lands of Martin Jacob, North fifteen degrees forty four minutes fifty eight seconds northeast, three hundred thirty five and twenty eight one-hundredth feet to an iron pin placed for a corner in line of lands now or formerly of William R. Sagancih; thence along same, north sixty eight degrees thirty three minutes thirty four seconds West, one hundred and forty five feet to an iron pin placed for a corner; thence through lands of the Grantors herein, of which this parcel is a part, and in part along the easterly side of right-of-way line of the aforesaid proposed forty foot road, South fifteen degrees forty one minutes fifty eight seconds West, three hundred ten and ninety four one-hundredths feet to an iron pin placed for a corner; thence continuing along the right-of-way of said proposed forty foot road, on a curve to the left having a radius of forty feet, an arc distance of sixty three and twenty nine one-hundredths feet to an iron pin also placed for a corner; thence along the northerly side of right-of-way line of the proposed forty foot road South seventy four degrees fifty seven minutes East, one hundred three and fifty four hundredths feet to the place of beginning.

CONTAINING 1.10 acres, Legal description pursuant to a survey by Karl A. Hennings, Registered Surveyor. Bearings of Magnetic Meridian, September, 1972. Being Known As 120 Ewe Lane, Tobyhanna, PA 18466

Being Tax Parcel No. 03717-5
 BEING the same premises in which Ruth J. Vines, widow, by deed dated 07/24/1998, recorded 07/28/1998, recorded in and for Monroe County, Commonwealth of Pennsylvania, in Record Book 2051, Page 2284, and at Instrument No. 199823719, granted and conveyed unto Joseph LaPointe and Laura LaPointe, his wife.

Tax ID #: 037/1/7-5
 PIN 03635602892981
 PIN #: 03635602892981

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOSEPH G LAPOINTE A/K/A

JOSEPH LAPOINTE

LAURA E LAPOINTE A/K/A

LAURIA E LAPOINTE A/K/A

LAURA LAPOINTE

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
 SAMANTHA GABLE, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 19, 26; Feb 2

**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 3915 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 , February 22, 2018
 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 **Chestnuthill Township** , Monroe County, Commonwealth of Pennsylvania, being shown and designated as Lot 8 on a certain map entitled "Final Plan; Sheet 1 of 2; the Meadowlands feet scale: 1 inches = 100 feet; May 1987" as prepared by Lawrence R. Bailey, Registered Surveyor, Stroudsburg, Pennsylvania, and being recorded in Monroe County Plot Book Volume 58 on Page 262 on October 15, 1986 and being more particularly described as follows:

BEGINNING at a point on the Southwesterly sideline of Switzgabel Drive, as shown on the above captioned map, a corner common to Lots 7 and 8; thence, (1) leaving said road and along said Lot 7 South 45 degrees 12 minutes 42 seconds West 281.27 feet to a point, a corner common to Lots 8 and 9; thence, (2) along said Lot 9 North 29 degrees 06

minutes 05 seconds West 164.80 feet to a point on the Southeasterly sideline of a cul-de-sac, a corner common to Lots 8 and 9; thence, (3) along the South-easterly sideline of said road in a Northeasterly direction on a curve to the left having a radius of 50.00 feet an arc length of 52.95 feet (chord bearing and distance; North 30 degrees 33 minutes 45 seconds East 50.51 feet) to a point; thence, (4) along the same in a Northeasterly direction on a curve to the right having a radius of 30.00 feet an arc length of 26.87 feet (chord bearing and distance; North 25 degrees 53 minutes 07 seconds East 25.98 feet) to a point; thence, (5) along the same North 51 degrees 32 minutes 39 seconds East 139.88 feet to a point; thence, (6) along the Southerly sideline of said road in an Easterly direction on a curve to the right having a radius of 30.00 feet an arc length of 44.33 feet (chord bearing and distance; South 86 degrees 07 minutes 20 seconds East 40.41 feet) to a point on the Southwesterly sideline of the aforementioned Switzgabel Drive; thence, (7) along the Southwesterly sideline of said road South 43 degrees 47 minutes 18 seconds East 139.19 feet to the point of beginning.
 Being commonly known as 1412 Switzgabel Drive (a/k/a Switz Gable Drive), a/k/a Farm Court (a/k/a 107 Farm Court), Brodheadsville, Chestnuthill Township, PA

Being Tax Parcel No. 2/9G/1/8;
 Pin No. 02/6248/02/86/0812

Being the same premises which Charles J. Parisi and Lori A. Parisi, his wife by Deed dated 05/11/1992 and recorded 05/13/1992 in Monroe County in Record Book 1828 Page 1268 conveyed unto Charles J. Parisi and Lori A. Parisi, his wife, in fee.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CHARLES J PARISI

LORI A PARISI

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
 MICHAEL S BLOOM, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 19, 26; Feb 2

**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 4679 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 , February 22, 2018
 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

Sheriff of Monroe County
Pennsylvania
PETER WAPNER, ESQUIRE

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Tobyhanna**, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 313, Section AI, according to Plan of Emerald Lake Estates, Inc., prepared by Leo Achterman, Jr. C.E. and recorded in Office for Recording of Deeds in and for the County of Monroe at Stroudsburg, PA, bounded and described as follows, to wit:

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

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

BEGINNING at an iron pipe on the westerly line of Hilltop Drive, said iron pipe being the southeasterly corner of Lot No. 312 as shown on map entitled "Section A-1, Emerald Lakes, 5 October 1967"; thence along the westerly line of Hilltop Drive as shown on said map South 16 degrees 00 minutes 50 seconds West 61.46 feet to a point of curve (iron pipe); thence on a curve to right having a radius of 40.00 feet to arc length of 53.77 feet to a point of tangency (iron pipe) on the northerly side of West Emerald Lake Drive as shown on said map; thence along the northerly side of said road North 86 degrees 57 minutes 40 seconds West 250.72 feet to a point; thence along the lands of Pocono Crest North 3 degrees 02 minutes 20 seconds East 35.00 feet to a concrete monument; thence still along the lands of Pocono Crest North 27 degrees 52 minutes 30 seconds East 125.32 feet to a point; thence along Lot No. 312 of said map South 73 degrees 59 minutes 10 seconds East 257.44 feet to the place of **BEGINNING**.

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 9780 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, February 22, 2018

AT 10:00 A.M.

Being Lot No. 313 as shown on said map.
Subject to a 10 foot easement on both sides of the stream at the western end of the lot, hereby conveyed.

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 Tunkhannock**, County of Monroe, and State of Pennsylvania, bounded and described, as follows:

TITLE TO SAID PREMISES VESTED IN Gerald C. Weir, by Deed from Emile J. Fazzino and Denise M. Fazzino, his wife, dated 02/22/2001, recorded 02/26/2001, in Book 2091, Page 7759.
Mortgagor Gerald C. Weir died on 01/15/2008, and Kathleen Weir was appointed Administrator/trix of his estate. Letters of Administration were granted to her on 09/27/2012 by the Register of Wills, No. 4512-0516. Decedent's surviving heir at law and next-of-kin is Kathleen Weir.

Being all of lot 1311 in Section W as shown and designated on plan of Indian Mountain Lakes, Section W made by Leo Achterman, Jr., Civil Engineer, and surveyor, dated April 22, 1975, and recorded June 18, 1975, and recorded June 18, 1975 at the Recorder of Deeds for Monroe County, Map Book 26, page 63, said lot having a frontage on Sioux Drive of one hundred thirty nine and eleven one-hundredths (139.11) feet, a rear line of one hundred seventy one and nine one-hundredths (171.09) feet, and side lines of two hundred eighty nine and forty one one-hundredths (289.41) feet and two hundred eighty nine and fifty one-hundredths (289.51) feet, respectively, as delineated on said plot map which is incorporated herein by reference thereto.

TAX CODE: 19/3B/1/7
TAX PIN: 19633404826771

SUBJECT to the covenants appended to aforementioned plot map recorded in Plot Book 26, Page 63. **SUBJECT** to all exceptions, reservations, restrictions, covenants and conditions as set forth in the aforementioned deed.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

TOGETHER with all rights and privileges appurtenant or relating to the above described premises.
SUBJECT to any easements heretofore granted relating to public utility services.

KATHLEEN WEIR, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF GERALD C. WEIR UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GERALD C. WEIR, DECEASED

IMPROVED with a single family, one-story ranch frame dwelling and more commonly known as 1311 Sioux Drive, Indian Mountain Lake, Monroe County, Pennsylvania.

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."

TOGETHER with all buildings and improvements thereon.
Parcel No. 20/81/1/112
PIN: 20632103207880

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.

BEING THE SAME PREMISES which Radames Torrellas and Louisa Lappin by Deed dated June 27, 2008 and recorded July 10, 2008 in the Office of the Recorder of Deeds in and for Monroe County, in Deed Book 2338, Page 5248, granted and conveyed unto Kathy Sherrer, in fee.
Tax ID #: 20/81/1/112
PIN #: 20632103207880

Todd A. Martin

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
KATHY SHERRER

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
SAMANTHA GABLE, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

**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 998 CIVIL 2017, 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 , February 22, 2018
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 or parcel of land situate in the Township of Tobyhanna , County of Monroe and State of Pennsylvania, being Lot No. 12, in the Old Farm Estates Subdivision, Phase 1, as prepared by Sincavage Associates, the Final Plan being recorded in the Office for the Recording of Deeds in and for Monroe County at Stroudsburg, Pennsylvania, in Map Book Volume 59 at Page 342. Covenants, Conditions and Easements of Map Book Volume 59, Page 342, amended by Old Farm Estates Subdivision as prepared by Thomas J. Reilly, Jr., P.E. of Reilly Associates, the final plan being recorded in and for Monroe County, at Stroudsburg, Pennsylvania, in Map Book Volume 64 at Page 41, reserving to Grantor all mineral rights in said land bound and described as follows:

BEGINNING at an iron pin located on the Northerly right of way line of Anna Road and being the Southeast corner of Lot 12; thence along the aforementioned right of way line of Anna Road South 69°19'35" West 235.71 feet to an iron pin; thence along Lot 11 North 20°40'25" West 336.32 feet to a point in the land now or formerly of Richard Smith. Thence along same North 70°45'00" East 54.47 feet to an iron pin. Thence along same North 69°45'00" East 103.88 feet to an iron pin. Thence along the same North 20°15'00" West 50 feet to an iron pin. Thence along the same North 69°45'00" East 67 feet to an iron pin. Thence along the land now or formerly of Camelot Forest South 22°10'06" East 383.84 feet to the place of beginning.

Title to said Premises vested in Craig V. Lehmann aka Craig Lehmann and Beverly D. Lehmann aka Beverly Lehmann by Deed from mark Sincavage and Dominic Vangarelli dated May 15, 2003 and recorded on May 20, 2003 in the Monroe County Recorder of Deeds in Book 2153, Page 9250 as Instrument No. 200323359. Being known as: 183 Anna Road aka 12 Anna Road, Blakeslee, PA 18610

Tax Parcel Number: 19/15/1/22-41
Tax Pin Number: 19539402765208

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CRAIG V. LEHMANN A/K/A

**CRAIG LEHMANN
BEVERLY D. LEHMANN A/K/A
BEVERLY LEHMANN**

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
ROGER FAY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

**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 449 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 , February 22, 2018
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 land situate in the Borough of Stroudsburg , County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEING LANDS FORMERLY a part of Lot 1, said Lot 1 being designated on a plan entitled 'Subdivision of Lands of Redevelopment Authority of Monroe County, First Ward Urban Renewal Area, Borough of Stroudsburg', prepared by Edward C. Hess Associates, Inc., and more particularly described as follows, to wit:

BEGINNING At a point on the Westerly right-of-way of Fulmer Avenue, said point being a point common to lands N/F of the Borough of Stroudsburg; thence, along lands of N/F of the Borough of Stroudsburg, South 54°50'12" West 240.83 feet to a point on the Easterly right-of-way of North Fifth Street; thence, along the Easterly right-of-way of North Fifth Street North 25°05'40" West 57.54 feet to a point, said point being a corner common to lands N/F Viola Shaffer, thence, along lands of N/F Viola Shaffer North 54°50'12' East 111.30 feet to a point; thence, along lands of N/F Viola Shaffer North 35°09'48" West 50.00 feet to a point; thence along lands of N/F Viola Shaffer North 54°50'12" East to a point, said point being a corner common to Lot 1-B said Lot 1-B being formerly a part of the aforementioned Lot 1; thence, along Lot 1-B South 85°25'23" East 104.45 feet to a point on the Westerly right-of-way of Fulmer Avenue; thence, along the Westerly right-of-way of Fulmer Avenue along a curve bearing to the left having a radius of 50.00 feet 33.55 feet to a point; thence, along the Westerly right-of-way of Fulmer Avenue South

35°09'48" East 10.00 feet to the place of BEGINNING. BEING Lot 1-A.

TITLE TO SAID PREMISES VESTED IN Mohammed Khan and Samina Khan, his wife, by Deed from Kim D. Werkheiser, n/b/m Kim D. Roy and Gillie Roy, her husband, dated 01/30/1987, recorded 02/13/1987, in Book 1538, Page 1098.

TAX CODE: 18-1/17/12

TAX PIN: 18730119509787

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MOHAMMED KHAN

SAMINA KHAN

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 E DEBARBERIE, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

**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 5447 CIVIL 2017, 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 , February 22, 2018
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 Tobyhanna , County of Monroe and State of Pennsylvania, and more particularly bounded and described as follows, to wit:

BEGINNING at a point on the Northeasterly side line of 50.00 foot wide Spruce Road and in the dividing line between Lots Nos. 17 and 18 on plot of lots known as "Green Wood Crest" in Green Wood Acres, as prepared by Edward C. Hess Associates, dated March 7, 1969 and recorded April 8, 1969 in the Recorder of Deeds Office in and for Monroe County in Plot Book Volume 12, Page 39.

THENCE from said beginning point and along the dividing line between lots Nos. 17 and 18, North 51 degrees 39 minutes 50 seconds East 200.33 feet to a point common to Lots Nos. 1, 2, 17 and 18.

THENCE from said point and along the line between Lots Nos. 1 and 17, North 35 degrees 02 minutes West 166 feet to a point on the Southeasterly side line of 50 foot wide Lidio Road;

THENCE from said point and along the southeasterly side line of Lidio Road, South 52 degrees 16 minutes West 171.60 feet to a point;

THENCE along a curve to the left at the intersection of Lidio Road, and Spruce Road, having a radius of 30 feet, a tangent of 28.62 feet and an arc length of 45.71 feet to a point on the northeasterly side line of Spruce Road;

THENCE from said point and along said Northeasterly side line of Spruce Road South 35 degrees 02 minutes East 139.03 feet to a point, the place of BEGINNING.

BEING all of Lot No. 17, Section B, Green Wood Crest in Green Wood Acres.

BEING Parcel No. 19/19B/2/145

PIN: 19539401493824

Also Known As P.O. Box 1350 a/k/a 164 Driftwood Drive a/k/a 17 Spruce Road, Blakeslee, PA 18610

BEING the same premises PC & C Realty, LLC by deed dated August 10, 2006 and Recorded August 15, 2006 Deed Book 2277 Page 5896 in the Office of the Recorder of Deeds in Monroe County, granted and conveyed unto Kimberly A. Fedrigon.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

KIMBERLY A FEDRIGON

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
JESSICA MANIS, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

**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 5496 CIVIL 2017, 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 , February 22, 2018
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 Stroud , County of Monroe, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron on the Northwesterly line of an Unnamed Street, 40 feet in width, said iron being the most Southerly corner of Lot 1B as shown on map entitled, "Minor Subdivision, Frances T. Bubka Et Vir - Resubdivision of Lots 1 and 201 through 205", dated 19 July 1990 and revised 29 August 1990; thence, along the Northwesterly line of said Unnamed Street in a Southwesterly direction on a curve to the right having a radius of 870 feet an arc length of 35.39 feet

to an iron, a point of tangency; thence, along the same, South 48 degrees 13 minutes West, 264.07 feet to an iron, a point of curvature on an easement arc; thence, along said easement arc on a curve to the right having a radius of 40 feet an arc length of 86.37 feet to an iron, a point of compound curvature on the Easterly line of SR-0447; thence, along the Easterly line of SR-0477 on a curve to the right, having a radius of 553.69 feet, an arc length of 323.71 feet to a point of tangency; thence, along the same, North 25 degrees 26 minutes 10 seconds East, 56.01 feet to a point; thence, along the same, North 64 degrees 33 minutes 50 seconds West, 3.51 feet to a point; thence, still along the same, North 25 degrees 26 minutes 10 seconds East, 26.15 feet to an iron, the most Westerly corner of Lot 1B as shown on said map; thence, along Lot 1B, South 44 degrees 6 minutes 50 seconds East, 299.88 feet to the place of BEGINNING. BEING Lot 1A as shown on said Map

BEING known for informational purposes as 215 Spring Brook Road, East Stroudsburg, PA

BEING THE SAME PREMISES which was conveyed to Betsy B. Feliciano by Deed of Frances T. Ball fka Frances T. Tubka, dated 05.13.2005 and recorded 05.25.2005 as Instrument 200522386 Book 2226 Page 6192 in the Monroe County Recorder of Deeds Office.

Tax ID #: 17/1A/1/19
PIN #: 17639302795268

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

BETSY B. FELICIANO

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

SAMANTHA GABLE, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

**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 5987 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 , February 22, 2018
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 of land situate in the township of Smithfield county of Monroe, and commonwealth of Pennsylvania being known and designated as lot 10 and further described as lot 10 as shown on a plan titled 'section no. 1, subdivision

lands of Frank Gabriel' prepared by Edward C. Hess Associates, Inc., and recorded in the office for the recording of deeds &c., at Stroudsburg Pennsylvania in and for the county of Monroe in plot book volume 37, page 19.

TITLE TO SAID PREMISES VESTED IN Linda L. Branch, by Deed from James G. Maurath and Karen A. Maurath, h/w, dated 06/27/2005, recorded 06/28/2005, in Book 2230, Page 5205.

Mortgagor Linda L. Branchy a/k/a Linda Louise Serrano died on 05/12/2013, and Carlos A. Serrano was appointed Administrator of her estate. Letters of Administration were granted to him on 05/23/2013 by the Register of Wills of Monroe County, No. 4513-0268. Decedent's surviving heirs at laws and next-of-kin are Carlos A. Serrano, Robert Davidson Branch, Jr, Christopher Branch, Rebecca Serrano, and Angelina Serrano.

By executed waivers, Christopher Branch, Rebecca Serrano, and Angelina Serrano waived their rights to be named as defendants in the foreclosure action.

TAX CODE: 16/6B/1/11

TAX PIN: 16731201085358

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CARLOS A. SERRANO, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF LINDA L. BRANCH A/K/A LINDA LOUISE SERRANO

ROBERT DAVIDSON BRANCH, JR, IN HIS CAPACITY AS HEIR OF THE ESTATE OF LINDA L. BRANCH A/K/A LINDA LOUISE SERRANO UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LINDA L. BRANCH A/K/A LINDA LOUISE SERRANO, 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 - Jan 19, 26; Feb 2

**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 5146 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 , February 22, 2018
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 parcel of land situate in the Township of Hamilton, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at an iron on the Northerly line of Bernard Lane, said iron being the Southeasterly corner of Lot 126 as shown on map entitled 'Final Plan, East View Estates, Section V-B', dated 10 April 1997 and revised 26 June 1997; thence along Lot 126, N 2 degrees 26 minutes 54 seconds W 380.00 feet to an iron in line of Lot 127 as shown on said map; thence along Lot 127, N 87 degrees 33 minutes 06 seconds E 347.65 feet to an iron, the most Northerly corner of Lot 124 as shown on said map; thence along Lot 124, S 25 degrees 03 minutes 23 seconds W 357.15 feet to an iron on the Northerly line of a turnaround at the Easterly end of Bernard Lane; thence along the Northerly line of said turnaround in a Westerly direction on a curve to the left having a radius of 60 feet an arc length of 100.72 feet to an iron, a point of reverse curvature on an easement arc; thence along said easement arc on a curve to the right having a radius of 50 feet an arc length of 59.93 feet to an iron, a point of tangency on the Northerly line of Bernard Lane; thence along the Northerly line of Bernard Lane, S 87 degrees 33 minutes 06 seconds W 52.53 feet to the place of beginning.

Containing 2.065 acres, more or less. Being Lot 125 as shown on said map. Being commonly known as 125 Bernard Lane. Stroudsburg, PA 18360-8799.

TITLE TO SAID PREMISES VESTED IN Charles Prinzi-valli and Elaina Prinzi-valli, h/w, as tenants by the entireties, by Deed from Jean Adrien and Claudette Adrien, dated 08/19/2003, recorded 08/20/2003, in Book 2164, Page 2329. TAX CODE: 07/90544 TAX PIN: 07638003012150

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ELAINA PRINZIVALLI
CHARLES PRINZIVALLI**

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 E DEBARBERIE, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

**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 10710 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, February 22, 2018
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 land, situate in the Township of Paradise, County of Monroe, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a fence post on the Southerly side of the public road leading from Swiftwater to Henryville, being the Northeast corner of lands of Grantors: THENCE by land reserved by W.K. LaBar (Bearings from Magnetic Meridian of 1931) South 11 degrees 30 minutes East, 413 feet to a stone; THENCE by land now or late of J. Russel Henry, North 85 degrees 35 minutes West, 270 feet to a point; THENCE due North 358 feet to a point on the Southerly line of said road leading from Swiftwater to Henryville; THENCE along the Southerly side of said road, North 77 degrees East, 118 feet to a point; and THENCE along the Southerly line of said road, South 35 degrees East, 77 feet, more or less to the point of BEGINNING.

TITLE TO SAID PREMISES VESTED IN Susan Cofield, individually, by Deed from Susan Cofield, as Executrix for the Estate of Richard L. Hallett, a/k/a Richard Hallett, Sr., deceased, dated 10/27/2016, recorded 11/02/2016, in Book 2480, Page 8062.

Mortgagor Richard L. Hallett a/k/a Richard Hallett died on 06/20/2013, and upon information and belief, his surviving heirs are Susan Cofield and Richard L. Hallett, Jr.

TAX CODE: 11/3/1/58-1
TAX PIN: 11638503407692

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

SUSAN COFIELD, IN HER CAPACITY AS HEIR OF RICHARD L. HALLETT A/K/A RICHARD HALLETT, DECEASED

RICHARD L. HALLETT, JR, IN HIS CAPACITY AS HEIR OF RICHARD L. HALLETT A/K/A RICHARD HALLETT, DECEASED

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RICHARD L. HALLETT, 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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

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

**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 5060 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, February 22, 2018

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 Smithfield, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron on the Southeasterly line of Winchester Drive, said iron being the most Northerly corner of Lot No. 402, said iron being also on the center line of the Metropolitan Edison Co. right of way as shown on map entitled 'Section I, Smithfield Village, John E. Detrick et ux, revised 20 January 1969;' thence along the Southeasterly line of Winchester Drive in a Northeasterly direction on a curve to the left having a radius of 700.00 feet an arc length of 128.62 feet to a point of tangency; thence along the same, North 57 degrees 19 minutes 50 seconds East 70.60 feet to an iron, a point of curvature; thence in an Easterly direction on a curve to the right having a radius of 200.00 feet to an iron, a point of tangency on the Southerly line of Winchester Drive; thence along the Southerly line of Winchester Drive, South 78 degrees 54 minutes 50 seconds East 45.81 feet to an iron on line of lands of R.W. DeRacynski; South 29 degrees 47 minutes 50 seconds west 413.43 feet to a point being the most Easterly corner of Lot No. 402 and on the center line of the Metropolitan Edison Co. right of way, also Lot No. 402, North 34 degrees 19 minutes 45 seconds West 264.40 feet to the place of Beginning.

BEING LOT No. 401 as shown on said map.

TITLE TO SAID PREMISES VESTED IN Samantha M. Mauro and Frank E. Mauro III, wife and husband, by Deed from John F. Jose, single, dated 08/25/2006, recorded 08/29/2006, recorded 08/29/2006, in Book 2279, Page 1066.

TAX CODE: 16/6A/1/54

TAX PIN: 16731303310649

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**FRANK E. MAURO III
SAMANTHA M. MAURO**

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

**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 1464 CIVIL 2017, 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, February 22, 2018

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 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 Northwesterly line of Township Road No. 487, said point being the most easterly corner of Lot No. 106 as shown on map entitled "Section B, Pocono Laurel Lake, Joseph R. Mattioli, 29 March 1965"; Thence, along Lot No. 106, Section B, North thirty-nine degrees forty-three minutes ten seconds West one hundred fifty feet to a point, said point being the most southerly corner of Lot No. 108, Section B; thence along Lot No. 108, Section B, North fifty degrees sixteen minutes fifty seconds East one hundred feet to a point, said point being the most westerly corner of Lot No. 104, Section B; thence along Lot No. 104, Section B, South thirty-nine degrees forty-three minutes ten seconds East one hundred fifty feet to a point on the northwesterly line of Township Road No. 487; thence along said northwesterly line of Township Road No. 487, South fifty degrees sixteen minutes fifty seconds West one hundred feet to the place of beginning. Containing 0.35 Acres, more or less. Being Lot No. 105, Section B, as shown on said map.

BEING known and numbered as 1047 Laurel Lake Road, aka 333 Laurel Lake Rd, Bartonville, PA 18321.

Being the same property conveyed to Mary Festante, single who acquired title by virtue of a deed from Angelina Festante, widow, dated March 31, 2000, recorded April 5, 2000, at Instrument Number 200011024, and recorded in Book 2077, Page 1645, Office of the Recorder of Deeds, Monroe County, Pennsylvania.

TAX CODE: 12-9A-2-78

PIN NO: 12638203113968

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MARY FESTANTE

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
CRISTINA L CONNOR, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

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
HEATHER RILOFF, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

**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 7186 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 , February 22, 2018
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 Polk, Count of Monroe and Commonwealth of Pennsylvania, bounded and described as follows to wit:

BEGINNING at an iron pin in the westerly line of Valley Road East, being a common corner of Lot No. 14 and Lot No. 15 as shown on a plan of lots titled 'Final Plan, Subdivision of lands of JER Leisure Land, Inc., Sunset Acres, Section 2' dated September 3, 1993 and recorded December 21, 1993 in The Office for the recording of Deeds, etc., in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plot Book Volume 65 page 247; thence by said Lot No. 14 North 80 degrees 20 minutes 15 seconds West 252.99 feet to an iron pin in the easterly line of Lot No. 12; thence by said Lot No. 12 and by Lot No. 11 North 9 degrees 39 minutes 45 seconds East 194.40 feet to an iron pin in line of lands of Susan Kresge; thence by said lands of Susan Kresge South 82 degrees 14 minutes 55 seconds East 253.13 feet to a concrete monument; thence along the aforementioned westerly line of Valley Road East, South 9 degrees 39 minutes 45 seconds West 202.85 feet to the place of **BEGINNING**. **CONTAINING** 1.154 acres of land more or less and **BEING** Lot No. 15 as shown on the above described plan.

UNDER AND SUBJECT to Declaration of Protective Covenants as recorded in Record Book Volume 1929 page 1744.

Being the same premises which JER Leisure Land by Deed dated 7/26/1994, recorded 8/2/1994 in Deed Book 1965, Page 303 conveyed unto Gregory S. Schlegel and Teresa Schlegel, his wife.

Being known as Tax Parcel #13/89144 13-6237-00-53-2580

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
GREGORY S SCHLEGEL
TERESA SCHLEGEL**

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

**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 1500 CIVIL 2017, 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 , February 22, 2018
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 209, Section G, A Pocono Country Place, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, ion Plot Book Volume 19, Pages 11, 17 & 19.

TITLE TO SAID PREMISES VESTED IN Deyancie Monroe and Cora Monroe, h/w, by Deed from Arthur M. Cooper, Jr. and Christine C. Cooper, h/w, dated 08/23/2001, recorded 08/27/2001 in Book 2103, Page 2514.

Cora Monroe was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Cora Monroe's death on or about 09/08/2011, her ownership interest was automatically vested in the surviving tenant by the entirety.

Mortgagor Deyancie Monroe a/k/a Deyancie Divella Monroe a/k/a Deyancie D. Monroe died on 05/31/2016, and upon information and belief, his surviving heirs are Gregory Monroe, Sharon Gilbert, and Wayne Monroe.

By executed waivers, Gregory Monroe and Wayne Monroe waived their rights to be named as defendants in the foreclosure action.

TAX CODE: 03/8D/1/460
TAX PIN: 03635810366645

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
SHARON GILBERT, IN HER CAPACITY AS HEIR OF DEYANCIE MONROE A/K/A DEYANCIE DIVELLA MONROE A/K/A DEYANCIE D. MONROE, DECEASED**

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSON, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DEYANCIE MONROE A/K/A DEYANCIE DIVELLA MONROE A/K/A DEYANCIE D. MONROE, 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 - Jan 19, 26; Feb 2

**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 8005 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 , February 22, 2018
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 Coolbaugh , county of Monroe and state of Pennsylvania, being lot no. 349, section no. F, as shown on map of a Pocono Country place, on file in the recorder's office at Stroudsburg, PA., in plot book no. 19 at page 11, 13 and 15.

TITLE TO SAID PREMISES VESTED IN Erica A. Crespo, by Deed from Erica L. Crespo, as Administratrix of the Estate of Samuel Nieves, Sr., being spelled in a prior deed as the Estate of Samuel Nieves, aka Samuel Nieves, be spelled in the prior deed as Samuel Nieves, dated 05/16/2016, recorded 05/18/2016, in Book 2471, Page 6996.

Mortgagor Samuel Nieves a/k/a Samuel Nieves, Sr died on July 15, 2015, and Erica L. Crespo was appointed Administratrix of his estate. Decedent's surviving heirs at law and next-of-kin is are Erica L. Crespo a/k/a Erica Crespo, Melissa Nieves, Samuel Nieves, Jr., Samantha Nieves, Daniel Nieves, and Rosemarie Nieves.

By disclaimer filed in the Estate of Samuel Nieves a/k/a Samuel Nieves, Sr., Melissa Nieves, Samuel Nieves, Jr., Samantha Nieves, Daniel Nieves, and Rosemarie Nieves, disclaimed and renounced any and all claims they have or may have to any property of the Estate.

TAX CODE: 03/8C/1/451

TAX PIN: 03635814432528

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ERICA L. CRESPO A/K/A ERICA CRESPO, IN HER CAPACITY AS ADMINISTRATRIX CTA AND HEIR OF THE ESTATE OF SAMUEL NIEVES A/K/A SAMUEL NIEVES, SR.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SAMUEL NIEVES A/K/A SAMUEL NIEVES, SR., 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
JENNIE C TSAI, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

**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 63 CIVIL 2017, 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 , February 22, 2018
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 townhouse unit situate in the Township of Middle Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown as Unit D on the attached exhibit titled "As-Built Map of Survey, Unit 57, Northslope III", dated October 3, 2003 as prepared by Frank J. Smith, Jr., Inc., Professional Land Surveyors of Marshalls Creek, Pa., more fully described as follows, to wit:

BEGINNING at the most southerly common corner of Unit C and Unit D, said corner being North 30 degrees 09 minutes 48 seconds West and distant 47.39 feet from centerline of P.C. Station 7+38.49 in Lower Ridge View Drive; THENCE 1.) by said Unit C, North 30 degrees 28 minutes 58 seconds West 38.00 feet to a point; THENCE 2.) through lands now or formerly of Northslope III, North 59 degrees 31 minutes 02 seconds East 24.00 feet to a point; THENCE 3.) through the same and by Unit E, South 30 degrees 28 minutes 58 seconds East 36.00 feet to a point; THENCE 4.) through said lands of Northslope III, South 59 degrees 31 minutes 02 seconds West 10.83 feet to a point; THENCE 5.) through the same, South 30 degrees 28 minutes 58 seconds East 2.00 feet to a point; THENCE 6.) through the same, South 59 degrees 31 minutes 02 seconds West 13.17 feet to the place of BEGINNING.

Title to said Premises vested in Jill M. Stewart by Deed from Chioma Momah dated June 15, 2005 and recorded on June 23, 2005 in the Monroe County Recorder of Deeds in Book 2230, Page 504 as Instrument No. 200527268.

Being known as: 57 Lower Ridge View Cir, Unit D, East Stroudsburg, PA 18302

Tax Parcel Number: 09/96795/57D

Tax Pin Number: 0973303308397D

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JILL M COLABELLA F/K/A
JILL M STEWART**

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
ROGER FAY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

in Monroe County Record Book Volume 1617, at page 611 et seq., and which are incorporated herein by reference.

TAX PARCEL NO.: 02/14C/2/58
PIN NO.: 02633004932508

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

BARBARA A AZZARO

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

PATRICK J WESNER, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

**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 7334 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 , February 22, 2018
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, bounded and described as follows, to wit:

BEGINNING at an iron pin on the southeasterly line of Mt. Effort Drive, being a common corner of Lot No. 57 and Lot No. 58 as shown on a plan titled "Final Plan, Subdivision of Pocono Mount Effort Village," dated June 24, 1987, and recorded November 18, 1987, in Plot Book Vol. 59, at page 398; thence along said southeasterly line of Mt. Effort Drive North 65 degrees 13 minutes 13 seconds East 150.00 feet to an iron pin; thence by Lot No. 59 South 24 degrees 46 minutes 47 seconds East 330.00 feet to an iron pin on the northwesterly line of Lot No. 56; thence by said Lot No. 56 South 65 degrees 13 minutes 13 seconds West, 150.00 feet to an iron pin; thence by the aforementioned Lot No. 57 North 24 degrees 46 minutes 47 seconds West 330.00 feet to the place of **BEGINNING.**

CONTAINING 1.136 acres of land and being Lot No. 58 as shown on the above-described plan.

BEING A PART OF THE SAME PREMISES William H. Baumgartner and Rena V. Baumgartner, husband and wife, by their deeded dated April 26, 1989, and recorded in the Office for Recording of Deeds in and for Monroe County, in Deed Book Volume 1678, at page 226, did grant and convey unto Amedeo Azzaro and Barbara A. Azzaro husband and wife.

UNDER AND SUBJECT, however, to the restrictions, covenants, and conditions as recorded May 12, 1988,

**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 2577 CIVIL 2017, 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 , February 22, 2018
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 Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at an iron on the Easterly line of LR 949, said iron being the Southwesterly corner of Lot No. 2 as shown on a map entitled "Hamilton Hills, 10 April 1977"; thence along Lot No. 2, S 80 degrees 26 minutes 24 seconds E 685.56 feet to an iron in line of lands of Laura Kemmerer Estate; thence along said lands of the Laura Kemmerer Estate, S 82 degrees 46 minutes 59 seconds W 486.29 feet to an iron, the Northeasterly corner of lands of Raymond Hoffner; thence along said lands of Raymond Hoffner, N 85 degrees 32 minutes 26 seconds W 220.84 feet to an iron on the Easterly line of LR 949, N 90 degrees 33 minutes 36 seconds E 160.00 feet to the place of beginning. Containing 1.509 acres, more or less. Being Lot 1 as shown on said map, in Plot book Vol. 32, Page 13.

TITLE TO SAID PREMISES VESTED in Mildred McTague, by Deed from John G. Strom and Doris E. Strom, his wife, dated 06/02/2000, recorded 06/05/2000, in Book 2079, Page 6063.

Mortgagor Mildred McTague died on 06/17/2016, and upon information and belief, her surviving heir is John Strom.

TAX CODE: 07/10/1/63-18

TAX PIN: 07627804818940

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOHN STROM, IN HIS CAPACITY AS HEIR OF MILDRED MCTAGUE, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MILDRED MCTAGUE, 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 - Jan 19, 26; Feb 2

**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 3286 CIVIL 2017, 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 , February 22, 2018

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 land situate in the Township of Chestnuthill , County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pipe on the northerly line of Hillside Drive, a common corner of Lot No. 79 and Lot No. 80, as shown on a plan titled "Final Plan Section 4, Robinwood County Estates, HBG, INC. - Developers, Chestnuthill and Jackson Townships, Monroe County Pennsylvania" dated 6 March, 1978, and revised 14 April, 1978, prepared by Edward C. Hess Associates, Inc., and recorded May 10, 1978, in Plot Book 36, Page 35; thence by Lot No. 79 North 7 degrees 42 minutes 16 seconds West 295.00 feet to an iron pipe in line of lands of Paul L. Bond; thence by lands of Paul L. Bond North 82 degrees 17 minutes 44 seconds East 155.00 feet to an iron pipe; thence by Lot No. 81 South 7 degrees 42 minutes 16 seconds East 295.00 feet to an iron pipe on the northerly line of Hillside Drive; thence along the northerly line of Hillside Drive South 82 degrees 17 minutes 44 seconds West 155.00 feet to the place of **BEGINNING**. CONTAINING 1.050 acres, more or less.

BEING Lot No. 80 as shown on the above-mentioned plan.

Title to said Premises vested in Suzanne Harding by Deed from Richard M. Harding and Suzanne Moini n/k/a Suzanne Harding dated October 23, 2006 and recorded on November 8, 2006 in the Monroe County Recorder of Deeds in Book 2286, Page 9720 as Instrument No. 200647982.

Being known as: 2778 Rising Hill Drive f/k/a RR 6, Box 6681, Saylorsburg, PA 18353

Tax Parcel Number: 2/5B/1/82

Tax Pin Number: 02635001054274

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**SUZANNE HARDING****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
ROGER FAY, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

**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 2640 CIVIL 2017, 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 , February 22, 2018

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 in the Borough of Stroudsburg , County of Monroe, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southwesterly intersection of East Clermont Avenue and Stroud Avenue; thence along the westerly side of Stroud Avenue, South eleven degrees twenty-five minutes East one hundred seventy two and fifteen-hundredths feet to a point; thence along lands now or formerly of Stroudsburg and Water Gap Street Railway company, South seventy eight degrees sixteen minutes West eighty feet to a point being common corner of Lots Numbers 5 and 6, Section 1, on the hereinafter designated plan of lots; thence along Lot Number 5, North eleven degrees twenty five minutes West one hundred seventy two and fifty nine-hundredths feet to a point on the southerly side of said East Clermont Avenue, said point being common corner of Lots Numbers 5 and 6 aforementioned; thence along the southerly side of said East Clermont Avenue, North seventy eight degrees thirty-five minutes East eighty feet to the place of **BEGINNING**.

BEING Lots Nos. 6 and 7, Section I, 'Map of Lands of Highland Park Development Company, Stroudsburg, Monroe County, Pennsylvania, E.C. Hess, C.E.'

TITLE TO SAID PREMISES VESTED IN Randy Compher and Sherry Compher, his wife, by Deed from Gerald E. Shanley, Jr. a/k/a Gerald S. Shanley and Margaret V. Shanley, his wife, dated 02/12/1991, recorded 02/15/1991, in Book 1768, Page 963.

TAX CODE: 18-5/113/7

TAX PIN: 18730012766551

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**RANDY COMPHER
SHERRY COMPHER**

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 M BENNET, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

**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 9424 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, February 22, 2018

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 situated in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania being Lot No. 1146 as shown on a plan entitled, 'Final Land Development Plan, Country Club of the Poconos, Phase III, Sections 4 and 8' dated January 15, 2004 last revised March 3, 2004, prepared by R.K.R. Hess Associates, Inc. Scranton, PA. and recorded August 3, 2005 in Plat Book 77 Pages 189 through 195, more particularly described as follows:

Beginning at a common corner of Lots No. 1145 and No. 1146 on the westerly side of Doral Court (50' R.O.W.); thence

1. Along the westerly side, South 12 degrees 01 minutes 38 seconds West, a distance of 82.14 feet to a corner of Lot No. 1147; thence

2. Along Lot No. 1147, North 77 degrees 58 minutes 22 seconds West, a distance of 137.00 feet to a corner on line of Lot No. 1130; thence

3. Along Lots No. 1130 and No. 1131, North 12 degrees 01 minutes 38 seconds East, a distance of

82.14 feet to a corner of Lot No. 1145; thence 4. Along Lot No. 1145, South 77 degrees 58 minutes 22 seconds East, a distance of 137.00 feet to the first mentioned point and place of beginning.

Containing 11,253 square feet or 0.26 acres of land.

TITLE TO SAID PREMISES VESTED IN Wayman S. Smith, III and Vanest Darcel Freeman-Smith, h/w, by Deed from Wayman S. Smith, III, dated 01/26/2008, recorded 09/05/2008, in Book 2341, Page 5600.

TAX CODE: 09/89246

TAX PIN: 09733403236709

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

WAYMAN S. SMITH, III

VANEST DARCEL FREEMAN-SMITH

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 - Jan 19, 26; Feb 2

**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 2539 CIVIL 2017, 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, February 22, 2018

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 Tunkhannock, County of Monroe, and Commonwealth of Pennsylvania, being Lot No. 13, as shown on a map entitled Final Plan Mountain Terrace Estates Tunkhannock, recorded in Plot Book Volume 74, page 38, bounded and described as follows, to wit:

BEGINNING at an iron in the westerly right-of-way of Mountain Terrace Drive being a corner of Lot No. 12, Mountain Terrace Estates at Tunkhannock, thence along Lot No. 12 S. 87 degrees 45'47" W (MM) for 265.15 feet to an iron in line of Lot No. 17, thence along Lot No. 17, N 12 degrees 54'43" W for 131.49 feet to an iron, corner of Lots No. 14 and 16, thence along Lot No. 14, N 73 degrees 12'29" E for 288.33 feet to an iron in the westerly right-of-way Mountain Terrace Drive, thence in the westerly right-of-way of Mountain Terrace Drive the following two courses and distances:

1) on a curve to the right having a radius of 325.00 feet and an arc length of 82.56 feet to an iron;

2) S 02 degrees 14'13" E for 120.00 feet to the place of beginning.

CONTAINING: 1.0657 Acres, more or less. BEING THE SAME PREMISES which Cindy Degannes, a married woman, by Deed dated 9/8/2006 and recorded 10/4/2006, in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2283, Page 640, Instrument # 200642468, granted and conveyed unto Vesser Degannes, an unmarried woman.

Tax ID #: 20/96334

PIN #: 20632200105687

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

VESSER DEGANNES

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
SAMANTHA GABLE, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan 19, 26; Feb 2

**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 3286 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 , February 22, 2018

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 parcel of land situated in the Township of Polk, County of Monroe, and Commonwealth of Pennsylvania bounded and described as follows, to wit:

BEGINNING at an iron pipe on the North side of a 40 foot proposed road known as Winter Hill Road; thence along the North side of said road S 85 degrees 24'50" W 225.00 feet to an iron pin; thence thru land of Walter G. Gould, grantor herein, N 4 degrees 35'10" W 227.40 feet to an iron pin on the South side of a 40 foot right-of-way to land of Robert Gould; thence along the South side of said right-of-way N. 70 degrees 34'22" E 226.17 feet to an iron pin; thence through land of the grantor S 4 degrees 35'10" E 250.42 feet to the point and place of BEGINNING.

Parcel of land being Lot Number 7 of a subdivision plan of land of Walter G. Gould, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania in Plot Book Volume 20, Page 55. Property Address (for informational purposes only):

147 Winter Hill Road a/k/a 288 Winter Hill Road, Effort, PA 18330

BEING THE SAME PREMISES which Michael Loffio and Karina Loffio, by Deed dated March 25, 2011 and recorded April 4, 2011 in the Office of the Recorder of Deeds in and for the County of Monroe in Deed Book 2385, Page 304, granted and conveyed unto Karina Loffio.

Tax ID #: 13/1/2/10

PIN #: 13623903018569

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MICHAEL LOFFIO

KARINA LOFFIO

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

SAMANTHA GABLE, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan 19, 26; Feb 2

**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 8043 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 , February 22, 2018

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 track of parcel of land and premises, situate, lying and being in the Township of Chestnut Hill, County of Monroe and Commonwealth of Pennsylvania, more particularly described as follows:

DESIGNATED as Lot Number 25, Section 6, as shown on "Plotting of Sierra View", Chestnut Hill Township, County of Monroe and Commonwealth of Pennsylvania made by VEP and Associates and recorded in Monroe County, Pennsylvania, in Plot Book 33, page 49.

BEING THE SAME PREMISES WHICH Concept Builders and Developers Inc., by Deed dated 6/3/88 and recorded 6/9/88 in the office for the Recorder of Deeds in and for the County of Monroe and Commonwealth of Pennsylvania in Deed Book Volume 1622, Page 1249, granted and conveyed unto Girard R. Latulippe, Jr. and Debra L. Latulippe, husband and wife and Angelo Passero and Genevieve Passero, husband and wife as JTWRs, grantor/mortgagor herein. PARCEL ID: 02/6C/1/6

PIN NO. 02634103125424

ALSO BEING the same premises which Angelo Passero, by deed dated 1-23-98, and recorded simultaneously herewith, granted and conveyed his interest unto Girard R. and Debra L. Latulippe, mortgagors herein, in fee. The said Genevieve Passero hereby departed this life 6-9-96, thereby vesting her interest unto Angelo Passero.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

GIRARD R LATULIPPE, JR

DEBRA L LATULIPPE

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
EMMANUEL J ARGENTIERI,
 ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 19, 26; Feb 2

**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 2902 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 , February 22, 2018
 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 lot of land situate in the Township of Chestnuthill , County of Monroe and Commonwealth of Pennsylvania, being Lot 160, Birch Hollow Estates, Section Two, recorded in Plot Book 51, Page 37, bounded and described as follows, to wit:

BEGINNING at an iron on the easterly side of Little Twig Road; thence along the easterly side of Little Twig Road North 7 degrees 52 minutes 40 seconds West (Magnetic Meridian) 150.090 feet to an iron; thence along Lot No. 161 Birch Hollow Estates Section Two North 82 degrees 07 minutes 20 seconds East 292.00 feet to an iron; thence along the westerly side of a proposed Road called Meadow Lark Lane South 07 degrees 52 minutes 40 seconds East 150.00 feet to an iron; thence along Lot No. 159 Birch Hollow Estates 82 degrees 07 minutes 20 seconds West 292.00 feet to the place of Beginning.

CONTAINING: 1.005 Acres, more or less.

TAX I.D. #: 02/17B/1/160

PIN # 02632002752965

Being Known As: 1186 Little Twig Road f/k/a 160 Little Twig Road, Effort, Pennsylvania 18330.

Title to said premises is vested in Mary Provinciali and Harry P. Provinciali, a/k/a Harry Provinciali by deed from Anthony M. Colucci and Brenda Ann Colucci, husband and wife, dated June 20, 2003 and recorded June 23, 2003 in Deed Book 2157, Page 3509.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
 MARY PROVINCIALI
 HARRY P. PROVINCIALI A/K/A
 HARRY PROVINCIALI**

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 - Jan 19, 26; Feb 2

**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 4119 CIVIL 2017, 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 , February 22, 2018
 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 parcel of land situate in the Township of Polk , County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a pipe on the southerly line of Oak Street, being a common corner of Lot No. 22 and Lot No. 23 as shown on a plan of 'Ken-Mar Acres', recorded in Plot Book Vol. 12, Page 85; Thence by said Lot No. 22 South 7 degrees 30 minutes 00 second East 200.40 feet to a pipe; Thence by Lot No. 5 and by Lot No. 6 South 79 degrees 45 minutes 00 second West 200.00 feet to a pipe; Thence by Lot No. 25 North 7 degrees 30 minutes 00 second West 200.40 feet to a pipe on the afore-mentioned southerly line of Oak Street; Thence along said southerly line of Oak Street North 79 degrees 45 minutes 00 second East 200.00 feet to the place of BEGINNING.

BEING Lot Nos. 23 and 24 combined as shown on a plan titled 'Final Plan, Reverse Subdivision of Lands of C. Lamar Derk', dated November 11, 1997, and recorded in Plot Book Vol. 70, Page 37.

TITLE TO SAID PREMISES VESTED IN Kelly W. Heckman, an unmarried woman and Marc K. Loughran, an unmarried man, by Deed from David W. Mammarello and Donna L. Mammarello, h/w, dated 03/29/2006, re-

corded 03/30/2006, in Book 2262, Page 4880.

TAX CODE: 13/8A/2/11

TAX PIN: 13622801081061

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MARC K. LOUGHRAN

KELLY W. HECKMAN

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 - Jan 19, 26; Feb 2

**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 2215 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 , February 22, 2018
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 parcel of land located in **Stroud Township** , Monroe County, Pennsylvania and known as Estate Lot Site Number 461 located on Water Tower Circle a/k/a Viewmont Circle, as shown on the Final Plans Phase 3, Blue Mountain Lake, a Planned Unit Development, approved by the Stroud Township Board of Supervisors as of March 9, 1998 and filed of record in the Office of the Recorder of Deeds of Monroe County, Pennsylvania March 27, 1998 in Plot Book 70 at Page 44.

The said Estate Lot is not separately assessed and is part of Property I.D. No. 17/2/1/9.

The improvements being known as 167 Water Tower Circle f/k/a 461 Water Tower Circle f/k/a 537 Blue Mountain Lake, East Stroudsburg, PA 18301.

UNDER AND SUBJECT, nevertheless, to all reservations, restrictions, covenants, conditions, easements, leases and rights of way appearing of record.

BEING THE SAME PREMISES which Cednant Mobility Financial Corporation, A Delaware Corporation, by Deed dated 3/10/2005 and recorded 7/29/2005 in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2234 and Page 3670, granted and conveyed unto Mark S. Gelbs and Eileen Gelbs, husband and wife.

Tax ID #: 17/90699

PIN #: 17730303207029

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MARK S GELBS

EILEEN GELBS

UNITED STATES OF AMERICA

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
SAMANTHA GABLE, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

**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 4803 CIVIL 2017, 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 , February 22, 2018
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 Polk**, County of Monroe, Commonwealth of Pennsylvania, designated as Lot B-8 in plan of lots entitled Pleasant View Lake, bounded and described as follows:

BEGINNING at a point in Placid Road and a corner common to Lot B-6; thence running Placid South eight degrees thirty minutes East (S 8 degrees 30 minutes E) one hundred feet (100.00) to a point common to Lot B-10; thence turning and running along line of Lot B-10 south eighty-one degrees thirty minutes West (S 81 degrees 30 minutes W) two hundred feet (200.00 feet) to a corner common to Lot B-10; thence turning and running along line of lands of the Grantor North eight degrees thirty minutes West (N 8 degrees 30 minutes W) one hundred feet (100.0) to a corner common to B-6; thence turning and running along line of Lot B-6 North eighty-one degrees thirty minutes East (N 81 degrees 30 minutes E) two hundred feet (200.00 feet) to the place of **BEGINNING**.

TITLE TO SAID PREMISES VESTED in Cornelius Colvin, by Deed from Fannie Mae a/k/a Federal National Mortgage Association by its Attorney in Fact Phelan Hallinan & Schmieg, LLP, by Power of Attorney recorded 01/14/09 BK 2347 PG 4318 Inst #200901047, dated 02/19/2009, recorded 05/06/2009, in Book 2352, Page 8284.

TAX CODE: 13/2A/1/33

TAX PIN: 13623803326115

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CORNELIUS COLVIN

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

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 E DEBARBERIE, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 19, 26; Feb 2

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 19, 26; Feb 2

**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 3969 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 , February 22, 2018
 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 Jackson , County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a stake on the Southerly side of TR No. 483 leading from Reeders to Mountain Spring Lake, said stake being the most northeasterly corner of lands formerly of Norman Possinger, Jr.; thence along the southerly side of said TR No. 483 South eighty-six degrees no minutes East one hundred eleven and thirty-four one-hundredths feet to an iron pipe, the most northwesterly corner of other lands of Dolores G. Paul; thence along said other lands of Dolores G. Paul South one degrees twenty-six minutes fifty seconds East two hundred fifty-two and thirty-one hundredths feet to an iron pipe; thence be other lands of the grantors herein South eighty-nine degrees eight minutes ten seconds West eighty-two and twenty-two one-hundredths feet to an iron pipe; thence along said lands formerly of Norman Possinger, Jr., North seven degrees forty-one minutes West two hundred sixty-three and sixty-one one hundredths feet to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Rebecca A. Childs-Cleare, by Deed from Rebecca A. Childs, aka Rebecca A. Childs-Cleare, dated 11/18/2010, recorded 02/23/2011, in Book 2383, Page 4008.

TAX CODE: 08/4/1/76-1

TAX PIN: 08636100378858

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

REBECCA A. CHILDS-CLEARE

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)

**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 4095 CIVIL 2017, 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 , February 22, 2018
 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 land situate in the Township of Coolbaugh , County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point being in the eastern side of Pope's Road and located 11.67 feet westerly from a pipe in line of lands of Thomas Harold Pope; Thence along the easterly edge of said Pope's Road on a course of North six degrees fifty minutes East ninety one and fifty three one-hundredths feet to an iron pipe in said road; Thence South seventy three degrees ten minutes East two hundred feet to an iron pipe; Thence South six degrees fifty minutes West ninety one of Thomas Harold Pope; Thence North seventy three degrees ten minutes West passing over the iron pipe first above mentioned and along the lands of said Thomas Harold Pope two hundred feet to the place of BEGINNING.

UNDER AND SUBJECT to all of the rights, privileges, easements, covenants, conditions and restrictions, which shall run with the land as appear in the chain of title.

BEING THE SAME PREMISES which Salvatore Galante and Alma A. Galante, husband and wife, by deed dated 12/2/2014 and recorded 12/22/2014 in Book 2447 Page 8503 conveyed to Salvatore J. Galante.

Pin #: 03634702667700

Tax Code #: 03/12/1/75-1

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

SALVATORE GALANTE

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
REBECCA A SOLARZ, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

**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 9420 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 , February 22, 2018

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 State of Pennsylvania bounded and described as follows, to wit:

BEGINNING at a point in the center of Locust Lane, said point being the northwesterly corner of Lot No. 22 as shown on Map entitled 'Robert S. Phoenix Development, 26 October 1965' and recorded in the Office of the Recorder of Map Book Vol. 12, page 91; THENCE along Lot No. 22, S 6 degrees 32 minutes W 326.16 feet to a point in line of a recreation area; THENCE along said recreation area, N 80 degrees 11 minutes W 74.66 feet to a point in line of lands of A.L. Rhoads; THENCE along said lands of A.L. Rhoads, N 40 degrees 33 minutes W 510.49 feet to a point on the center-line of said Locust Lane; THENCE along the center of Locust Lane, S 80 degrees 11 minutes E 449.08 feet to the place of BEGINNING.
CONTAINING 1.960 Acres, more or less.

ALSO BEING all of Lot No. 20 as shown on said Map.
TITLE TO SAID PREMISES VESTED IN Thomas Adamo and Joan Adamo, his wife, by Deed from Manfred J. Plasser and Diane H. Plasser, his wife, dated 11/12/1979, recorded 11/15/1979, in Book 988, Page 236.

TAX CODE: 3/3A/1/11-1

TAX PIN: 03635702589148

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

THOMAS ADAMO

JOAN ADAMO

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 - Jan 19, 26; Feb 2

**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 2561 CIVIL 2017, 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 , February 22, 2018

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 parcel of land situate in the Township of Pocono , County of Monroe and Commonwealth of Pennsylvania, being shown and designated as Lot No. 46 on a certain map entitled "Final Plan: Deer Mountain Lake, Pocono Township, Monroe County, PA, Scale 1"=100', September 1973 as prepared by Lawrence R. Bailey, Registered Surveyor, Stroudsburg, PA." Said Map being recorded in Monroe County Plat Book Volume 20, Page 99.
UNDER and SUBJECT to certain Covenants and Restrictions recorded in the aforesaid Recorders Office June 12, 1975 in Deed Book Volume 631, Page 300.
BEING THE SAME PREMISES which Joanne DeSimone, Executor of the Last Will and Testament of Charlotte E. Wolfarth, late, by deed dated July 13, 1994 and recorded July 14, 1994 in the Office of the Recorder of Deeds in and for Monroe County in Record Book Volume 1962, Page 0415, granted and conveyed unto Patrick DeSimone and Joanne DeSimone, his wife, in fee.

AND ALSO BEING the same premises conveyed to Richard Blindt and Sonya Blindt by deed of Patrick DeSimone and Joanne DeSimone dated May 31, 2001 and recorded June 4, 2001 to Monroe County Deed Book 2097, Page 5255.

Being Tax Map No. 12/12A/2/29 and Property Identification Number 12-6364-02-56-5740

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

RICHARD BLINDT

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 A TAROLI, ESQUIRE

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 19, 26; Feb 2

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 6390 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 , February 22, 2018
 AT 10:00 A.M.**

**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 6774 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 , February 22, 2018
 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

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, being Lot No. 421, Section B, Pocono Laurel Lake, 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/Page 9/159.

ALL THAT CERTAIN piece or parcel and tract of land situate, lying and being in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, more particularly described as follow, to wit:

BEING Lot 5ABC, Block A-1711, as set forth on a map entitled Plan of Lots, Arrowhead North (Arrowhead Lake), Section Seventeen, Coolbaugh Township, Monroe County, Pennsylvania, dated June 1973, scale 1" to 100' by Joseph D. Sincavage, Monroe Engineering, Inc., Stroudsburg, Pennsylvania and filed in the Office for the Recording of Deeds, in and for Monroe County, Pennsylvania in Plat Book 25, page 23, on January 17, 1975.

BEING THE SAME PREMISES which Joel Edward Quaresimo, by Deed dated April 18, 2003 and recorded May 27, 2003 in the Office for the Recorder of Deeds in and for the County of Monroe and Commonwealth of Pennsylvania in Record Book Volume 2154, page 4443, granted and conveyed unto Joseph L. Mackey and Sandra L. Mackey, husband and wife, grantor(s) herein.

**PARCEL ID: 12/9A/2/170
 PIN NO. 12637204917471**

Title to said Premises vested in Carmine A. Vitaliano and Ann Marie Vitaliano by Deed from Joseph Nunez and Yvette Nunez dated November 2, 2009 and recorded on November 4, 2009 in the Monroe County Recorder of Deeds in Book 2362, Page 1512 as Instrument No. 200931662.

TITLE TO SAID PREMISES IS VESTED IN Ronald W. Vance, II and Melinda S. Vance, husband and wife, as tenants by the entireties, by deed from Joseph L. Mackey and Sandra L. Mackey, husband and wife, dated January 21, 2005, recorded January 25, 2005 in the Monroe county Clerk's/Register's Office in Deed Book 2214, page 3865.

Being known as: 214 Wechquetank Drive a/k/a 5-1711-17 Wechquetank, Pocono Lake, PA 18347

Tax Parcel Number: 3/18B/1/89
 Tax Pin Number: 03539716839403

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**CARMINE A. VITALIANO A/K/A
 CARMINE VITALIANO
 ANN MARIE VITALIANO A/K/A
 ANN M. VITALIANO**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

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."

**MELINDA S VANCE
 RONALD W VANCE, II**

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.

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
**EMMANUEL J ARGENTIERI,
 ESQUIRE**

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
ROGER FAY, ESQUIRE

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.

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 19, 26; Feb 2

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 19, 26; Feb 2

**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 6024 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 , February 22, 2018
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 parcel of land lying and being in the Township of Tunkhannock , County of Monroe and State of Pennsylvania, being more particularly described as follows:

BEING all of Lot 4104 in Section SS-1, as shown and designated on plan of Indian Mountain Lakes, Section SS-1, made by Leo Achterman, Jr., Civil Engineer and Surveyor, dated January 11, 1982, revised January 21, 1986 and recorded at the Monroe County Recorder of Deeds Office on October 3, 1986 in Map Book 58, Page 248.

BEING the same premises Michael Michaels and Parvin Michaels, his wife, herewith by deed dated August 23, 2005 and recorded in the Office of the Recorder of Deeds in and for Monroe County, Pennsylvania in Book 2245, Page 4096, granted and conveyed to Gertrude A. Strick, the mortgager herein.

Tax I.D. # 20/8K/1/264

PIN: 20632104530478

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

EDWARD ROBERT SMITH, CO-EXECUTOR OF THE ESTATE OF GERTRUDE A. STRICK A/K/A GERTRUDE ANN STRICK A/K/A GERTRUDE STRICK

ROBERT L. SMITH, CO-EXECUTOR OF THE ESTATE OF GERTRUDE A. STRICK A/K/A GERTRUDE ANN STRICK A/K/A GERTRUDE STRICK 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 MARTIN, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan 19, 26; Feb 2

**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 2081 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 , February 22, 2018
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 and tract of land situate in the Township of Tunkhannock , County of Monroe and Commonwealth of Pennsylvania, more fully described as follows:

BEING shown and designated as Lot 1413 on a certain map entitled "Section S-1; Stonecrest Park, Tunkhannock Township, Monroe County, Pennsylvania, Scale 1" = 100', 30 April, 1965", as prepared by Leo Achterman, Jr., P.E., East Stroudsburg, Pennsylvania, said map recorded in the Office of the Recorder of Deeds in Stroudsburg, Pennsylvania, in and for the County of Monroe in Plat Book Volume 9, Page 211 on the 19th day of May, 1965, and said lot is more particularly described in Record Book Volume 2014, Page 949, and file in the aforementioned Recorder's Office.

Title to said Premises vested in Gail Dolan by Deed from Gail Dolan and Shannon Vumbaca dated January 24, 2003 and recorded on February 10, 2003 in the Monroe County Recorder of Deeds in Book 2144, Page 4314 as Instrument No. 200306371.

Being known as: 209 Ryan Road a/k/a 1413 Valley View, Blakeslee, PA 18610

Tax Parcel Number: 20/92397

Tax Pin Number: 20632103442288

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

GAIL DOLAN

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

ROGER FAY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan 19, 26; Feb 2

**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 5624 CIVIL 2017, 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, February 22, 2018
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 Commonwealth of Pennsylvania, marked and designated as Lot No. 48 Section 3 as shown on "Plotting of Sierra View," Tunkhannock Township, Monroe County Pennsylvania, made by VEP Associates, Inc. and recorded in Monroe County Pennsylvania in Plot Book 32 at page 69.

UNDER AND SUBJECT to restrictions and covenants as appear in Monroe County Deed Book 821 at page 234.

BEING THE SAME PREMISES WHICH William S. Genneken and Barbara E. Genneken, husband and wife, by deed dated September 29, 2000 and recorded October 2, 2000 in the Office for the Recording of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania in Record Book 2085 page 0447, granted and conveyed unto, Gwenda J. Couch, in fee. Being Tax Map No. 20/3B/1/12

AND the said Gwenda Couch, hereby departed this life on or about November 19, 2016.

Tax ID #: 20/3B/1/12
(20633101052841)
PIN #: 20633101052841

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOHN R. COUCH, ADMINISTRATOR OF THE ESTATE OF GWENDA J. COUCH, 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
SAMANTHA GABLE, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

**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 4697 CIVIL 2017, 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, February 22, 2018
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 PARCEL NO.: 1/17/1/98

ALL THAT CERTAIN lot or piece of ground situate in the Township of Barrett, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a pipe on the easterly side of the public road leading from mountain home to Buck Hill Falls, a corner of land now or late of Edger L. Trentenau, ET UX., Thence by said lands south 77 degrees east (at 216.95 feet passing a pipe) 265.5 feet to a pipe; thence by lands now or late of Mrs. John G. Hoos Sr. south 45 degrees 49 minutes west 195.63 to a pipe; thence by the same north 76 degrees 50 minutes west 141.98 feet to a cross on a rock; thence along the easterly side of the said public road north 6 degrees 48 minutes east 165.06 feet to the place of beginning.

Being the same property conveyed to Susan Taylor by deed from John Q. Braney and Carole A. Braney, his wife recorded 07/06/1994 in deed book 1960 page 1657. In the office of the recorder of deeds of Monroe County, Pennsylvania.

Tax ID # 01-6387-01-29-9703

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

SUSAN 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
EDWARD J MCKEE, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

**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 6844 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 , February 22, 2018
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 parcel of land located in Stroud Township , Monroe County, Pennsylvania, known as Estate Lot Site Number 104, located on Eastshore Drive, as shown on the Final Plans Phase 8, Blue Mountain Lake, a Planned Unit Development, approved by the Stroud Township Board of Supervisors as of June 3, 1996, and filed of record in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, on June 27, 1996, in Plat Book 68, at Page 126.

Being Known and Numbered as 266 Eastshore Drive, East Stroudsburg, PA 18301.

BEING THE SAME PREMISES as Marian Hicks, Executrix under the Last Will and Testament of the Arthur W. Hicks, Jr., Estate, by Deed dated April 3, 2003, and recorded on April 7, 2003, by the Monroe County Recorder of Deeds in Deed Book 2149, at page 5760, Instrument No. 200315586, granted and conveyed unto Donald Moore and Yvonne Moore, as Tenants by the Entireties.

BEING TAX CODE NO. 17/90027

BEING PIN 17730201498860

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
DONALD MOORE
YVONNE MOORE**

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
JESSICA MANIS, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

**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 4770 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 , February 22, 2018
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 Polk, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit: Beginning at a corner, at the stable, in the Public road leading from Kresgeville to Albrightsville; thence in and along said road, north fourteen (14) degrees east, eight (8) perches to a post in said road; thence by lands now or late of E. Borger Brothers, south eighty-eight (88) degrees west, twenty-three and nine-tenths (23.9) perches to a post; thence by lands now or late of Mrs. Christian Weust, eight (8) perches to a post; thence by lands now or late of Sophia Sterner; thence north eighty-eight (88) degrees east, twenty-three and nine-tenths (23.9) perches to the place of beginning.

Being further identified as Monroe county tax Id no. 13/11/1/30.

TITLE TO SAID PREMISES VESTED IN Elaine Hughes, by Deed from Erik Thinesen, widow, dated 06/20/2007, recorded 08/22/2007, in Book 2314, Page 2926.

TAX CODE: 13/11/1/30

TAX PIN: 13-6219-00-50-3795

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
ELAINE HUGHES**

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 - Jan 19, 26; Feb 2

**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 3910 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 , February 22, 2018
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
PARCEL ONE

ALL THAT CERTAIN lot/lots, piece or parcel of ground situate in the Township of Coolbaugh , County of Monroe and State of Pennsylvania, being Lot No. 169 Section K, as shown on map of A Pocono Country Place, Inc., on file in the Recorder's Office in Stroudsburg, Pennsylvania, in Plot book Volume No. 24 at Pages 1, 3 and 5.

PARCEL TWO

ALL THAT CERTAIN lot/lots, parcel or piece of ground situate in the Township of Coolbaugh , County of Monroe and State of Pennsylvania, being Lot No. 168, Section K as shown on map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book Volume No. 24 at Page No. 1, 3 and 5.

BEING THE SAME PREMISES which Leticia Brown, a married woman, by deed dated 8/22/2008 and recorded 8/26/2008 in Book 2341 Page 507 conveyed to Alexander J. St. Rose, a single man.

Pin #: 03635808996989
Tax Code #: 03/9E/1/100

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
ALEXANDER J. ST. ROSE**

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 - Jan 19, 26; Feb 2

**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 4139 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 , February 22, 2018
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, lying and being in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, more particularly described as follows, to wit: BEING Lot No. 2, Block A-2006, as set forth on map entitled Plan of Lots, Arrowhead North (Arrowhead Lake), Section 20, Coolbaugh Township, Monroe County, Pennsylvania, dated June 1973, scale 1" to 100' by Joseph D. Sincavage, Monroe Engineering, Inc., Stroudsburg, Pennsylvania and filed in the Office for the Recording of Deeds in and for Monroe County, Pennsylvania in Plat Book 25, page 29 on January 17, 1975.

Title to said Premises vested in Paul Matthew Nigro by Deed from Lee S. Arrington and Nicole Arrington dated April 17, 2003 and recorded on April 30, 2003 in the Monroe County Recorder of Deeds in Book 2151, Page 8073 as Instrument No. 200319641.

Being known as: 205 Choctaw Drive, Pocono Lake, PA 18347.
Tax Parcel Number: 3/19C/1/283
Tax Pin Number: 03630714344623

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
PAUL MATTHEW NIGRO**

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
ROGER FAY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

**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 4326 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 , February 22, 2018
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. 44, Section B-1, 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. 65, Page(s) 63 and 64.

Under and subject to the restrictions of record, and as more fully set forth in Book 2084, Page 2685.

BEING known and numbered as 3078 Penn Estates n/k/a 320 Ash Terrace, East Stroudsburg, PA 18301.

Being the same property conveyed to Ulric Kelly and Karen Gayle-Kelly, his wife who acquired title by virtue of a deed from Cranberry Hill Corporation, a Pennsylvania Corporation, dated September 7, 2000, recorded September 18, 2000, at Instrument Number 200032528, and recorded in Book 2084, Page 2685, Monroe County, Pennsylvania records.

TAX CODE: 17/89249
PIN NO: 17639303102039

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ULRIC KELLY
KAREN GAYLE-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

CRISTINA L CONNOR, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

**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 7220 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 , February 22, 2018
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** , County of Monroe, Commonwealth of Pennsylvania, being Lot Number 116, Section C, as shown on map of Pocomo Wild Haven Estates, on file in the Recorder of Deeds Office for Monroe County, Pennsylvania in Plot Book Volume 11, Page 41.

Title to said Premises vested in Luis A. Calderona and Althea Canady by Deed from Ted Foscolo dated July 9, 1993 and recorded on July 15, 1993 in the Monroe County Recorder of Deeds in Book 1898, Page 32 as Instrument No. 000108.

Being known as: 12343 Haven Wood Dr, East Stroudsburg, PA 18302

Tax Parcel Number: 09/18A/1/13
Tax Pin Number: 09730504804939

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

OLA B. WYNN-CALDERON, ADMINISTRATRIX FOR THE ESTATE OF LUIS A. CALDERON UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ALTHEA CANADY

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

ROGER FAY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

**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 768 CIVIL 2017, 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, February 22, 2018
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 Coolbaugh, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 7128, Section M-1, as shown on 'Plotting of Pocono Farms, Inc., Coolbaugh Township, Monroe County, Pennsylvania, made by Bellante and Clauss' and recorded in Monroe County, Pennsylvania, in Plot Book No. 16, Page 43.

UNDER AND SUBJECT to all the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as in the chain of title.

BEING the same premises which Precision Home Builders, Inc, by Indenture dated December 29, 2004 and recorded in the Office of the Recorder of Deeds in and for the County of Monroe in Record Book Volume 2213, Page 394, granted and conveyed unto Romane Aristilde and Wilnia Aristilde, husband and wife. Being known as Tax Parcel #3/7J/2/108

MAP #: 03-6357-03-30-5644

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**EISHA WRIGHT A/K/A
EISHA N. 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
HEATHER RILOFF, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

**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 4454 CIVIL 2017, 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, February 22, 2018
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 Coolbaugh, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 1171, Section F, as shown on "Plotting of Pocono Farms, Inc." Coolbaugh Township, Monroe County, Pennsylvania, made by Bellante and Clauss; and recorded in Monroe County, Pennsylvania in Plot Book No. 15 page 59.

BEING THE SAME PREMISES which Edward Lawner and Marilyn Lawner, his wife, by deed dated 6/30/1998 and recorded 7/6/1998 in Book 2050 Page 4394 conveyed to Ronald B. Ramirez and Iris Ramirez, his wife and the said Iris Ramirez departed this life on 6/15/2007 and the said Ronald B. Ramirez departed this life on 11/25/2016, vesting title solely in Ronald B. Ramirez, Jr. and Administrator of the Estate of Ronald B. Ramirez, Deceased.

Pin #: 03635702551430
Tax Code #: 03/7D/2/88

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**RONALD B. RAMIREZ, JR. AS
ADMINISTRATOR OF THE ESTATE OF RONALD
B. RAMIREZ, 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
MATTHEW K FISSEL, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

**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 1167 CIVIL 2017, 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, February 22, 2018
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 Tobyhanna, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 3320 Section C-1, according to Plan of Emerald Lakes, prepared by Fogarasi & Moyer, Inc. and recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, Pa. in Plot Book Volume 15, page 29, bounded and described as follows, to wit:
In Plot Book Volume and Page Number according to aforementioned Plan on Record.

BEING part of the same premises which Aquashicola Club Estates, Inc., a Pennsylvania corporation, by Deed dated April 24, 1972 and record June 9, 1972 in Monroe county at Deed Book 419 Page 209, granted and conveyed unto Douglas R. Myles and Bonnie E. Myles, in fee.

Tax Code # 19/3F/1/62
PIN # 19634403426906

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
DOUGLAS R MYLES
BONNIE E MYLES**

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
WILLIAM M MULLINEAUX,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

**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 4755 CIVIL 2017, 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, February 22, 2018
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 Tunkhannock, County of Monroe and State of Pennsylvania and being more particularly described as follows:

BEING ALL of Lot 414 in Section P-I as shown and designated on plan of Indian Mountain Lakes, Section P-I, made by Leo Achterman, Jr., Civil Engineer and Surveyor, dated March 1, 1973, and recorded May, 1973, at the Recorder of Deeds for Monroe County, Map Book 19, Page 39.

BEING Lot No. 414, Section P-I, as shown on Plotting of Indian Mountain Lake Development Corporation, made by Leo A. Achterman, Jr., dated March 1, 1973. BEING THE SAME PREMISES which Patrick A. Rispoli, Sr. and Arlene Rispoli, his wife, by deed dated 7/23/2004 and recorded 7/27/2004 in Book 2197 Page 3923 conveyed to Anthony Lillo and Deborah Addas-Lillo, his wife as tenants by the entireties.

Pin #: 20632103224172
Tax Code #: 20/8H/1/77

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
DEBORAH ADDAS LILLO
ANTHONY LILLO**

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 - Jan 19, 26; Feb 2

**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 4365 CIVIL 2017, 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, February 22, 2018
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 No. 107, as shown on a plotting of Whispering Glen as recorded in the Office of the Recorder of Deeds in Plot Book Volume 56, Page 63. BEING Parcel ID 03/4C/2/64 (PIN: 03635602981973)

BEING known for informational purposes as 3129 Robert David Drive, Tobyhanna, PA 18466 BEING THE SAME PREMISES which was conveyed to Martha Stricker by Deed of April Hernandez and Juan Hernandez dated 09.28.2007 and recorded 10.09.2007 as Instrument 200737800 Book 2318 Page 878 in the Monroe County Recorder of Deeds Office. And the said subject Martha Stricker, hereby departed this life on or about March 9, 2016.

Tax ID #: 03/4C/2/64
PIN #: 03635602981973

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
KIMBERLY L DONATO,
ADMINISTRATRIX OF THE ESTATE OF MARTHA STRICKER, 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
SAMANTHA GABLE, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

**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 4784 CIVIL 2017, 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, February 22, 2018
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 The following described real property located in County of Monroe, State of Pennsylvania, being more particularly described as follows:

ALL THAT CERTAIN piece, parcel and tract of land being situate in the Township of Paradise, County of Monroe and Commonwealth of Pennsylvania, more particularly described as follows Lot 20, Devil's Hole Road as shown and depicted on the "Final Plan" of Manor Creek Estates, prepared by Edward C. Hess Associates, Inc., Consulting Engineers Stroudsburg, Pennsylvania and recorded on September 23, 1976 in the Office of the Recorder of Deeds in and for Monroe County in Map or Plot Book 30 on Page 61. Containing 29,024 sq. ft. more or less.

TITLE TO SAID PREMISES VESTED IN Patrick Buley and Betty Buley, by Deed from Janice Nagel, widow, dated 08/06/2004, recorded 08/13/2004, in Book 2199, Page 2814.

TAX CODE: 11/8A/1/17
TAX PIN: 11636604735118

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
PATRICK BULEY
BETTY BULEY**

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 - Jan 19, 26; Feb 2

**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 1816 CIVIL 2017, 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 , February 22, 2018

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 in the Township of Coolbaugh , County of Monroe, Commonwealth of Pennsylvania, known as Lot no. 609, Section 1 of Pocono Farms East as shown on a plan of lots recorded in the Monroe County Recorder of Deeds Office in Plot Book Volume 16 Page 49.

Title to said Premises vested in Jason Scott Zengen and Linda Smith Zengen by Deed from Kevin Brian Trzaska, Administrator of the Estate of Edward Trzaska a/k/a Edward Joseph Trzaska, Irene Eliakis, Single and Stephanie Matuza dated October 1, 2004 and recorded on October 4, 2004 in the Monroe County Recorder of Deeds in Book 2203, Page 8594 as Instrument No. 200445281.

Being known as: 1732 Gordon Lane a/k/a 609 Gordon Lane, Tobyhanna, PA 18466

Tax Parcel Number: 03/4B/1/140

Tax Pin Number: 03635704916047

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**LINDA SMITH ZENGEN
JASON SCOTT ZENGEN**

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
ROGER FAY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

**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 6790 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 , February 22, 2018

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 Coolbaugh , County of Monroe and Commonwealth of Pennsylvania, marked and designated as Lot No. 1104, Section F as shown on "Plotting of Pocono Farms, Inc., Coolbaugh Township, Monroe County, Pennsylvania, made by Bellante & Clauss" and recorded in Monroe County, Pennsylvania,

in Plot Book No. 11, Page 169.

UNDER AND SUBJECT to covenants, conditions, and restrictions which shall run with the land as appear in the chain of title.

TAX I.D. #: 03/7D/2/25

PIN: 03635702569133

BEING KNOWN AS: 123 Echo Lake Road, Tobyhanna, Pennsylvania 18466.

Title to said premises is vested in Gabriel Verdejo and Annette Santiago by deed from Keystone Custom Homes dated September 26, 2003 and recorded October 3, 2003 in Deed Book 2169, Page 6199.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**GABRIEL VERDEJO
ANNETTE SANTIAGO**

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 - Jan 19, 26; Feb 2

**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 4713 CIVIL 2017, 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 , February 22, 2018

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 ground situated in the Township of Coolbaugh , County of Monroe, and State of Pennsylvania, being Lot No. 399, Section G, as shown on map of a Pocono Country Place, on file in the Recorder of Deeds Offices at Stroudsburg, Pennsylvania in Plot Book No. 19, pages 11, 17 and 19.

BEING the same premises which Noreth Penn Bank by Deed dated 1/23/2008, recorded 1/30/2008 in Book 2326, Page 2855 conveyed unto Tamar Tcheldiz, a single woman and Marina Getts, a single woman, as tenants in common.

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 recital.

PIN NO.: 03-6358-10-26-5514
BEING KNOWN AS TAX PARCEL
#03-/8D/1/372

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**TAMAR TCHELIDZE
MARINA GETTS**

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
HEATHER RILOFF, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

**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 619 CIVIL 2017, 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 , February 22, 2018
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 in the **Township of Tobyhanna** , County of Monroe, and Commonwealth of Pennsylvania, designated as Lot No. 5343, Section CIIIA, according to Plan of Emerald Lakes, prepared by Robert E. Felker, R.S. and recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, Pa. in Plot Book Volume 17, Page 77, bounded and described as follows, to wit:

In Plot Book Volume and Page Number according to aforementioned Plan on Record.

Title to said Premises vested in Erika M. Simmonds by Deed from Nationwide Realty Group, Inc. A Pennsylvania Corporation dated July 24, 2004 and recorded on August 12, 2004 in the Monroe County Recorder of Deeds in Book 2199, Page 1146 as Instrument No. 200436989.

Being known as: 1770 Glade Dr, Lo g Pond, PA 18334
Tax Parcel Number: 19/31/1/50
Tax Pin Number: 19634401467310

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ERIKA M. SIMMONDS

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
ROGER FAY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

**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 2234 CIVIL 2017, 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 , February 22, 2018
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 ground situate in the **Township of Coolbaugh** , County of Monroe and Commonwealth of Pennsylvania, being Lot/Lots No. 228 Section No. C, as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 18, page 63 & 65.

PARCEL NO. 3/8B/1/80

Property Address (for information purposes only): 3507 Peak Drive f/k/a C228 Summit Drive, Tobyhanna, PA 18466

Being the same premises which Janusz Nowak by Indenture dated 10.06.05 and recorded 10.27.05 in the Office of the Recorder of Deeds in and for the County of Monroe in Record Book 2245 Page 5339, Instrument No. 200549731 granted and conveyed unto Beverly Heerschap, sole owner.

Tax ID #: 03/8B/1/80

PIN #: 03635819618331

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**BEVERLY HEERSCHAP A/K/A
BEVERLY J HEERSCHAP**

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

Pennsylvania
SAMANTHA GABLE, ESQUIRE

**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 2076 CIVIL 2017, 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 , February 22, 2018
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 Polk, County of Monroe, and Commonwealth of Pennsylvania. Being Lot 19, Section Three, Pocono Pleasant Valley Lake Estates, 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 22, Page 45.

Tax Code 13/10C/2/12
PIN # 13-6219-02-66-4993
BEING known as 175 Lower Valley Drive, Kunkletown, PA 18058

BEING the same premises which American Home Mortgage Servicing, Inc., attorney-in-fact for Wells Fargo Bank, N.A., as Trustee for the Certificate holders of Soundview Home Loan Trust 2007-OPT1, Asset-Backed Certificates, series 2007-OPT1, by deed dated September 28, 2011, and recorded October 11, 2011, in the Monroe County Recorder of Deeds Record Book Volume 2392, Page 5090, granted and conveyed to Michael J. Giordano.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MICHAEL J GIORDANO

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
JACK M SEITZ, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

**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 7261 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

**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 7584 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 , February 22, 2018
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 plot or parcel of land, with the dwelling unit now situated thereon, or to be erected thereon, in Middle Smithfield Township , designated as Unit "A" of Building Site No. 45, of Northslope III at Shawnee Mountain, Monroe County, Pennsylvania, as those Unit and Building Site designations appear on those certain Final Plot Plans and Final Lay Out Plans entitled "Northslope III at Shawnee Mountain" recorded in Monroe County Office of the Recorder of Deeds at Stroudsburg, PA in File 60-259- and 60-260.

UNDER AND SUBJECT, nevertheless, to the "Declaration of Protective Covenants, Restrictions and Easements for NorthSlope III at Shawnee Mountain", as same may be amended from time to time, and as the same is recorded in the aforesaid Office in Record Book Vol. 1631, Page 521.

PARCEL #09-7332-01-49-1569
9/85692

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

RICHARD HARLEY

UNITED STATES OF AMERICA

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
PATRICK J WESNER, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

Thursday , February 22, 2018

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 Stroud , County of Monroe, and Commonwealth of Pennsylvania, being Lot 253, Section F, Penn Estates, 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 33, Page 101, 103, 105.

BEING THE SAME PREMISES WHICH U.S. Bank National Association, as trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2006-RP2, by Deed dated June 9, 20090 and recorded September 9, 2009 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2359, Page 4625, granted and conveyed unto Javairia Swen and Wanda Lawson.

Improvements: Residential property Parcel Number 17/15F/1/253 Pin Number 17639203135093

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JAVAIRIA SWEN WANDA LAWSON

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 - Jan 19, 26; Feb 2

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 4435 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 , February 22, 2018

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 Tobyhanna , County of Monroe, and Commonwealth of Pennsylvania, designated as Lot No. 3707, Section C1, according to Plan of Emerald Lakes, recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Plot Book Volume 15, Page 29.

Title to said Premises vested in Luz N. Sanders and

Roosevelt Sanders by Deed from Nationwide Realty Group, Inc., a Pennsylvania Corporation, by: Raymond Bender, as its President dated October 21, 2005 and recorded on March 20, 2006 in the Monroe County Recorder of Deeds in Book 2261, Page 2750 as Instrument No. 200611708.

Being known as: 3707 Glade Drive a/k/a 1655 Glade Drive, Long Pond, PA 18334

Tax Parcel Number: 19/3F/1/30

Tax Pin Number: 19634403433700

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ROOSEVELT SANDERS

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 ROGER FAY, ESQUIRE

Sheriff's Office Stroudsburg, PA Barry J. Cohen, Sheriff's Solicitor PR - Jan 19, 26; Feb 2

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 4113 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 , February 22, 2018

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 Middle Smithfield , County of Monroe, and State of Pennsylvania, designated as Lot No. 28, Section II, according to Plan of Safari, Inc., prepared by Lawrence Bailey, R.S. and recorded in the Office for the Recording of Deeds &c., in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Plot Book Volume 14, page 51.

BEING THE SAME PREMISES which Harold E. Losey, married, by Deed dated 7/16/2009 and recorded 8/10/2009, in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2358, Page 785, Instrument #200919900, granted and conveyed unto Jeffrey R. Williams and Ruth M. Williams, wife and husband.

Tax ID #: 9/16/3/6

PIN #: 09731302758781

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JEFFREY R WILLIAMS

RUTH M 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
SAMANTHA GABLE, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

**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 3977 CIVIL 2017, 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, February 22, 2018
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

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

ALL THAT CERTAIN piece or parcel of land situate in the Township of Ross, County of Monroe, State of Pennsylvania, marked and designated as Lot No. 2, as shown on Map of Lands of Alfred W. Platt and recorded in Monroe County Plot book Vol. 47 at Page 79

Also Known As: 136 Dogwood lane a/k/a 7297 Dogwood Lane, Saylorburg, PA 18353
PARCEL NO: 15/8/1/30-5
PIN: 15625600894038

BEING the same premises which Robert J. Meilinger by deed dated August 31, 1999 and recorded September 14, 1999 Deed Book/page or Instrument #2069/1348 in the Office of the Recorder of Deeds in Monroe County, granted and conveyed unto Michael Walz.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MICHAEL WALZ

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 unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JESSICA MANIS, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

**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 1988 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, February 22, 2018
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 Hamilton, County of Monroe, and Commonwealth of Pennsylvania, being Lot 16, Berties Green Acres, 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 9, Page 107.

TITLE TO SAID PREMISES VESTED IN Ramon Melendez and Mary P. Melendez, h/w, by Deed from Ian Torley and Mary P. Torley, h/w, dated 03/14/2000, recorded 03/15/2000, in Book 2-076, Page 2991.

Mary P. Melendez was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Mary P. Melendez's death on or about 09/11/2001, her ownership interest was automatically vested in the surviving tenant by the entirety.

TAX CODE: 07/14A/1/45

TAX PIN: 07626902568263

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

RAMON MELENDEZ

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 - Jan 19, 26; Feb 2

**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 3683 CIVIL 2017, 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 , February 22, 2018
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 Tobyhanna**, County of Monroe and Commonwealth of Pennsylvania, known as Lot 5104, Section CIIIB, as shown on a map of Emerald Lakes, as recorded in Plot Book Volume 16, Page 103.

BEING known and numbered as 5104 Long Pond Road, aka 2694 Long Pond Road, Long Pond, PA 18334 - 7805.

Being the same property conveyed to Neville Troy D'Anjou who acquired title by virtue of a deed from D, E & S Properties, Inc., trading as Classic Quality Homes, dated August 22, 2008, recorded August 26, 2008, at Instrument Number 200825322, and recorded in Book 2341, Page 149, Office of the Recorder of Deeds, Monroe County, Pennsylvania.

**TAX CODE: 19/3H/1/19
PIN NO: 19634401251097**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**NEVILLE TROY D'ANJOU, AKA
NEVILLE TROY DANJOU**

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**

MEREDITH WOOTERS, ESQUIRE

**Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2**

**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 2017, 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 , February 22, 2018
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 Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, being Lot Number 123, Section G, as shown on map of A Pocono Country Place, Inc., on file in the Recorder of Deed Office at Stroudsburg, Pennsylvania in Plat Book No. 19 at Pages 11, 17 and 19.

BEING THE SAME PREMISES which Oswaldo F. Barbosa and Rosa M. Barbosa, his wife, by Deed dated 7/13/2006 and recorded 8/10/2006, in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2277, Page 1565, granted and conveyed unto Bautista Castillo, an individual and William Urspruch, an individual.

**Tax ID #: 03/8D/1/269
Pin: 03635814345811
PIN #: 03635814345811**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**BAUTISTA CASTILLO
WILLIAM URSPRUCH**

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**

SAMANTHA GABLE, ESQUIRE

**Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2**

**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 8857 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 , February 22, 2018
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. 22 of Unit No. RT-87 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 Stephen J. Bart-

nicki and Carol A. Bartnicki, by deed dated March 1, 2004 and recorded on March 8, 2004, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2183 at Page 8100 granted and conveyed unto Stephen Bartnicki, III. Being part of Parcel No. 16/88086/U87 and Pin No. 16732102694134

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

STEPHEN BARTNICKI, 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 - Jan 19, 26; Feb 2

**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 , February 22, 2018

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 ground situate in the Township of Chestnuthill , 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 John B. Santiago and Laurie Hernandez, husband and wife, by Deed from Carlton I. Petersen and Monica B. Petersen, husband and wife, dated 12/23/2005, recorded 12/28/2005, in Book 2252, page 9683.

Property Address: 2643 Yellowstone Drive, Blakeslee, PA 18610-2436

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
ABIGAIL BRUNNER, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

**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 5048 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 , February 22, 2018

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 land situate in the Township of Tobyhanna , County of Monroe and Commonwealth of Pennsylvania, being Lot No. 4, Section A, of Greenwood Crest at Greenwood Acres as set forth in the Office of the Recorder of Deeds in Plot Book Volume 12, Page 39 (cited erroneously as Plot Book Volume 55, Page 115, in Record Book Volume 2117, Page 8675).

TITLE TO SAID PREMISES VESTED IN Gloria Polanco-Bristol, by Deed from Matzel Development at Greenwood, LLC, a Pennsylvania Limited Liability Company, dated 12/17/2007, recorded 02/20/2008, in Book 2327, Page 5105.

TAX CODE: 19/19B/1/9

TAX PIN: 19539401367726

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

GLORIA POLANCO-BRISTOL

A/K/A

GLORIA POLANCO BRISTOL

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 - Jan 19, 26; Feb 2

**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 4489 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 , February 22, 2018

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 Coolbaugh** , County of Monroe and Commonwealth of Pennsylvania, being Lot No. 265, Section G, as shown on Map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book No. 19, Page 11, 17 and 19.

BEING THE SAME PREMISES WHICH Felicia Hernandez, by Deed dated August 17, 2015 and recorded August 17, 2015 in the Office of the REcording of Deeds, in and for Monroe County, in Record Book Volume 2458, Page 3414, granted and conveyed unto Enrique Hernandez, III.

Improvements: Residential property

Tax Code No. 3/8D/1/636

Pin Number 03635810267231

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ENRIQUE III HERNANDEZ

FELICIA 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
AMANDA RAUER, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 19, 26; Feb 2

**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 2709 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 , February 22, 2018

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 known as Lot 2608, Section 6 of Pocono Farms East as shown on a plan of lots recorded in the Office of the Recorder of Deeds in Plot Book Volume 17, page 121.

Having erected thereon a dwelling known and numbered as 2608 Devon Road, Tobyhanna, PA 18466.

TITLE TO SAID PREMISES VESTED IN Luckner Dor, Jr. and Michelle P. Austin, h/w, by Deed from Shaji V. Kuriakose and Cynthia A. Kuriakose, h/w, dated 10/31/2003, recorded 11/06/2003, in Book 2173, page 2240.

TAX CODE: 03/4B/3/107

TAX PIN: 03636703103033

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF:

LUCKNER DOR, JR

MICHELLE P. AUSTIN

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 - Jan 19, 26; Feb 2

**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 1060 CIVIL 2017, 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 , February 22, 2018

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, County of Monroe and State of Pennsylvania, being Lot 3 as set forth on the Plot Map of Arbor Woods dated May 14, 2002 and recorded July 22, 2003, in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania, in Plot Book Volume 75, Page 120.

TAX I.D. #: 17/97061

PIN 17638104749944

Being Known As: 106 Arbor Way, Stroudsburg, Pennsylvania 18360

Title to said premises is vested in Lyndon James by deed from LTS Development, LLC, successor by merger to LTS Development, Inc. dated January 28, 2005 and recorded February 2, 2005 in Deed Book 2215, Page 1234.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LYNDON JAMES

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

LAUREN M MOYER, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

**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 10292 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, February 22, 2018

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 of land situate in the Township of Middle Smithfield County of Monroe, and Commonwealth of Pennsylvania being known and designated as Lot 91, as set forth on the Plot Map of Northpark Estates East, last revised dated August 7, 2003 and recorded September 12, 2003, in the Office for the Recording of Deeds, Stroudsburg, Monroe County, Pennsylvania, in Plot Book 75, Pages 166 and 167.

BEING THE SAME PREMISES which Janice C. Bailey, by deed dated 4/28/2015 and recorded 4/29/2015 in Book 2452 Page 9996 conveyed to Steve Joseph.

Pin #: 09734300589925

Tax Code #: 09/97161

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF:

JANICE C. BAILEY

ZALEKA N. ZAMDIN

MOHAMMED N. ZAMDIN

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 - Jan 19, 26; Feb 2

**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 2017, 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, February 22, 2018

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. 335, Section E as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book No. 18, pages 101, 107 & 109.

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

BEING THE SAME PREMISES which David S. Wengert, by deed dated 1/28/2011 and recorded 1/31/2011 in Book 2382 Page 4049 conveyed to Nadira Yamraj.

Pin #: 03635811764652

Tax Code #: 03/9A/1/170

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

NADIRA YAMRAJ

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
REBECCA A SOLARZ, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

**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 2180 CIVIL 2017, 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, February 22, 2018

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 ground situate in the Township of Coolbaugh, County of Monroe, and State of Pennsylvania, being Lot/Lots No. 229, Section No. C, as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 18, Page 63 & 65.

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

TITLE TO SAID PREMISES VESTED IN Marie V. Volmar, by Deed from Bernard J. Donohue, an unmarried widower, dated 09/01/2005, recorded 11/01/2005, in Book 2246, Page 996.

TAX CODE: 03/8B/1/79

TAX PIN: 03635819618243

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MARIE V. VOLMAR

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 - Jan 19, 26; Feb 2

**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 26 CIVIL 2017, 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, February 22, 2018

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 ground situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, known as Lot 2712, as shown on a subdivision plat of Section H-III, Stillwater Lake Estates and recorded in Plat Book Volume 17, Page 19.

TITLE TO SAID PREMISES VESTED IN Todd S. Schecktmann, by Deed from Estate of Charles Schecktmann, Mark A. Feinberg, Administrator, C.T.A., dated 09/29/2009, recorded 10/09/1009, in Book 2361, Page 375.

Property Address: 2712 Hunter East Drive a/k/a 513 Marmet Lane, Pocono Summit, PA 18346

TAX CODE: 3/14F/2/155

TAX PIN: 03634604828417

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

TODD S. SCHECKTMAN

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 - Jan 19, 26; Feb 2

**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 358 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, February 22, 2018

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 sit-

uate in Price Township, County of Monroe, and Commonwealth of Pennsylvania, being Lot 514, Plotting III, Snow Hill Falls, 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 14, Page 87.

BEING THE SAME PREMISES which Universal Development Corporation, by Deed dated 9/10/1999, recorded 9/13/1999 in Deed Book Volume 2069, Page 691, conveyed unto Robert R. Zandrowicz and Agnieszka M. Rybska, h/w, in fee.

Parcel Identification No: 14/3B/1/92

MAP #: 14-6396-02-95-9554

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**AGNIESZKA M RYBSKA
ROBERT R ZANDROWICZ**

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
TYLER J WILK, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

**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 3911 CIVIL 2017, 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, February 22, 2018

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 known as Lot #3707, Section #7 of Pocono Farms East as shown on plan of lots recorded in the Office of the Recorder of Deeds of Monroe County in Plot Book Volume 20, page 31.

BEING THE SAME PREMISES which Linus G. Geake and Rachel L. Geake, his wife and Milissa A. Montuori, single, by deed dated 9/27/2006 and recorded 10/2/2006 in Book 2282 Page 7131 conveyed to Anna A. Serra.

Pin #: 03636703112555

Tax Code #: 03/2B/2/52

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ANA A. MADERA A/K/A
ANA A. SERRA**

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
REBECCA A SOLARZ, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

**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 4760 CIVIL 2017, 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, February 22, 2018

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 519, section 1, Pocono farms, east, 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 16, page 49.

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

TITLE TO SAID PREMISES VESTED IN Jae S. Lee, by Deed from Meadow Creek, Inc., a Pennsylvania Corporation, dated 04/21/2005, recorded 04/29/2005, in Book 2223, Page 7105.

TAX CODE: 03/4B/1/181

TAX PIN: 03635704916651

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JAE S. LEE

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 - Jan 19, 26; Feb 2

**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 8221 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 , February 22, 2018

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 ground situated in the Township of Coolbaugh , County of Monroe, and State of Pennsylvania, being lot no. 7215, section K, of Pocono Farms as shown on plan of lots recorded sin the Office of the recorder of deeds of Monroe county, Pennsylvania in plot book no. 16, at page 113.

TITLE TO SAID PREMISES VESTED IN Daniel Janki and Dipa Janki, his wife, by Deed from Chandrika Shah and Vinod M. Shah, wife and husband, dated 06/20/2008, recorded 07/02/2008, in Book 2338, Page 819.

TAX CODE: 03/7F/2/26

TAX PIN: 03634704933404

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DANIEL JANKI

DIPA JANKI

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 - Jan 19, 26; Feb 2

**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 9059 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 , February 22, 2018

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 No. 21, Section Six, as shown on "Plotting of Sierra View", Chestnuthill Township, Monroe County, Pennsylvania, in Plot Book No. 33, Page 49.

Title to said Premises vested in Tyrone D. Frink by Deed from Diego Carlino, Jr. and Carmelo Carlino dated November 19, 2003 and recorded on December 17, 2003 in the Monroe County Recorder of Deeds in Book 2177, Page 333 as Instrument No. 200363341.

Being known as: 1445 N. Rocky Mountain Drive a/k/a 621 Rocky Mountain Drive N, Effort, PA 18330

Tax Parcel Number: 02/6C/1/12

Tax Pin Number: 02634103029657

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF:

TYRONE D FRINK

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

ROGER FAY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

**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 4779 CIVIL 2017, 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 , February 22, 2018

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 State of Pennsylvania, marked and designated as Lot 85, Section 8, as shown on 'Plotting of Sierra View' Tunkhannock Township, Monroe County, Pennsylvania, in Plot Book 36, at Page 59.

TITLE TO SAID PREMISES VESTED IN Anthony Mason & Patricia Mason, husband and wife, by Deed from Falcon Crest Homes, Inc., dated 01/29/2003, recorded 02/03/2003, in Book 2143, Page 8225.

TAX CODE: 20/3D/2/24

TAX PIN: 20633101373576

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ANTHONY MASON

PATRICIA MASON

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 - Jan 19, 26; Feb 2

**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 4090 CIVIL 2017, 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, February 22, 2018
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 148, Section 4, as shown on "Plotting of Sierra View", Chestnuthill Township, Monroe County Pennsylvania, made by VEP & Associates, Inc and recorded in Monroe County Plot Book 33, Page 37.

BEING THE SAME PREMISES which Lanny R. Lutz and Tamara N. Lutz, his wife, by deed dated 8/15/2014 and recorded 9/15/2014 in Book 2443 Page 4705 conveyed to Lanny R. Lutz.

Pin #: 02633002982732

Tax Code #: 02/14E/1/55

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LANNY R LUTZ

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 - Jan 19, 26; Feb 2

**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 4790 CIVIL 2017, 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, February 22, 2018

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 ground situate in the Township of Coolbaugh, County of Monroe, and State of Pennsylvania, being Lot/Lots No. 169, Section No. H as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plat Book No. 19, Page 21, 23 and 25.

TITLE TO SAID PREMISES VESTED IN Eugenia G. Kaitell, by Deed from Federal National Mortgage Association a/k/a Fannie Mae, dated 07/18/2006, recorded 07/24/2006, in Book 2275, Page 858.

TAX CODE: 3/8E/1/446

TAX PIN: 03635809163347

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

EUGENIA G. KAITELL

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 M BENNETT, ESQUIRE

Thursday , February 22, 2018
AT 10:00 A.M.

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

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 Stroudsburg , Monroe County, Pennsylvania:
Being Known As 853 Scott Street, Stroudsburg, PA 18360

**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 4351 CIVIL 2017, 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 , February 22, 2018
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 land situate in the Township of Coolbaugh , County of Monroe and Commonwealth of Pennsylvania, being Lot No. 390, Section G, as shown on Map of A Pocomo Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 19, Page 11, 17, & 19.

BEING THE SAME PREMISES which Lane E. Roberts and Rita Roberts, by deed dated 10/31/2005 and recorded 11/3/2005 in Book 2246 Page 5935 conveyed to Glisena E. Franco.

Pin #: 03635809262644
Tax Code #: 03/8D/1/363

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
GLISENIA E FRANCO**

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

Parcel Number: 18-3/1/5/30
Pin Number: 18730006397480
Improvements: Residential Property
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

EUPHEMIA PIERCE, INDIVIDUALLY, AND AS KNOWN HEIR OF THOMAS D. PIERCE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THOMAS D. PIERCE

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
JOHN ERIC KISHBAUGH, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

**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 1926 CIVIL 2017, 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 , February 22, 2018
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 tract of land situate in the Township of Pocono , County of Monroe and Commonwealth of Pennsylvania, being bounded and described as follows, to wit:
Parcel # 12/90896
PIN: 12638100179763
Being Known As: 325 Sycamore Drive, East Stroudsburg, Pennsylvania 18301.

McCabe, Weisberg & Conway, LLC
123 South Broad Street, Suite 1400
Philadelphia, PA 19109
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JESUS GOTAY MORALES
TO ALL PARTIES IN INTEREST AND CLAIMANTS:

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

**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 8770 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

"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 - Jan 19, 26; Feb 2

**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 4583 CIVIL 2017, 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, February 22, 2018
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 land being Lot No. 5750, Section D1, according to Plan of Emerald Lakes, recorded in the Office for the Recording of Deeds, in and for Monroe County, in Plot Book No. 19 at Page 111.

BEING THE SAME PREMISES which Raintree Homes, Inc., a Pennsylvania Corporation, by deed dated 8/20/1999 and recorded 8/24/1999 in Book 2068 Page 1706 conveyed to Charles Howcott.

Pin #: 19634404822039
Tax Code #: 19/31/2/199

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CHARLES HOWCOTT

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 - Jan 19, 26; Feb 2

**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 7093 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, February 22, 2018
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 RIGHT, title, interest and claim of Ruth D. Cheruka and John Cheruka of, in and to:

ALL THE FOLLOWING described real estate situated in the Township of Chestnuthill, County of Monroe, Commonwealth of Pennsylvania. Having erected thereon a dwelling known and numbered as 1506 County Park Road, Gilbert, PA 18331. Deed Book 1520, Page 768, Parcel Number 02/9E/2/7, Pin 02624700178801

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**RUTH D. CHERUKA
JOHN CHERUKA**

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
KERI EBECK, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 19, 26; Feb 2

**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 5439 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, February 22, 2018
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 of land situate in **Hamilton Township** , Monroe County, Pennsylvania:
 Being Known As 203 Gregg Street, Stroudsburg, PA 18360

Parcel Number: 07/8A/2/2
 Pin Number: 07637003412614
 Improvements: Residential Property
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
WILLIAM H. MOLAN, JR
DONNA MOLAN

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
NICOLE LABELLETTA, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 19, 26; Feb 2

**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 7425 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 , February 22, 2018
 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 538 N Courtland Street, East Stroudsburg, PA 18301

Parcel Number: 05-6/2/3/1
 Pin Number: 05730108882919
 Improvements: Residential property
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
CHARLEEN BUSH

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
MORRIS SCOTT, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 19, 26; Feb 2

**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 3750 CIVIL 2017, 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 , February 22, 2018
 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 **Stroud Township** , Monroe County, Pennsylvania:
 Being Known As 677 Penn Estate n/k/a 6248 Blue Beech Drive, East Stroudsburg, PA 18301

Parcel Number: 17/88641
 Pin Number: 17639202568391
 Improvements: Residential property
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
BYRON A. BROWN

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
MORRIS SCOTT, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
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