

**PUBLIC NOTICE  
CIVIL ACTION LAW  
COURT OF COMMON PLEAS  
MONROE COUNTY  
Number 2965-CV-2014**

Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the law of the United States of America

v.  
Marcia Lall, Chetram Sookwah, and Mid Atlantic Aquisitions, Inc.

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

**TO: Marcia Lall and Chetram Sookwah**

Your house (real estate) at 973 Mountain View a/k/a 973 Daffodil Drive a/k/a 200 Daffodil Drive, East Stroudsburg, Pennsylvania 18301 is scheduled to be sold at Sheriff's Sale on **September 28, 2017 at 10:00 a.m.** at Monroe County Courthouse, Stroudsburg,, Pennsylvania 18360 to enforce the court judgment of \$413,990.98 obtained by Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the law of the United States of America against the above premises.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

1. The sale will be canceled if you pay to Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the law of the United States of America the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money.

The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the

schedule of distribution.

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

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

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

**LAWYER REFERRAL SERVICE  
ASSOCIATION DE LICENCIADOS**

**Monroe County Bar Assoc.**

**Find a Lawyer Program  
913 Main Street  
P.O. Box 786**

**Stroudsburg, PA 18360  
(570) 424-7288**

**McCABE, WEISBERG & CONWAY, P.C.**

**Attorneys for Plaintiff**

**123 S. Broad St., Ste. 1400**

**Phila., PA 19109; 215-790-1010**

**PR - June 23**

**PUBLIC NOTICE  
CIVIL ACTION LAW  
COURT OF COMMON PLEAS  
MONROE COUNTY  
Number 9158 CV 2016**

**Broad Street Funding Trust 1**

v.

**Mary J. Leap**

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

**TO: Mary J. Leap**

Your house (real estate) at 1672 West Main Street, Stroudsburg, Pennsylvania 18360 is scheduled to be sold at Sheriff's Sale on **November 30, 2017 at 10:00 a.m.** at Monroe County Courthouse, Stroudsburg, Pennsylvania to enforce the court judgment of \$156,195.06 obtained by Broad Street Funding Trust 1 against the above premises.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

1. The sale will be canceled if you pay to Broad Street Funding Trust 1 the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

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

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2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if

this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.

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

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

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

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**LAWYER REFERRAL SERVICE**

**ASSOCIATION DE LICENCIADOS**

**Monroe County Bar Assoc.**

**Find a Lawyer Program**

**913 Main Street**

**P.O. Box 786**

**Stroudsburg, PA 18360**

**(570) 424-7288**

**McCABE, WEISBERG & CONWAY, P.C.**

**Attorneys for Plaintiff**

**123 S. Broad St., Ste. 1400**

**Phila., PA 19109, 215-790-1010**

PR - June 23

**PUBLIC NOTICE  
COURT OF COMMON PLEAS  
CIVIL DIVISION  
MONROE COUNTY  
No. 1487-CV-17  
NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW**

**DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC**

**Plaintiff**

**vs.**

**ROBERTE DARBOUZE, JEAN OLVANE DUCLAIR**

**Defendants**

**NOTICE**

**To JEAN OLVANE DUCLAIR and**

**ROBERTE DARBOUZE**

You are hereby notified that on March 9, 2017, Plaintiff, DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC, 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. 1487-CV-17. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 5643 NORTH CLOVER ROAD a/k/a 1566 CLOVER ROAD, LONG POND PA 18334 a/k/a 1566 CLOVER ROAD, POCONO SUMMIT, PA 18334 whereupon your property would be sold by the Sheriff of MONROE County.

You are hereby notified to plead to the above refer-

enced 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 - June 23

**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 JOHN R. KISTLER**, deceased First and Final Account of Richard E. Deetz, Executor

**ESTATE OF EDWARD D. FRICK**, deceased Stroud Township, Monroe County, Pennsylvania First and Final Account of Jeffrey L. Wright and Janet Fisher, Executors

**ESTATE OF LINDA ROBERTA GRANAT**, deceased Arianne Dooley, Executrix

**NOTICE**

All parties interested are notified that the above Accounts and Statements of Proposed Distribution will be presented for Confirmation to a Judge of the Orphan's Court on 3rd day of July, 2017, at 9:30 a.m.

All objections to the above Account and/or Statements 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 - June 16, 23

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Alfred Cedeno Jr.**, late of Stroud Township, 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 Af-

affidavit setting forth an address with the County where notice may be given to Claimant.

Donna Colucci  
1105 Chipperfield Drive  
Stroudsburg, PA 18360  
PR - June 9, June 16, June 23

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Arthur J. Venosa**, Deceased  
Letters of Administration on the Estate of Arthur J. Venosa, who died on November 10, 2016, having been granted to Kristen C. Lowe, all persons indebted to the Estate are requested to make payment, and those having claims to present same without delay, to:

Kristen C. Lowe, Administrator  
c/o

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

PR - June 9, June 16, June 23

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Bettie S. Green a/k/a Bettie M. Klein**; Late of Blakeslee, Tunkhannock Township, Monroe County, PA 18610; Date of Death: April 27, 2017

Letters Testamentary have been granted to the undersigned and request all persons having claims or demands against the estate of said decedent to make known the same and all persons indebted to the decedent to make payment without delay to those named below:

Barbara Ann Urichcheck  
6336 Summerday Court  
Burke, VA 22015

Lisa Ann Green, Esq.  
800 Grove Place  
Havertown, PA 19083  
or their attorney:

**Michael J. Garfield, Esq.**  
2588 State Route 903, Suite 5  
P.O. Box 609  
Albrightsville, PA 18210

PR - June 9, June 16, June 23

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Carolyn E. Rice**, late of the Township of Chestnuthill, County of Monroe and State of Pennsylvania, deceased.

WHEREAS, Letters Testamentary in the above-named estate have been granted to Larry G. Rice Jr., Executor of the Estate of Carolyn E. Rice.

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

Larry G. Rice Jr.  
c/o

Alfred S. Pierce, Esquire  
124 Belvidere Street  
Nazareth, PA 18064

**Alfred S. Pierce, Esquire**  
Pierce & Steirer, LLC  
124 Belvidere Street  
Nazareth, PA 18064  
Attorneys for the Estate  
ID No. 21445

PR - June 9, June 16, June 23

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **EDWARD J. SMITH, a/k/a EDWARD JAMES SMITH**, late of the Borough of East Stroudsburg, Monroe County, Pennsylvania, deceased.

Letters Testamentary in the above-named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of 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.

**NOWELL E. SMITH**, Executor  
2750 Tara Lane  
York, PA 17408

**Barbara O'Neill Reinhart, Esq.**  
**Bensinger and Weekes, LLC**  
529 Sarah Street  
Stroudsburg, PA 18360

PR - June 16, June 23, June 30

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF **ELAINE M. STAMPIEN, a/k/a ELAINE MARIE STAMPIEN**, late of East Stroudsburg, Monroe County, Pennsylvania, deceased.

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

**Laura Stampien, Executrix**  
18 Bull Pine Rd.  
East Stroudsburg, PA 18301

**Lori J. Cerato, Esq.**  
**Kelly L. Lombardo, Esq.**  
729 Sarah Street  
Stroudsburg, PA 18360  
570-424-3506  
PR - June 16, 23, 30

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF **FERNANDO L. QUINTERO**, late of Stroudsburg, Monroe County, Pennsylvania, deceased.

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

**Nora C. Quintero, Executrix**  
940 Conwell St.  
Stroudsburg, PA 18360

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

PR - June 9, June 16, June 23

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF GEORGE F. SERVISS, a/k/a GEORGE F. SERVISS, III, Deceased  
Late of Blakeslee, Tobyhanna Township, Monroe County, PA

Letters of Administration in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make payment, and those having claims are directed to present same without delay to the undersigned or her attorney within four months from the date hereof and to file with the Clerk of Courts 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.

Barbara Laughlin, Administratrix  
P.O. Box 393  
Blakeslee, PA 18610

Thomas F. Farley, Esq.  
2523 Route 6, Suite 1  
Hawley, PA 18428  
PR - June 23, 30, July 7

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of George Harley Clark, Jr. a/k/a George H. Clark, Jr., George H. Clark and George Clark, Jr., Deceased. Late of Smithfield Twp., Monroe County, PA. D.O.D. 8/25/16.

Letters of Administration on the above Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to make payment without delay to Julie Clark, Administratrix, c/o D. Keith Brown, Esq., 2 North State Street, P.O. Box 70, Newtown, PA 18940. Or to her Atty.: D. Keith Brown, Stuckert and Yates, 2 North State Street, P.O. Box 70, Newtown, PA 18940.

PR - June 23, June 30, July 7

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF HANNA RAMKE, late of the Pocono Township, Monroe County, Pennsylvania, deceased.

Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or his attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Forty-Third Judicial District, Commonwealth of 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.

Heino Fette, Executor  
4104 Winter Court, P.O. Box 635  
Pocono Pines, PA 18350

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

PR - June 16, June 23, June 30

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of Jean Cedeno, late of Stroud Township, 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 Af-

fidavit setting forth an address with the County where notice may be given to Claimant.

Donna Culucci  
1105 Chipperfield Drive  
Stroudsburg, PA 18360  
PR - June 9, June 16, June 23

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of JOHN D. DABOUR, late of 647 Watercrest Avenue, Effort, Monroe County, Pennsylvania 18330, deceased.

Letters Testamentary in the above-named Estate having been granted to the undersigned, all persons indebted to the Estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Monroe County Branch, 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.

John G. Dabour, Executor  
2443 Hampton Street  
East Meadow, NY 11554

WILLIAM J. REASER JR., ESQ.  
111 N. SEVENTH STREET  
STROUDSBURG, PA 18360

PR - June 16, June 23, June 30

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF JOYCE McRAE, late of Stroudsburg, Monroe County, Pennsylvania, deceased.

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

Lynn McRae, Executrix  
PO Box 166  
Lyme Center, NH 03769

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

PR - June 16, 23, 30

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of KATHRYN PADIAN, late of 121 Wyndham Hills, Cresco, Monroe County, Pennsylvania 18326, deceased.

Letters Testamentary in the above-named Estate having been granted to the undersigned, all persons indebted to the Estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Monroe County Branch, 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.

William Wassmer, Executor  
826 Rolling Oaks Lane  
Collierville, TN 38017

WILLIAM J. REASER JR., ESQ.  
111 N. SEVENTH STREET  
STROUDSBURG, PA 18360

PR - June 9, June 16, June 23

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Lewis Stevens Bettencourt, Jr., a/k/a Lewis S. Bettencourt, Jr., dec.** Late of Township of Tunkhannock, Commonwealth of Pennsylvania.

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

Brian M. Bettencourt, Executor  
136 Meckes Lane  
Saylorsburg, PA 18353

c/o his attorney:

Beth A. Dobis Beers, Esquire  
315 E. Main Street  
Bath, PA 18014  
PR - June 16, 23, 30

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Marion Clare Patterson Jr., a/k/a M. Clare Patterson Jr., a/k/a Clare M. Patterson Jr.,** late of Smithfield Township, Monroe County, Commonwealth of Pennsylvania, deceased.

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

Becky L. Gazdik, Executrix  
123 N. Rogers Avenue  
Endicott, NY 13760

or to:  
Attorney for the Estate  
Zachary D. Morahan, Esq.  
Coughlin & Gerhart, LLP  
21-23 Public Avenue  
Montrose, PA 18801

PR - June 9, June 16, June 23

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF **MARY COVINE BALTES, Deceased**  
Late of Blakeslee, Tobyhanna Township, Monroe County, PA

Letters of Administration in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make payment, and those having claims are directed to present same without delay to the undersigned or his attorney within four months from the date hereof and to file with the Clerk of Courts 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.

Michael R. Baltas, Administrator  
P.O. Box 601  
Pocono Lake, PA 18347

Thomas F. Farley, Esq.  
2523 Route 6, Suite 1  
Hawley, PA 18428

PR - June 23, 30, July 7

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **PETER M. HOGDEN**, late of the Township of Ross, County of Monroe, Commonwealth of Pennsylvania, Deceased

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

Sissel Hogden, Administratrix  
115 Ridge Court  
Saylorsburg, Pennsylvania 18353  
OR TO:

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

By: Diane L. Dagger, Esquire  
711 Sarah Street  
Stroudsburg, PA 18360

PR - June 23, June 30, July 7

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Raphael F. Kane**, deceased  
Late of Jackson Township, Monroe County

Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or their 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.

Jean Marie Astorina, Co-Executor  
Karen Kane, Co-Executor  
c/o

Timothy B. Fisher II, Esquire  
Fisher & Fisher Law Offices, LLC  
P.O. Box 396  
Gouldsboro, PA 18804

PR - June 9, June 16, June 23

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Warren F. Schmidt**, deceased  
Late of Chestnuthill Township, Monroe County

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

Maria Schmidt, Executrix  
Timothy B. Fisher II, Esquire  
Fisher & Fisher Law Offices, LLC  
P.O. Box 396  
Gouldsboro, PA 18424

PR - June 16, 23, 30

**PUBLIC NOTICE  
ESTATE NOTICE**

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the Estate of **Robert W. Hadley Sr., a/k/a Wayne Hadley**, late of Eldred Township, Monroe County, Pennsylvania, who died April 10, 2017.

All persons indebted to said estate are required to make payment and those having claims or demands to present the same without delay to **Robert Hadley Jr., Administrator**, c/o his attorneys.

**LAW OFFICES OF CEFALO & ASSOCIATES**  
309 Wyoming Avenue  
West Pittston, PA 18643  
570-655-5555

PR - June 9, June 16, June 23

**PUBLIC NOTICE  
ESTATE NOTICE**

NOTICE IS HEREBY GIVEN that Letters Testamentary in the Estate of **Evelyn K. Kapp**, late of Stroudsburg, Monroe County, Pennsylvania, have been granted to the undersigned. Date of Death: March 20, 2017.

All persons indebted to said estate are required to make immediate payment and those having claims shall present them for settlement to:

**Douglas K. Kapp, EXECUTOR**

**Matthew J. Parker, Esquire**  
Marshall, Parker & Weber, LLC  
49 E. Fourth Street  
Williamsport, PA 17701

PR - June 23, June 30, July 7

**PUBLIC NOTICE  
FICTITIOUS NAME**

NOTICE IS HEREBY GIVEN that Legacy Auction & Appraisal, LLC, has filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania as of May 31, 2017, an application for a certificate to do business under the assumed or fictitious name of **Legacy Auction & Realty**, said business to be carried on at 7164 Route 209, Stroudsburg, PA 18360.

PR - June 23

**PUBLIC NOTICE  
INCORPORATION NOTICE**

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania, Act of December 21, 1988 (P.L. 1444, no. 177) by the following corporation:

**Chalfont Restaurant Enterprises Corporation**

PR - June 23

**PUBLIC NOTICE  
INCORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania on May 31, 2017. The Corporation is incorporated under Pennsylvania Business Corporation Law of 1988. The name of the corporation is:

**Employment Options Light Industrial, Inc.**

PR - June 23

**PUBLIC NOTICE**  
**In The Court of Common Pleas**  
**Monroe County, Pennsylvania**  
**Civil Action-Law**  
**No. 2017-01405**  
**Notice of Action in**  
**Mortgage Foreclosure**

JPMorgan Chase Bank, National Association, Plaintiff vs. Daniel Shakely, Defendant

To the Defendant, **Daniel Shakely**: TAKE NOTICE THAT THE Plaintiff, JPMorgan Chase Bank, National Association, has filed an action Mortgage Foreclosure,

sure, as captioned above.

**NOTICE**

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSES OR OBJECTIONS WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR THE RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU. YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

**Monroe County Bar Assn.**  
**Find a Lawyer Program**  
**913 Main St.**  
**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 - June 23

**PUBLIC NOTICE**  
**In The Court of Common Pleas**  
**Monroe County, Pennsylvania**  
**Civil Action-Law**  
**No. 2017-02234**

**Notice of Action in**  
**Mortgage Foreclosure**

Nationstar Mortgage LLC, Plaintiff vs. Beverly Heerschap a/k/a Beverly J. Heerschap, Defendant To the Defendant, **Beverly Heerschap a/k/a Beverly J. Heerschap**: 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 ATTORNEY AND FILE YOUR DEFENSES OR OBJECTIONS WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR THE RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU. YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

**Monroe County Bar Assn.**  
**Find a Lawyer Program**  
**913 Main St.**  
**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 - June 23

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS  
OF MONROE COUNTY  
CIVIL ACTION - LAW  
Owner Occupied Mortgage  
Foreclosure  
No. 86-cv-2017**

FIRST NORTHERN BANK AND TRUST CO:  
Plaintiff

v.  
KEVIN A. FABIANO,  
Defendant

TO: Kevin A. Fabiano

NOTICE IS HEREBY GIVEN to Kevin A. Fabiano that a writ of execution has been filed against you in connection with your interest in the property located at 386 Camelback Road, Tannersville, PA 18372 and a sheriff's sale has been scheduled for September 28, 2017 at 10:00 a.m.

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

OR  
PENNSYLVANIA LAWYER REFERRAL SERVICE

P.O. Box 1086, 100 South St.  
Harrisburg, PA 17108

(Pennsylvania residents phone:  
1-800-692-7375; out-of-state  
residents phone: 1-717-238-6715)

HOURIGAN, KLUGER & QUINN, P.C.

PR - June 23

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY  
FORTY THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
CIVIL ACTION  
NO. 2016-03505**

Deutsche Bank National Trust Company, As Indenture Trustee For American Home Mortgage Investment Trust 2007-1, Plaintiff vs. Estate of Frank Annunziata a/k/a Frank A. Annunziata, Thomasine Annunziata a/k/a Thomasina Annunziata, Debra Roman, Personal Representative of The Estate of Frank Annunziata a/k/a Frank A. Annunziata, Frank Annunziata, Jr., Known Heir of Frank Annunziata a/k/a Frank A. Annunziata and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Frank Annunziata a/k/a Frank A. Annunziata, Defendants

**NOTICE OF SALE OF  
REAL PROPERTY**

To: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Frank Annunziata a/k/a Frank A. Annunziata ,

Defendant(s), whose last known address is 16 Maple Lane n/k/a 309 Maple Lane, East Stroudsburg, PA 18302.

Your house (real estate) at 16 Maple Lane n/k/a 309 Maple Lane, East Stroudsburg, PA 18302, is scheduled to be sold at the Sheriff's Sale on October 26, 2017 at 10:00 a.m. in the Monroe County Court-house, Stroudsburg, PA, to enforce the court judgment of \$192,613.21, 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 MIDDLE SMITHFIELD TOWNSHIP, MONROE COUNTY, PENNSYLVANIA: BEING KNOWN AS 16 Maple Lane n/k/a 309 Maple Lane, East Stroudsburg, PA 18302. PARCEL NUMBER: 9/7A/3/16. PIN NUMBER: 09734301283648B3E. IMPROVEMENTS: Residential Property. TITLE TO SAID PREMISES IS VESTED IN Frank Annunziata and Thomasine Annunziata, h/w, as tenants by the entireties BY DEED FROM Michael V. Sganga and Mary V. Sganga, H/W DATED 08/10/2002, RECORDED 09/03/2002, IN DEED BOOK 2130, PAGE 4731. 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 - June 23

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION-LAW  
NO. 1009 CV 2017  
NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE**

Deutsche Bank National Trust Company as Trustee for Long Beach Mortgage Loan Trust 2004-3, Asset-Backed Certificates, Series 2004-3, c/o Ocwen Loan Servicing, LLC, Plaintiff vs. Autumn A. Makin, Known Heir of Robert Walter Makin a/k/a Robert W. Makin, Dana L. Makin, Individually, and as Known Heir of Robert Walter Makin a/k/a Robert W. Makin, Robert Walter Makin, Jr., Known Heir of Robert Walter Makin a/k/a Robert W. Makin, Sean Robert Makin, Known Heir of Robert Walter Makin a/k/a Robert W. Makin, Taylor Michelle Makin, Known Heir of Robert Walter Makin a/k/a Robert W. Makin and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Robert Walter Makin a/k/a Robert W. Makin, Defendants

TO: Dana L. Makin, Individually, and as Known Heir of Robert Walter Makin a/k/a Robert W. Makin, Robert Walter Makin, Jr., Known Heir of Robert Walter Makin a/k/a Robert W. Makin, Taylor Michelle Makin, Known Heir of Robert Walter Makin a/k/a Robert W. Makin and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Robert Walter Makin a/a Robert W. Makin, Defendants, whose last known address is Lot 53 54 n/k/a 6254 Birch Road, Marshalls Creek, PA 18335.

**COMPLAINT IN  
MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, Deutsche Bank National Trust Company as Trustee for Long Beach

Mortgage Loan Trust 2004-3, Asset-Backed Certificates, Series 2004-3, c/o Ocwen Loan Servicing, LLC, has 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. 1009 CV 2017, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, Lot 53 54 n/k/a 6254 Birch Road, Marshalls Creek, PA 18335, whereupon your property would be sold by the Sheriff of Monroe County.

**NOTICE**

**YOU HAVE BEEN SUED IN COURT.** If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. **YOU SHOULD TAKE THIS PAPER TO YOUR 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 THE 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. **LAWYERS REFERRAL SERVICE, Monroe County Bar Assn., Find a Lawyer Program, 913 Main St., Stroudsburg, PA 18360, 570.424.7288.** Mark J. Udren, Lorraine Gazzara Doyle, Sherri J. Braunstein, Elizabeth L. Wassall, John Eric Kishbaugh, Nicole B. Labletta, David Neeren & Morris Scott, Attys. for Plaintiff, Udren Law Offices, P.C., 111 Woodcrest Rd., Ste. 200, Cherry Hill, NJ 08003, 856.669.5400.

PR - June 23

**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. 4770-CV-2016**

CITIFINANCIAL SERVICING LLC  
Plaintiff  
vs.  
ELAINE HUGHES  
Defendant

**NOTICE**

**To ELAINE HUGHES**  
You are hereby notified that on July 7, 2016, Plaintiff, CITIFINANCIAL SERVICING LLC, 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. 4770-CV-2016. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 379 DOTTERS CORNER ROAD, a/k/a RR1 BOX 1967, KUNKLETOWN, PA 18058-7863 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 ap-

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

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

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

Lawyer Referral Service:

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

PR - June 23

**PUBLIC NOTICE  
NOTICE OF NAME CHANGE**

**CHANGE OF NAME** In the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania, Civil Action Law, No. 3381 Civil 2017, NOTICE is hereby given that on May 12, 2017, a Petition for Name Change was filed in the above-named Court, praying for a decree to change the name of ELLIN KRAVETTE to ELLYN KRAVETTE. The Court has fixed August 2, 2017 at 2:30 p.m. in Courtroom No. 6, Monroe County Courthouse, Stroudsburg, Pennsylvania, as time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if they have, why the prayer of said Petition should not be granted.

Joseph P. McDonald Jr., Esq., P.C.  
1651 West Main St.  
Stroudsburg, PA 18360

PR - June 23

**PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT OF  
COMMON PLEAS  
OF MONROE COUNTY,  
PENNSYLVANIA  
NO. 5129-CV-2016**

THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE FOR JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF EQUITY ONE ABS, INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2001-3

v.  
RAYMOND J. SCAVO and CONCETTA SCAVO  
NOTICE TO: CONCETTA SCAVO

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

Being Premises: 1615 VALLEY VIEW DRIVE a/k/a 134 RYAN ROAD, BLAKESLEE, PA 18610  
Being in TUNKHANNOCK TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania,  
TAX CODE: 20/92204  
TAX PIN: 20-6321-02-65-0029

Improvements consist of residential property.  
Sold as the property of RAYMOND J. SCAVO and CONCETTA SCAVO

Your house (real estate) at 1615 VALLEY VIEW DRIVE A/K/A 134 RYAN ROAD, BLAKESLEE, PA 18610 is scheduled to be sold at the Sheriff's Sale on **10/26/2017 at 10:00 AM** at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115 to enforce the Court Judgment of \$110,279.63 obtained by, THE BANK OF NEW YORK

MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE FOR JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF EQUITY ONE ABS, INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2001-3 (the mortgagee) against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorney for Plaintiff

PR - June 23

**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 11350 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, JULY 27, 2017**

**AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 26 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, o 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 Security Bank and Trust Company, Trustee, by deed dated February 9, 1984 and recorded on June 7, 1984 in Record Book Volume 1362 at page 98 granted and conveyed unto William Francis Butts, Bernice F. Butts, Tishand d. Edwards a/k/a Tishana d. Edwards and Marlon F. Edwards.

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

**LEGAL DESCRIPTION**

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 18 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 143, 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 Security Bank and Trust Company, Trustee, by deed dated August 15, 1983 and recorded on September 6, 1983 in Record Book Volume 1289 at Page 290 granted and conveyed unto William Francis Butts, Bernice F. Butts, Tishand d. Edwards a/k/a Tishana d. Edwards and Marlon F. Edwards.

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

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

**WILLIAM FRANCIS BUTTS**

**BERNICE F. BUTTS  
TISHAND D. EDWARDS A/K/A  
TISHANA D. EDWARDS  
MARLON F. EDWARDS**

**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 - June 23, 30: July 7

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10829 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, JULY 27, 2017**

**AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period 3 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. RV 127, 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 Daniel T. Tingen and Janet M. Tingen, his wife, by deed dated December 16, 2010 and recorded on March 9, 2011 in Record Book Volume 2383 at page 9991 granted and conveyed unto David Vigil.

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

**LEGAL DESCRIPTION**

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period 1 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. RV 119, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Decla-

ration 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 Daniel T. Tingen and Janet M. Tingen, his wife, by deed dated December 16, 2010 and recorded on April 1, 2011 in Record Book Volume 2384 at page 9940 granted and conveyed unto David Vigil.

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

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

**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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9546 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 , JULY 27, 2017  
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 37 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-89 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 William H. Smith, Jr. and Carol A. Smith, by deed dated February 15, 2013 and recorded on February 19, 2013 in Record Book Volume 2415 at page 7659 granted and conveyed unto Timeless Blessings, LLC.

Being part of parcel No. 16/3/3/3-1-89 and Pin No. 16732102997651B89

And

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 10 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-114 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 William H. Smith, Jr. and Carol A. Smith, by deed dated February 15, 2013 and recorded on February 19, 2013 in Record Book Volume 2415 at page 7655 granted and conveyed unto Timeless Blessings, LLC. Being part of Parcel No. 16/3/3/3-1-114 and Pin No. 16733101093702B114

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

**TIMELESS BLESSINGS, 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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2864 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 , JULY 27, 2017  
AT 10:00 A.M.**

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

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 35 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 71, 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 Harold Barnes and Doris G. Barnes, by deed dated June 18, 2013 and recorded on July 22, 2013 in Record Book Volume 2424 at Page 290 granted and conveyed unto Shantel L. Brinkley.

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

And

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 2 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 98, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Harold Barnes and Doris G. Barnes, by deed dated June 18, 2013 and recorded on July 22, 2013 in Record Book Volume 2424 at Page 296 granted and conveyed unto Shantel L. Brinkley.

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

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

**SHANTEL L BRINKLEY**

**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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9061 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, July 27, 2017

AT 10:00 A.M.

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEV-**

ER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN interest in land situate in Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 6 of Unit No. RT-111, 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 William D. Davis, by deed dated February 20, 2012 and recorded on March 20, 2012, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2399 at page 6658 granted and conveyed unto Larry's Family Holdings, LLC.  
Being Parcel No. 16/88112/U111 and Pin No. 16732101397021U111

ALL THAT CERTAIN interest in land situate in Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 2 of Unit No. RT-95, 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 Kenneth J. Gaipa and Marilyn S. Gaipa, by deed dated August 30, 2012 and recorded on October 5, 2012, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2409 at Page 1423 granted and conveyed unto Larry's Family Holdings, LLC.

Being Parcel No. 16/88096/U95 and Pin No. 16732101386746U95

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

**LARRY'S FAMILY HOLDINGS, 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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10050 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 , JULY 27, 2017  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** interest in land situate in **Smithfield Township , Monroe County, Pennsylvania,** known as Interval No. 29 of Unit No. R34, of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

**BEING THE SAME** premises which Gordon E. MacDonald and Carol C. MacDonald, by deed dated October 28, 2013 and recorded January 8, 2014 in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed book Volume 2432 at Page 7468 granted and conveyed unto J B Painting and Drywall Services, LLC.

Being part of parcel No. 16/2/1/1-7-9C and Pin No. 16732102679266

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

**J B PAINTING & DRYWALL SERVICES, 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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2840 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 , JULY 27, 2017  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** interest in land situate in **Smith-**

**field Township , Monroe County, Pennsylvania,** known as Interval No. 10 of Unit No. R13, of Phase IIIA, River Village Planned Residential Development, as said unit and interval are described in a certain Declaration duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

**BEING THE SAME** premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated March 20, 2002 and recorded July 9, 2002 in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed book Volume 2126 at page 998 granted and conveyed unto Thomas S. Coolbaugh and Lisa M. Coolbaugh. Being part of Parcel No. 16/2/1/1-7-4C and Pin No. 16732102773427

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

**THOMAS S. COOLBAUGH  
LISA M COOLBAUGH**

**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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6399 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 , JULY 27, 2017  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** interest in land situate in **Smithfield Township , Monroe County, Pennsylvania,** known as Interval Nos. 24 and 38 of Unit No. R26, of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Mon-

Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255, the said Unit is ore particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises which Stanley J. Kabala and Dianne C. Kabala, by deed dated July 19, 2013 and recorded October 3, 2013 in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed book Volume 2428 at Page 3003 granted and conveyed unto Roberto Rodriguez.

Being part of Parcel No. 16/2/1/1-7-7C and Pin No. 16732102771324

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

**ROBERTO RODRIGUEZ**

**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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3417 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 , JULY 27, 2017  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 12 of Unit No. R25, of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et

seq. (for units R-17 through R-36, inclusive). BEING THE SAME premises which River Village Owners Association, by deed dated January 18, 2001 and recorded January 22, 2001 i the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed book Volume 2090 at Page 2253 granted and conveyed unto John M. Gonzalez and Jutta E. Marateo. Being part of Parcel No. 16/2/1/1-7-7C and Pin No. 16732102771324

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

**JOHN M GONZALEZ**

**JUTTA E MARATEO**

**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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10826 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 , JULY 27, 2017  
AT 10:00 A.M.**

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

**AN UNDIVIDED (1/52) co-tenancy interest** being designated as Time Period(s) 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 137, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., POA for Continental Bank, Successor Trustee to United Penn Bank, Successor by Merger to Security Bank and Trust Company, Trustee, by deed dated February 25, 1992 and recorded on May 11, 1992 in Record book Volume 1828 at Page 0296 granted and conveyed unto Roosevelt Woods and Mary Woods. Being part of Parcel No. 16/2/1/1-11 and Pin No. 16732100340877

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
ROOSEVELT WOODS  
MARY WOODS**

**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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 568 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 , JULY 27, 2017  
AT 10:00 A.M.**

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

**AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 47 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 146, on a certain "Declaration Plan Phase IIB of Stage 1", of River village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.**

**BEING THE SAME premises which Mellon Bank, N.A., POA for Continental Bank, Successor Trustee to United Penn Bank, Successor by Merger to Security Bank and Trust Company, Trustee, by deed dated May 3, 1994 and recorded on July 25, 1994 in Record Book Volume 1963 at Page 1546 granted and conveyed unto William H. Ruffin and Elizabeth Ruffin.**

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

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

**WILLIAM H RUFFIN  
ELIZABETH RUFFIN**

**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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3360 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 , JULY 27, 2017  
AT 10:00 A.M.**

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

**AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 7 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-63D 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 Shawnee Village Inc., by deed dated March 12, 1981 and recorded on March 18, 1981 in Record Book Volume 1094 at Page 188 granted and conveyed unto James E. Farmer and Dorothy C. Farmer, his wife. The said Dorothy c. Farmer died while a resident of Suffolk County, New York, sole title thereby vesting in James E. Farmer as surviving tenant by the entireties.**

Being part of Parcel No. 16/3/3/3-1-63D and Pin No. 16732102994144B63D

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

**JAMES E FARMER**

**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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10822 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 , JULY 27, 2017  
AT 10:00 A.M.

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

**AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 24 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 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 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 March 24, 1992 and recorded on May 11, 1992 in Record Book Volume 1828 at Page 0174 granted and conveyed unto Carolyn Elaine Williams.**

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

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

**CAROLYN ELAINE WILLIAMS**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

Todd A. Martin

Sheriff of Monroe County  
Pennsylvania  
JEFFREY A DURNEY, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10822 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 , JULY 27, 2017

AT 10:00 A.M.

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

**AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 48 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 57, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.**

**BEING THE SAME premises which Mellon Bank, N.A., POA for Continental Bank, Successor Trustee to United Penn Bank, Successor by Merger to Security Bank and Trust Company, Trustee, by deed dated October 25, 1993 and recorded on November 29, 1993 in Record Book Volume 1922 at page 1544 granted and conveyed unto Evelyn T. Waters.**

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

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

**EVELYN T. WATERS**

**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 - June 23, 30; July 7

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

**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 6359 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

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 6443 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 , JULY 27, 2017  
AT 10:00 A.M.**

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

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 29 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 41, 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.**

**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 99, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.**

**BEING THE SAME premises which Mellon Bank, N.A., POA for Continental Bank, Successor Trustee to United Penn Bank, Successor by Merger to Security Bank and Trust Company, Trustee, by deed dated February 14, 1992 and recorded on April 20, 1992 in Record Book Volume 1824 at page 0824 granted and conveyed unto Michael Tavormina.**

**BEING THE SAME premises which United Penn Bank, Successor by Merger to Security Bank and Trust Company, Trustee, by deed dated April 12, 1988 and recorded on May 9, 1988 in Record Book Volume 1616 at Page 1355 granted and conveyed unto Harold E. Roderuck and Ruth E. Roderuck.**

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

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

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

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

**MICHAEL TAVORMINA**

**HAROLD E RODERUCK  
RUTH E RODERUCK**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

**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."**

**"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.**

**A schedule of proposed distribution 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**

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

**JEFFREY A DURNEY, ESQUIRE**

**JEFFREY A DURNEY, ESQUIRE**

**Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 23, 30; July 7**

**Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 23, 30; July 7**

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4445 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 , JULY 27, 2017  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 11 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 98, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

**BEING THE SAME** premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated August 5, 2005 and recorded on August 18, 2005 in Record Book Volume 2236 at Page 7602 granted and conveyed unto Edmund R. Mancuso, Jr. and Maria Mancuso.

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

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

**EDMUND R. MANCUSO, JR  
MARIA MANCUSO**

**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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3837 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 , JULY 27, 2017  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 42 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 47, 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 United Penn Bank, Successor by Merger to Security Bank and Trust Company, Trustee, by deed dated September 2, 1986 and recorded on November 14, 1986 in Record Book Volume 1522 at page 1654 granted and conveyed unto Paul J. Laspina and Grace E. Laspina.

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

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

**PAUL J. LASPINA  
GRACE E. LASPINA**

**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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1026 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 , JULY 27, 2017  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 37 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 106, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

**BEING THE SAME** premises which Mellon Bank, N.A., POA for Continental Bank, Successor Trustee to United Penn Bank, Successor by Merger to Security Bank and Trust Company by deed dated October 22, 1992 and recorded on December 21, 1992 in Record Book Volume 1865 at page 0190 granted and conveyed unto Gene T. Hirschel.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
GENE T HIRSCHEL**

**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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4365 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 , JULY 27, 2017  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 39 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R99, 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 United Penn Bank, Successor by Merger to Security Bank and Trust Company, Trustee, by deed dated March 1, 1989 and recorded on October 5, 1989 in Record Book Volume 1704 at Page 614 granted and conveyed unto William H. Highlands and Mary D. Highlands.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
WILLIAM H HIGHLANDS  
MARY D HIGHLANDS**

**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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3833 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 , JULY 27, 2017  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 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 126, 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 United Penn Bank, Successor by Merger to Security Bank and Trust Company, Trustee, by deed dated March 30, 1988 and recorded on April 29, 1988 in Record Book Volume 1615 at Page 165 granted and conveyed unto Christiane Haszto and Ronald John Haszto. Being part of Parcel No. 16/2/1/1-10 and Pin No. 16732101450770

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
CHRISTIANE HASZTO  
RONALD JOHN HASZTO**

**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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3299 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 , JULY 27, 2017  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time period(s) 24 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 123, 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 John E. Costello and Carolyn K. Costello, by deed dated July 8, 2009 and recorded on July 14, 2009 in Record Book Volume 2356 at Page 6574 granted and conveyed unto Cornelius S. Falvey, Jr. and Jeannette M. Cowles. Being part of parcel No. 16/2/1/1-10 and Pin No. 16732101450770

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

**CORNELIUS S FALVEY, JR  
JEANNETTE M COWLES**

**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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 842 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 , JULY 27, 2017  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 44 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 53, 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 United Penn Bank, Successor by Merger to Security Bank and Trust Company, Trustee, by deed dated November 4, 1986 and recorded on January 9, 1987 in Record Book Volume 1533 at Page 522, granted and conveyed unto John J. Dowd and Anne C. Dowd.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
JOHN J. DOWD  
ANNE C. DOWD**

**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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 975 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 , JULY 27, 2017  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 42 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 60, 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 Security Bank and Trust Company, Trustee, by deed dated June 13, 1980 and recorded on July 21, 1980 in Record Book Volume 1045 at Page 275, granted and conveyed unto Clement A. De Nobrega and Annamae R. De Nobrega.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
CLEMENT A. DE NOBREGA  
ANNAMAE R. DE NOBREGA**

**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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3389 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, JULY 27, 2017  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 43 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 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 Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated September 20, 1999 and recorded on December 21, 1999 in Record Book Volume 2073 at Page 2837 granted and conveyed unto Willa R. Davis and Henry J. Davis.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
WILLA R DAVIS  
HENRY J DAVIS**

**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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2854 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, JULY 27, 2017  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 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 70, 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 December 5, 2013 and recorded on February 7, 2014 in Record Book Volume 2433 at page 8928 granted and conveyed unto Jeanette Campbell and Du Mauriea Pinkson.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
JEANETTE CAMPBELL  
DU MAURIEA PINKSON**

**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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2863 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 , JULY 27, 2017  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 29 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 102, 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 United Penn Bank, Successor by Merger to Security Bank and Trust Company, Trustee, by Deed dated October 7, 1987 and recorded on November 19, 1987 in Record Book Volume 1590 at Page 697 granted and conveyed unto Frederick F. Borsello and Isabella R. Borsello. Being part of Parcel No. 16/2/1/1-10 and Pin No. 16732101450770**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
FREDERICK F. BORSELLO  
ISABELLA BORSELLO**

**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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11368 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 , JULY 27, 2017  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 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 111, 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 United Penn Bank, Successor by Merger to Security Bank and Trust Company, Trustee, by deed dated July 8, 1987 and recorded on August 17, 1987 in Record Book Volume 1572 at Page 1155 granted and conveyed unto Dian H. Booth and Frances Yates. Being part of Parcel No. 16/2/1/1-10 and Pin No. 16732101450770**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
DIAN H BOOTH  
FRANCES YATES**

**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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 646 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 , JULY 27, 2017  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 51 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 61, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

**BEING THE SAME** premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated January 6, 1999 and recorded on June 9, 1999 in Record Book Volume 2064 at Page 8530 granted and conveyed unto Jose A. Alvarez and Terecita Jimenez.

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

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

**JOSE A. ALVAREZ  
TERECITA JIMENEZ**

**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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7794 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 , JULY 27, 2017  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 30 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 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 Robert H. Hettrich and Kathleen J. Hettrich, by deed dated September 23, 1994 and recorded on October 21, 1994 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 1977, at Page 1115, granted and conveyed unto Michael Wall and Diane Wall.

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

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

**MICHAEL WALL  
DIANE WALL**

**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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 614 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 , JULY 27, 2017  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 20 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R84, 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 Security Bank and Trust Company, Trustee, by deed dated June 12, 1981 and recorded on August 10, 1981 in Record Book Volume 1125 at page 248 granted and conveyed unto Wayne M. Smith and Eleanor M. Smith. Being part of Parcel No. 16/2/1/1-9 and Pin No. 16732101467354

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
WAYNE M. SMITH  
ELEANOR M. 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  
JEFFREY A DURNEY, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10051 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 , JULY 27, 2017  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time period(s) 29 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 132, 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 Robert B. Ewald and Helene J. Ewald, by deed dated August 16, 2013 and recorded on January 7, 2014 in Record Book Volume 2432 at Page 6821 granted and conveyed unto J B Painting and Drywall Services, LLC. Being part of Parcel No. 16/2/1/1-10 and Pin No. 16732101450770

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
J B PAINTING & DRYWALL  
SERVICES, 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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3416 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 , JULY 27, 2017  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 13 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 55, 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 River Village Phase III-B Owners Association, by deed dated August 22, 2008 and recorded on September 30, 2008 in Record Book Volume 2342 at Page 7415 granted and conveyed unto Carl Gordon and Tammy Gordon.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
CARL GORDON  
TAMMY GORDON**

**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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 872 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 , JULY 27, 2017  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 46 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 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 Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated October 10, 2005 and recorded on October 11, 2005 in Record Book Volume 2243 at Page 2672, granted and conveyed unto Travis Debnam.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
TRAVIS DEBNAM**

**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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10818 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 , JULY 27, 2017  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED (1/52) co-tenancy interest being designated as Time period(s) 43 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. RV 70, 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 Robert A. Piersanti, by deed dated November 13, 2010 and recorded on January 12, 2011 in Record Book Volume 2381 at Page 7064 granted and conveyed unto Dominique White.**

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
DOMINIQUE WHITE**

**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 - June 23, 30; July 7**

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6368 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 , JULY 27, 2017  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 46 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 DePuy House Property Owners Association, by deed dated April 30, 2009 and recorded on May 1, 2009 in Record Book Volume 2352 at Page 5892 granted and conveyed unto Jose A. Rivera.**

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
JOSE A. RIVERA**

**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 - June 23, 30; July 7**

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2092 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 , JULY 27, 2017  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED (1/52) co-tenancy interest being designated as Time period(s) 4 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 123, 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 Barbara Aubin and Gerald J. Aubin, by deed dated February 1, 2012 and recorded on June 17, 2012 in Record Book Volume 2404 at Page 298 granted and conveyed unto NHP Global Services, LLC.**

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

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

**NHP GLOBAL SERVICES, 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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9401 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 , JULY 27, 2017  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use period No. 9 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 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 Jennifer M. O'Brien, Kimberly A. O'Brien and James J. O'Brien, by deed dated July 20, 2012 and recorded on October 11, 2012 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2409, at Page 4269, granted and conveyed unto Larry's Family Holdings, LLC.**

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

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

**LARRY'S FAMILY HOLDINGS, 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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4352 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 , JULY 27, 2017  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED (1/52) co-tenancy interest being designated as Time period(s) 36 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 167, 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 Herb and Betty Herb, his wife, by deed dated February 26, 2007 and recorded on March 2, 2007 in Record Book Volume 2298 at Page 925 granted and conveyed unto Linda Mae Horstick.**

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

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

**LINDA MAE HORSTICK**

**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 - June 23, 30; July 7**

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4369 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 , JULY 27, 2017  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 12 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 11B 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 Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated July 30, 1997 and recorded on January 29, 1998 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2044, at Page 43559, granted and conveyed unto Kartrena Harris.**

**Being part of Parcel No. 16/4/1/48-11B and Pin No. 16732102879933B11B**

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

**KARTRENA HARRIS**

**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 - June 23, 30; July 7**

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 967 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 , JULY 27, 2017  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 29 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 38, 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 Anna A. Abbott a/k/a Ann Abbott, a widow, by deed dated December 27, 2010 and recorded on January 5, 2011 in Record Book Volume 2381 at Page 3436 granted and conveyed unto Ronald Golden.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
RONALD GOLDEN**

**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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3414 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 , JULY 27, 2017  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 47 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 132, 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 Frank L. Burnham and Gloria Burnham, by deed dated September 24, 2012 and recorded on November 6, 2012 in Record Book Volume 2410 at page 6203 granted and conveyed unto Roxanne Gabel.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
ROXANNE GABEL**

**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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 875 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 , JULY 27, 2017  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 34 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 41, 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 Henry Hicks, individually and as agent for Carol Hicks, by deed dated October 27, 2005 and recorded on November 8, 2005 in Record Book Volume 2247 at Page 2460 granted and conveyed unto Dominic Farinella.**

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
DOMINIC FARINELLA**

**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 - June 23, 30; July 7**

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 878 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 , JULY 27, 2017  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 43 in that certain piece or parcel of land together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 117, 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 Lee R. Degraff and Jacqueline Degraff, by deed dated March 8, 2011 and recorded on March 18, 2011 in Record Book Volume 2384 at Page 3620 granted and conveyed unto Stella Dirks.**

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
STELLA DIRKS**

**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 - June 23, 30; July 7**

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11351 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 , JULY 27, 2017  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 27 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 152, 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 Ross A. Whistler, by deed dated February 17, 2011 and recorded on February 18, 2011 in Record Book Volume 2383 at Page 2746 granted and conveyed unto C & S Resort Getaway, LLC.

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

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

**C & S RESORT GETAWAY, 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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9574 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 , JULY 27, 2017**

**AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
ALL THAT CERTAIN interest in land situate in Smithfield Township , Monroe County, Pennsylvania, known as Interval No. 15 of Unit No. RT-149, 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, 1981, 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 Millicent Wilson, by Georges Tarabusi, and authorized representative for Travel Around the World, Inc., as Attorney-in-Fact, by deed dated December 5, 2010 and recorded on December 22, 2010, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2380 at Page 7242 granted and conveyed unto Wide World Vacations, Inc.  
Being part of Parcel No. 16/110427 and Pin No. 16732101497280U149

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

**WIDE WORLD VACATIONS, 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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2835 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 , JULY 27, 2017**

**AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 48 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 24B 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 Project Philanthropy, Inc., by deed dated August 14, 2012 and recorded on September 6, 2012 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2407, at Page 7248, granted and conveyed unto Thomas Henry Bedoya.

Being part of Parcel No. 16/41/48-24B and Pin No. 16732102889017B24B

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

**THOMAS HENRY BEDOYA**

**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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9575 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 , JULY 27, 2017**

**AT 10:00 A.M.**

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

**ALL THAT CERTAIN** interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 20 of Unit No. RT-129, 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 Bruce Stephen Gerber aka Bruce S. Gerber and Susan Elaine Gerber aka Susan E. Gerber, by deed dated July 9, 2010 and recorded on August 2, 2010, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2373 at Page 9755 granted and conveyed unto Robertson Vacations, LLC.

Being Parcel No. 16/88130/U129 and Pin No. 16732101399268U129

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

**ROBERTSON VACATIONS, 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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9160 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 , JULY 27, 2017**

**AT 10:00 A.M.**

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

**ALL THAT CERTAIN** interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 50 of Unit No. RT-126, 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 Gilbert B. Faust and Cheryl C. Faust, his wife, by deed dated October 7, 2010 and recorded on February 11, 2011, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2382 at Page 9705 granted and conveyed unto Advantage Travel Club Holdings, Inc.

Being Parcel No. 16/88127/U126 and Pin No. 16732101399217U126

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

**ADVANTAGE TRAVEL CLUB HOLDINGS, 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."

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  
JEFFREY A DURNEY, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Bary J. Cohen, Sheriff's Solicitor  
PR - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5025 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 , JULY 27, 2017  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH TRACT 1:**

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

BEGINNING at a point at or near the center of Smith Road (Township Road 413; formerly 396); thence (1) leaving said road and along lands of Eureka Stone Quarry, Inc., North 49 degrees 08 minutes 57 seconds East (passing over an iron pipe at 25.00 feet) 236.45 feet to an iron pipe; thence, (2) along the same North 12 degrees 58 minutes 12 seconds West 406.87 feet to an iron pipe; thence (3) along the same North 73 degrees 39 minutes 59 seconds East 656.02 feet to an iron pipe; thence, (4) along the same South 16 degrees 20 minutes 01 second East 303.57 feet to an iron pipe; thence, (5) along lands of Elmer L. Veety, et ux, the grantor herein of which this tract was a part, South 72 degrees 31 minutes 51 seconds West 530.70 feet to an iron pipe; thence, (6) along the same South 05 degrees 31 minutes 21 seconds West 139.36 feet to an iron pipe; thence (7) along the same South 62 degrees 38 minutes 57 seconds West (passing over an iron pipe at 295.58 feet) 318.41 feet to the point of BEGINNING. CONTAINING 5.252 acres, more or less.

**TRACT 2:**

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

BEGINNING at a found stone corner, the most northerly corner of Tract No. 1 of lands conveyed by Donald E. Smith to Chester Anthony by deed dated August 4, 1949, and recorded in Deed Book Volume 172, Page 603; thence by lands of Chester Anthony South fifty-nine degrees five minutes fifty-four seconds West, three hundred twenty-six and ninety-three one-hundredths feet to a set iron pipe in a found pile of stones; thence by the same South sixty-seven degrees fifteen minutes fifty-four seconds West, two hundred fifteen and twenty-five one-hundredths feet to a found stone corner; thence by the same South sixteen degrees forty-two minutes twenty-eight seconds East (at 54.41 feet passing a found iron pipe) eighty-four and one one-hundredths feet to a point in the center line of Township Road No.. 396; thence in

and along the center line of Township Road No. 396 the following eight courses and distances: (1) North sixty-one degrees fifty-nine minutes three seconds West, fifty-nine one-hundredths feet to a point; (2) North seventy-three degrees forty-one minutes thirty-five seconds West, fifty feet to a point; (3) North eighty-three degrees fifty-five minutes one seconds West, fifty feet to a point; (4) South eighty-six degrees forty minutes forty-four seconds West, fifty feet to a point; (5) South eighty-three degrees twenty-nine minutes twenty-seven seconds West, one hundred twenty and five one-hundredths feet to a point; (6) South eighty-five degrees thirty-two minutes thirteen seconds West, fifty feet to a point; (7) South eighty-nine degrees fifty-six minutes twenty-two seconds West, fifty feet to a point; and (8) North eighty-two degrees twenty-nine minutes twenty-eight seconds West, thirteen and ninety-seven one-hundredths feet to a point; thence by lands of elmer L. Veety, of which this tract was formerly a part, North sixty-two degrees thirty-two minutes twenty-four seconds East, (at 22.88 feet passing a set iron pipe) three hundred eighteen and forty one-hundredths feet to a set iron pipe; thence by the same North five degrees twenty-four minutes forty-eight seconds East one hundred thirty-nine and thirty-six one-hundredths feet to a set iron pipe; thence by the same North seventy-two degrees twenty-four minutes thirty-six seconds East, five hundred thirty and ninety-nine one-hundredths feet to a set iron pipe in a stone row; thence by lands of Eureka Stone Quarry, Inc., South sixteen degrees twenty-nine minutes twenty-three seconds East, one hundred twenty and forty-two one-hundredths feet to the place of BEGINNING. CONTAINING 2.911 acres more or less.

TITLE TO SAID PREMISES VESTED IN Felix Serrano and Blanca Saldana, h/w, by Deed from Anthony Andriola and Lucille Andriola, his wife, dated 09/05/2003, recorded 09/08/2003, in Book REC 2166, Page 5079.

TAX CODE: 07/10/1/10-1,  
07/10/1/10

TAX PIN: 07627800971948,  
07627800980274

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

**BLANCA SALDANA**

**FELIX SERRANO**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
VISHAL J DOBARIA, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Bary J. Cohen, Sheriff's Solicitor  
PR - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8394 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 , JULY 27, 2017  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN lot or piece of ground situate in Tobyhanna Township , County of Monroe, Commonwealth of Pennsylvania, more particularly described as follows:**

**THE FIRST THEREOF:** BEGINNING at a corner in the northeasterly right-of-way line of State Highway No. 115, said beginning point being in line of State Highway No. 115, said beginning point being in line of lands now or late of L. Stull and being distant 50 feet at right angles from the center line of said highway; thence from said beginning point and along the northeasterly right-of-way line of said State Highway and 50 feet distant from and parallel to the center line thereof, North 35 degrees 18 minutes West, 150 feet to a corner in the southerly side line of Tobyhanna Avenue (now abandoned); thence along the southerly side line of said abandoned Tobyhanna Avenue, South 67 degrees 43 minutes East, 127 degrees 43 minutes East, 127 8/10 feet to a corner in the line of lands now or late of L. Stull aforesaid; thence along the line of said lands, South 24 degrees 4 minutes West, 82 feet to the place of beginning.

**CONTAINING 5,290 square feet of land, be the same more or less.**

(Note: The above described tract is part of Lots Nos. 32, 33 and 34 of the Plan of Lots of "Stoddartsville Heights" being that portion of the lots lying between the re-located State Highway and Tobyhanna Avenue).

It is expressly covenanted and agreed by and between the parties hereto, their heirs and assigns, that no building other than one dwelling house shall ever be erected upon the within described premises; provided, however, that the restriction to one building does not apply to the erection of a private garage upon the said lot.

Provided also that no dwelling house shall be used or maintained as a store or for commercial purposes on said premises.

**HAVING THEREON ERECTED a dwelling house known as: 6148 RT 115 Blakeslee, PA 18610  
TAX CODE #19/19/2/10  
PIN #19538504744465**

**THE SECOND THEREOF:** ALL those certain lots, parcels or pieces of land as shown on a map entitled "Stoddartsville Heights, plan of Lots Mayock and Lally, dated 1923," and recorded in Plot Book Volume 2, page 9, being lots 23 and 24.

**EXCEPTING AND RESERVING out of and from the above described description that portion of the premises taken by the Commonwealth of Pennsylvania, Department of Highways for Route 169, Section 7.**

**UNDER AND SUBJECT to restrictions of record.  
BEING a vacant lot located on Monroe Avenue adjacent to 6148 Rt 115 Blakeslee, PA 18610  
TAX CODE #19/19/2/12  
PIN #19538504743583**

**THE THIRD THEREOF:** BEGINNING at a point on the northerly side of Tobyhanna Avenue and Monroe Avenue; thence South 58 degrees 45 minutes West, 105 feet to a post on line of Lot No. 13; thence along the line of said lot, South 31 degrees 15 minutes West,

105 feet to the place of beginning.  
**BEING one-half of Lot No.12 and Plot of Lots known as Stoddarts Heights, laid out for Mayock and Lally, by Picton and Harrison, Engineers.  
BEING a vacant lot located on Tobyhanna Avenue adjacent to 6148 Rt 115 Blakeslee, PA 18610  
TAX CODE: 19/19/2/18  
PIN #19538504745229**

**BEING THE SAME PREMISES** which Arline M. Thomas, Marliyn Elias and Joan Trubela, by deed dated August 14, 2003 and recorded December 3, 2003 to Monroe County Record Book 2175, page 8022, granted and conveyed unto Diana Perch.

**SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.**

**UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.**

**TO BE SOLD AS THE PROPERTY OF DIANA PERCH ON JUDGMENT NO. No. 2016-08394**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
DIANA PERCH**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
LEON P HALLER, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2513 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 , JULY 27, 2017  
AT 10:00 A.M.**

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

**ALL THOSE TWO certain tracts or pieces of land situate in the Township of Hamilton , County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:**

**No. 1 - BEGINNING at a point in the center of Township Road No. 406 leading from Pennsylvania State Highway No. 209 to Beaver Valley; thence leaving**

said road by lands of Paul C. Benninger South 57°50' West (at 14.32 feet passing over a pipe), 738.71 feet to a pipe; thence by lands of Richard Snyder North 31°3' West (at 838 feet passing over a pipe on the Southerly side of said Township Road No. 406), 915 feet to a bridge over the McMichaels Creek, thence 660 feet more or less to a point in said Creek; thence by lands of James Bufo South 10°30' East, 84.8 feet to a point, the Northwest corner of lands of the said James Bufo; thence by the same South 42°34' East, 469.6 feet to a point in the center of the said Township road; thence continuing in and along the center of said road by lands formerly of Marlin B. Serfass South 41°39' East, 136.7 feet; thence by said other lands of Marlin B. Serfass and wife South 42°14' East, 90.35 feet to the place of BEGINNING.

No. 2 - BEGINNING at a point in the middle of the Township road leading from Pennsylvania Legislative Township Route No. 164 to Pennsylvania Legislative Route No. 45009, from which the Southeasterly corner of the stone foundation of the barn on lands intended to be conveyed by Paul C. Benninger, et ux, unto Marlin Serfass, et ux, bears (Bearings from the M.M. of 1957) North 54°27' West distant 134.97 feet and the North-easterly corner of the stone foundation of the house on the herein described lot bears South 18°33' East distant 134.08 feet; thence averaging the middle of the said Township Road, the following two courses and distances: (1) South 42°4' East, 291.68 feet to a point and (2) South 27°45' East, 481 feet to a point, the intersection of the center line of said Township road with the center line of said Legislative route No. 45009; thence along the middle of Legislative Route No. 45009, South 65°56' West, 769.25 feet to a point, the Southeasterly corner of a tract conveyed by Charles M. Low unto Joseph Frable by deed dated April 1, 1874 and recorded in Deed Book Vol. 23, Page 226, now lands of Richard Snyder; thence by lands of said Richard Snyder, North 31°23' West, 658.58 feet (passing an iron pipe at 15.27 feet) to an iron pipe; thence by lands intended to be conveyed by Paul C. Benninger, et ux., to Marlin Serfass, et ux., North 57°50' East, 739.52 feet (passing an iron pipe at 725.60 feet) to the place of BEGINNING.

EXCEPTING AND RESERVING out of and from the above described premises, all that certain lot or piece of land situate in the Township of Hamilton, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of Township Road No. 406 leading from PA State Highway No. 2090 to Beaver Valley; thence leaving said road by lands of Marlin Serfass South 57°50' West (at 13.92 feet passing over a pipe), 200 feet to a pipe; thence by other lands of Robert Irwin, the grantor herein, of which this lot was formerly a part South 42°4' East, 200 feet to a pipe; thence by the same North 57°50' East (at 184.93 feet passing over a pipe), 200 feet to a point in the center of the aforesaid public road; thence along the center of said road by said lands of Marlin Serfass North 42°4' West, 200 feet to the place of BEGINNING. ALSO EXCEPTING AND RESERVING ALL THAT CERTAIN lot or piece of land as described in Deed Book Volume 1485, page 281 and Deed Book Volume 1529, page 954.

BEING THE SAME PREMISES WHICH Mary Calvosa, by Deed dated 6/28/2005 and recorded 6/30/2005 in the Office of the Recording of Deeds, in and for Monroe County, in Record book Volume 2231, Page 246, granted and conveyed unto Kolawale Titilayo.

Improvements: Residential property

Tax Code No. 07/6/1/59-5

Pin #07-6289-00-37-6970

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**  
**KOLAWALE TITILAYO**

**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

GREGORY JAVARDIAN, ESQUIRE

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
PR - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7760 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, JULY 27, 2017

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THOSE TWO CERTAIN lots, parcels or pieces of land, situate in the Township of Price, County of Monroe, and State of Pennsylvania, bounded and described as follows, to wit:

TRACT #1: BEGINNING at a point on the southeasterly line of a cul-de-sac at the easterly end of Valley Road, said point being the southwesterly corner of Lot No. 604 as shown on map entitled "Section IV, The Hamlet, Jacob Keuler and Astrid Keuler, owners revised 8 June 1973"; thence along Lot No. 604 (a radial line to the third hereinafter described curve), south 58 degrees 32 minutes 55 seconds east 192.23 feet to an iron in line of a fifteen foot right of way, other lands of Jacob Keuler et ux; thence along said right of way, other lands of Jacob Keuler et ux; south 31 degrees 27 minutes 05 seconds west 63.40 feet to an iron; thence along the same, south 12 degrees 41 minutes 50 seconds west 138.29 feet to an iron; thence still along other lands of Jacob Keuler et ux; south 78 degrees 05 minutes 02 seconds west 92.96 feet to an iron, said iron being the most easterly corner of Lot No. 607 as shown on said map; thence along Lot No. 606 (a radial line to the first hereinafter described curve), north 30 degrees 08 minutes 30 seconds west 285.00 feet to a point on the southerly line of valley road; thence along the southerly line of Valley Road in an easterly direction on a curve to the left having a radius of 740 feet an arc length of 56.80 feet to a point or 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 37.46 feet to a point of reverse curvature on the southeasterly line of the above mentioned cul-de-sac on a curve to the left having a radius of 50 feet an arc length of 58.41 feet to the place of beginning.

BEING Lot 605 as shown on said map.

TRACT #2. BEGINNING at a point on the southerly line of Valley Road, said point being the northwesterly corner of Lot No. 605 as shown on map entitled "Sec-

tion IV, The Hamlet, Jacob Keuler and Astrid Keuler, owners, revised 8 June 1973", thence along Lot No. 605 (a radial line to the hereafter described curve), south 30 degrees 08 minutes 30 seconds east 285.00 feet to an iron in line of other lands of Jacob Keuler et ux; thence along said other lands of Jacob Keuler et ux, south 78 degrees 05 minutes 02 seconds west 227.68 feet to an iron, said iron being the southeasterly corner of Lot No. 607 as shown as said map; thence along Lot No. 607 (a radial line to the hereafter described curve), north 17 degrees 22 minutes 00 seconds west 238.00 feet to a point on the southerly line of Valley Road; thence along the southerly line of Valley Road in an easterly direction on a curve to the left having a radius of 740 feet an arc length of 164.99 feet to the place of beginning.

CONTAINING 1.143 acres, more or less.

BEING Lot No. 606 as shown on said map.

Parcel/Tax ID: 14/3C/1/59 & 14/3C/1/60

BEING THE SAME PREMISES which Paul D. Solomon & Mildred R. Solomon, his wife, by Deed dated 8/23/2006 and recorded 9/5/2006 in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2279, Page 9548, Instrument #200637974, granted and conveyed unto Dean E. McCann.

Tax ID #: 14/3C/1/59

& 14/3C/1/60

Pin: 14730701380314 &

14730701288262

PIN #: 14730701380314 &

14730701288262

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

**DEAN MCCANN A/K/A**

**DEAN E. MCCANN**

**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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2451 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, JULY 27, 2017

AT 10:00 A.M.

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER**

ER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN tract, piece or parcel of land, and message, situate in the Township of Pocono, County of Monroe and State of Pennsylvania, bounded and described as follows, viz:

BEGINNING at a mark on the East edge of concrete pavement of the Lackawanna Trails from which mark the South edge of the head wall on a drain pipe bears North twenty and one-half degrees West distant eighteen and one-tenth feet; thence, by lands of Charles G. Kessel, North sixty-six and one-half degrees East eight hundred thirty-six feet to a stone corner in line of lands of George L. Nyce; thence, by his lands North five degrees West one hundred twenty-two feet to center of road leading to Nyce Woodland, thence, along the center of said road and along lands of Charles G. Kessel, South seventy-five and one-half degrees West one hundred eight-five feet; thence, still by the same North sixty-three and one-half degrees West one hundred sixty-nine feet; thence, still by the same South eighty-four and one-fourth degrees West three hundred forty-three feet; thence, still by the same South fifty-nine degrees West two hundred ten feet; thence, still by same South forty-five and one-half degrees West one hundred twenty-nine and one-half feet to mark on the East edge of the concrete pavement of Lackawanna Trails from which the southwest corner of the shop or garage bears North thirty-five and one-fourth degrees East distant forty-one and three-tenths feet; thence, along the East edge of the concrete pavement in a southerly direction, three hundred twenty-two feet to the place of BEGINNING.

CONTAINING five acres one hundred thirty-six perches, more or less.

ALL THAT CERTAIN tract, piece or parcel of land and message situate in the Township of Pocono, County of Monroe and State of Pennsylvania, bounded and described as follows:

BEGINNING at a nail on the east edge of bituminous pavement formerly concrete in Bartonsville Ave., T.R. 625, said nail being distant southerly 18.0 feet from the south edge of a concrete headwall on a drainpipe, thence (1) along the 1st course described in deed of conveyance hereinabove recited, North 65 degrees 52 minutes 08 seconds East 830.44 feet to an existing set stone, thence (2) along the 2nd course described in said deed, North 5 degrees 32 minutes 52 seconds West 122.0 feet to an iron pin in the center of a wood road leading now or formerly to Nyce Woodland, thence (3) along said road, South 74 degrees 57 minutes 08 seconds West 185.0 feet to an iron pin, thence (4) still along said road, North 64 degrees 02 minutes 52 seconds West 196.0 feet to an iron pin, thence (5) still along said road, South 83 degrees 42 minutes 08 seconds West 343.0 feet to an iron pin, thence (6) still along said road, South 58 degrees 27 minutes 08 seconds West 210.0 feet to an iron pin, thence (7) South 45 degrees 00 minutes 54 seconds West 122.07 feet to a nail in the easterly side of said bituminous pavement in Bartonsville Ave., T.R. 625, thence (8) along the easterly edge of said pavement South 39 degrees 29 minutes 40 seconds East 120.18 feet to a nail, thence (9) still along said pavement South 37 degrees 55 minutes 44 seconds East 94.13 feet to a nail, thence (10) South 33 degrees 16 minutes 06 seconds East 102.95 feet to the point and place of BEGINNING.

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

**PATRICK O AMEDE**

**JACINTH E AMEDE**

**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  
JILL MANUEL-COUGHLIN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
PR - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9164 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, JULY 27, 2017  
AT 10:00 A.M.

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

ALL THAT CERTAIN tract or 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 railroad spike in the intersection of Pa. L.R. 45044 (Burger Hollow Road) with Township Road No. 435 (Haney Road), from which a railroad spike marking the southeasterly corner of lands of Roy W. Dorshimer bears South eighty-nine degrees six minutes thirty-three seconds East nine and seventy-seven one-hundredths feet; thence in and along the centerline of said Pa., L.R. 45044 the following four (4) courses and distances, namely; (1) on a curve to the right having a radius of one thousand two hundred and zero one-hundredths feet for an arc length of two hundred thirty-two and thirty-seven one-hundredths feet (chord bearing and distance being South five degrees fifty-seven minutes thirty-seven seconds West two hundred thirty-two and one one-hundredth feet) to a point of tangency; (2) South eleven degrees thirty minutes twenty-eight seconds West two hundred seventy-one and eighty one-hundredths feet to a point; (3) South seven degrees fifty-six minutes fifty-eight seconds West two hundred seventy and six one-hundredths feet to a point; (4) South four degrees eleven minutes thirteen seconds West fifty-nine and six one-hundredths feet to a railroad spike in line of lands of Clark H. George; thence leaving said centerline of Pa. L.R. 45044, by said lands of Clark H. George ("The Evergreens Section 1" subdivision) South seventy-five degrees eighteen minutes two seconds West (at twenty-six and eleven one-hundredths feet passing an iron pin) four hundred thirty-eight and sixty-five one-hundredths feet to an iron pin in line of lands of Allen O. Davidson; thence by said lands of Allen O. Davidson; thence by said lands of Allen O. Davidson North one degree fifty-three minutes twenty-seven seconds East (at nine hundred thirteen and twenty-four one-hundredths feet passing an iron pin) nine hundred forty-three and twenty-four one-hundredths feet to a railroad spike in the aforementioned Township Road No. 439; thence in said Township Road No. 439, by

the aforementioned lands of Roy W. Dorshimer South eighty-nine degrees six minutes thirty-three seconds East five hundred thirteen and twenty-three one-hundredths feet to the place of BEGINNING.

CONTAINING 6.235 acres of land as shown on a plan titled "Map of Lands to be conveyed by Florence Dorshimer Estate to Dale Burger", dated March 14, 1981, prepared by Robert G. Beers, R.S. #23659-L, and recorded in Plot Book 46, page 27.

Parcel No.: 13/8/1/58-10

Pin No.: 13622800870230

Being Known As: 420 Haney Road, Kunkletown, PA 18058

BEING the same premises which Dale W. Burger and Marie L. Burger, husband and wife, and Barry L. Schagger and Maxine E. Schaffer, husband and wife, by Deed dated 11/13/1982 and recorded on 11/15/1982 in Book 1221, Page 14 in the office of the Recorder of Deeds for Monroe County, Pennsylvania, granted and conveyed unto Thomas R. Weiler and Linda Weiler, husband and wife.

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

LINDA WEILER  
THOMAS R WEILER

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  
M TROY FREEDMAN, ESQUIRE

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
PR - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9782 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, JULY 27, 2017  
AT 10:00 A.M.

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

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

BEGINNING at a point formed by the intersection of the center line of Geoffrey Court with the intersection of the center line of Merriment Lane, as shown on the Map entitled "Camelot Enterprises, Inc.," and recorded in the Monroe County Recorder's Office in Plat Book 14, pages 147 to 149;

Thence (1) along the center line of Geoffrey Court

South 72 degrees 40 minutes 56 seconds East 44.02 feet to a point of a curve to the left;  
 Thence (2) along said curve having a radius of 350.0 feet, an arc length of 84.83 feet to a point;  
 Thence (3) along the dividing line between Lots 209 and 210 as shown on the aforementioned map South 3 degrees 25 minutes 50 seconds West 216.56 feet to an iron pipe;

Thence (4) along the center of a 10.0 feet drainage easement North 72 degrees 40 minutes 56 seconds West 180.0 feet to a point in the center of Merriment Lane;

Thence (5) along the center of said lane North 17 degrees 19 minutes 04 seconds East 200.0 feet to the point and place of beginning. Excepting and reserving out of the above described premises that portion of Geoffrey Court and Merriment Lane that lies within said premises. Also excepting and reserving out of the above described premises a 5.0 feet drainage easement running along the northerly side of Course no. 4 above described.

BEING Lot no. 209 as shown on Plan of Lots entitled "Subdivision of lands of Camelot Enterprises, Inc., project: Camelot Forest, Township of Tobyhanna, County of Monroe and Commonwealth of Pennsylvania, VET Associates, Inc., Engineers, dated June 19, 1971 and recorded in the Office for the Recording of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plat Book 14, pages 147 and 149.

BEING the same premises which Edward Billia and Dorothy Billia, hi wife, by indenture bearing date the 15th day of September, 1979, and being recorded at Stroudsburg, in the Office for the Recording of Deeds, in and for the County of Monroe, on the 20th day of September, 1979, in Deed Book Volume 976, page 231, granted and conveyed unto Michael A. Habib and Dolores s. Habib, his wife, in fee.

UNDER AND SUBJECT TO conditions, restrictions, covenants and reservations, as of record.

ALSO KNOWN AS 112 Merriment Lane f/k/a 209 Sir Geoffrey Court, Blakeslee, PA 18610-0245.

PARCEL NO: 19/15B/1/192  
 PIN: 19630401166570

BEING the same premises which Michael A. Habib and Dolores S. Habib, his wife by deed dated May 14, 1984 and recorded May 31, 1984 Deed Book/page or Instrument #1360/ in the Office of the Recorder of Deeds in Monroe County, granted and conveyed unto Angelika Leitner, a single person and Donald F. Sip;troth and Christine I. Siptroth, his wife.

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

**DONALD F. SIPTROTH  
 CHRISTINE I. SIPTROTH**

**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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5269 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 , JULY 27, 2017  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH Parcel 1:**

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

**BEGINNING** ata pipe in the center of Lost Lane (20 feet in width) said pipe being distant the following two courses and distances from the Northeast corner 0.48 acre lot of land now or formerly of Thomas H. Slavbaugh (1) South 81°45' West, a distance of 12.84 to a point (2) North 6°44' West 174.21 feet to a point, thence running from said beginning pipe by lands now or formerly of Clyde D. Learn, North 66°50' West 215.93 feet to an iron pin, thence by the same, North 26°23' East 160.13 feet to an iron pin in the center of aforesaid Lost Lane, thence in and along the center of said Lot Lane by lands of the same for the following four courses and distances; (1) South 49°23' East, 65.2 feet to a pipe; (2) North 64°44' East, a distance of 34.3 feet to a point; (3) south 44°23' East, 75.23 feet to a pipe; (4) South 2°15' West 146.91 feet to the place of beginning.  
 Containing 0.63 acre, more or less.

**Parcel Two:**

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

**BEGINNING** at a pipe in the center of Lost Lane (20 feet in width); thence by other lands now or formerly of John Mirkovic North 66°50' West, a distance of 215.93 feet to an iron pin; thence by the same North 26°23' East a distance of 160.13 feet to an iron pin in said Lost Lane; thence by line of lands now or formerly of John Mirkovic and in said Lost Lane; South 49°23' East, a distance of 65.2 feet to a pipe; thence by the same North 64°44' East, a distance of 34.3 feet to a pipe in said Lost Lane; thence leaving said Lot Lane by line of lands now or formerly of Clyde D. Learn and recrossing an extension of Lost Lane North 46°11' West, a distance of 222.97 feet to a pipe; thence by the same South 30°31' West, a distance of 419.33 feet to a pipe the northeast corner of land now or formerly of Joseph Soggio; thence by the line of lands now or formerly of Clyde D. Learn North 89°9' East, a distance of 421.05 feet to a point the place of beginning. **CONTAINING 1.48 acres more or less.**

BEING the same premises which Family Bonds, Inc., by Deed dated March 6, 2007 and recorded March 6, 2007 in the Recorder of Deeds Office in and for Monroe County, Pennsylvania in Deed Book 2298, Page 3773, granted and conveyed unto Susan E. Mirkovic, in fee.

BEING Parcel I.D. No.: 16/6/2/17  
 Pin No.: 16731302552196

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

**SUSAN E. MIRKOVIC**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
**STEPHEN M HLADIK, ESQUIRE**

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 335 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, JULY 27, 2017  
AT 10:00 A.M.

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

ALL THAT CERTAIN tract, piece or parcel or land, situate in the Township of Price, County of Monroe, State of Pennsylvania, bounded and described as follows, viz:

**TRACT NO. 1 (ONLY)**

**BEGINNING** at a point on the West line of Brush Drive, which drive is thirty three feet wide, and which point is North twenty two degrees thirty minutes East two hundred feet from the intersection of the West line of said Brush Drive and the North line of Hillside Road, said road being also thirty three feet wide; thence, along the North side of Lot No. 14, North fifty-seven degrees fifty-six minutes West one hundred fifty feet to a corner of Lots Nos. 5 and 6; thence along the East side of Lot No. 6, North twenty-two degrees thirty minutes East one hundred feet to a corner of Lots No. 7 and No. 16. Thence, along the South side of Lot No. 16, South fifty-seven degrees fifty-six minutes East one hundred fifty feet to a point on the West line of Brush Drive, first above mentioned; thence, along the West line of said Brush Drive, South twenty-two degree thirty minutes West one hundred feet to the place of **BEGINNING**.

**BEING** Lot No. 15 according to a map made by Michael A. Policelli, Registered Engineer, which map was revised February 1, 1955.

This conveyance is made on the express stipulation and agreement that the drilled well and the waters thereof, located on the division line between the lot herein conveyed and Lot No. 16 on said plan shall be used in common with the owners of said Lots Nos. 15 and 16, their heirs and assigns, for domestic purposes only upon the respective lots, each of said lot

owners to be subject to his respective share of the upkeep of said well.

**UNDER AND SUBJECT** to the following stipulation and restriction that no pigs, chickens, horses or livestock shall be maintained on said premises. Said restriction shall not apply to domestic pets.

**ALSO** no trailers of any nature or kind shall be placed, located or set upon said premises.

**BEING THE SAME PREMISES** which Michael Yacuboski and Melinda M. Yacuboski, his wife, by deed dated 12/8/1997 and recorded 12/15/1997 in Book 2043 Page 686 conveyed to Clarence O. Oden and the said Clarence O. Oden departed this life on 11/13/2015, vesting title solely in James Parker as Executor of the Estate of Clarence O. Odom a/k/a Clarence Oscar Odom, Jr. a/k/a Clarence Oscar Odom, Deceased.

Pin #: 14730403414231

Tax Code #: 14/6/2/9

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

**JAMES PARKER AS EXECUTOR OF THE ESTATE OF CLARENCE O. ODOM A/K/A CLARENCE OSCAR OSOM, JR. A/K/A CLARENCE OSCAR ODOM, 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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4329 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, JULY 27, 2017  
AT 10:00 A.M.

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

ALL THOSE TWO CERTAIN contiguous lots or pieces 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 pipe on the northwesterly side of Shawnee Drive, a corner of Lot No. 313 and Lot No. 314, as shown on 'Map of lots surveyed for Clinton R. Alden, Middle Smithfield Township, Monroe County, Pa.,' thence by Lot No. 313 North forty-nine degrees forty minutes West one hundred fifty feet to a point; thence by Lots Nos. 414 and 415 North forty degrees

twenty minutes East one hundred fifty feet to a point; thence by Lot No. 316 South forty-nine the northwesterly side of Shawnee Drive South forty degrees twenty minutes West one hundred fifty feet to the place of BEGINNING. BEING Lots Nos. 314 and 315 of said map of lots surveyed for Clinton R. Alden.

EXCEPTING AND RESERVING unto the parties of the first part, their heirs and assigns, the right to lay a water pipe not to exceed two inches in diameter into and/or through the front ten feet of the above described premises, said pipe to be used for the purpose of carrying water into or through the said above described premises together with free ingress, egress and regress to and for the said parties of the first part for the purpose of laying and maintaining said pipe.

TOGETHER WITH all rights and privileges and UNDER AND SUBJECT to the covenants, conditions, reservations and restrictions as of record.

UNDER AND SUBJECT to restrictions, reservations, and covenants as recorded in Deed Book Volume 1549, Page 1736.

TOGETHER WITH THE BENEFIT OF, AND UNDER AND SUBJECT to any easements, covenants and restrictions that appear in the chain of title and/or are visible on the ground, provided, however, that the recital of the within mentioned easements, covenants and restrictions shall not be construed as a revival thereof in the event that they, or any of them, have expired by limitation or for any other reason whatsoever.

BEING THE SAME PREMISES which John W. Hess, Sr. and Barbara M. Hess, his wife, by their Indenture dated December 2, 1987, and recorded in the Office for the Recording of Deeds, in and for Monroe County, Pennsylvania, in Deed Book Volume 1593, Page 1126, did grant and convey unto Robert E. Carpenter, Jr. and Theresa E. Carpenter, his wife, Grantors hereof, in fee.

TAX ID #9/4A/1/56

PIN #09/7345/03/11/8036

Parcel Identification No: 9/4A/1/56

Map #: 09-7345-03-11-6036

Being Known As Tax Parcel #9/4A/1/56

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

**MICHAEL D. MILLER**

**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  
MARTHA E VON ROSENSTIEL,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6127 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 , JULY 27, 2017**

**AT 10:00 A.M.**

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

**ALL THAT CERTAIN** piece of ground situated in the Southwoods Section of Ken-Mar Acres, Polk Township, Monroe County, Pennsylvania, being designated as Lot No. 307, and being bounded and described as follows, to wit:

BEGINNING at an iron pin on the northerly side of Maple Street, said iron pin being located three hundred fifty-one and five one-hundredths feet (351.05') westwardly from the southwesterly corner of Lot No. 200 in the Eastwoods Section of Ken-Mar Acres, as measured along the northerly side of Maple Street; thence, by a line along the westerly side of Lot No. 308, North twenty (20) degrees fourteen (14) minutes fifty-two (52) seconds West three hundred four and seventy-five one-hundredths feet (304.75') to an iron pin; thence, partly by Lot No. 108 and partly by Lot No. 107 in the Middlewoods Section of Ken-Mar Acres, South eighty (80) degrees nine (9) minutes fifty-four (54) seconds West one hundred fifty-one and seventy-four one-hundredths feet (151.74') South to an iron pin; thence, by a line along the easterly side of Lot No. 305, South nineteen (19) degrees thirty-nine (39) minutes nineteen (19) seconds East one hundred sixty-five and fifty-five one-hundredths feet (165.55') to an iron pin; thence, along the easterly side of Lot No. 306, South twenty (20) degrees fourteen (14) minutes fifty-two (52) seconds East one hundred sixty-six and forty-three one-hundredths feet (266.43') to an iron pin; thence, along the northerly side of Maple Street, North sixty-nine (69) degrees forty-five minutes eight (08) seconds East one hundred fifty and seventy one-hundredths feet (150.70') to the place of BEGINNING. CONTAINING 1.104 acres.

UNDER AND SUBJECT to the covenants, exceptions, conditions, reservations and restrictions which appear in the chain of title.

Title to said premises is vested in Roy L. Howell, Sr. by deed from Roy L. Howell, Sr. and Jo Ann Howell dated August 7, 1996 and recorded August 20, 1996 in Deed Book 2028, Page 3410 Instrument Number 199622745. The said Roy L. Howell, Sr. died on June 6, 2015 without a will or appointment of an Administrator.

Parcel No. 13/8A/4/18

Pin No. 13622801061987

Being Known As: 307 Maple Street, Polk Township, Pennsylvania 18333 a/k/a 5291 Sunny Lane, Kresgeville, Pennsylvania 18333

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

**ROY L. HOWELL, KNOWN SURVIVING HEIR OF ROY L. HOWELL, SR.**

**TROY A. HOWELL, KNOWN SURVIVING HEIR OF ROY L. HOWELL, SR.**

**UNKNOWN SURVIVING HEIRS OF ROY L. HOWELL, SR.**

**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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5720 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, JULY 27, 2017

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH Situated in the Borough of East Stroudsburg Sixth Ward, County of Monroe, and State of Pennsylvania:

ALL THAT CERTAIN message and two lots, pieces or parcels of land, situate in the Sixth Ward of the Borough of East Stroudsburg, County of Monroe, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

NO. 1:

BEGINNING at a post on the East side of Chestnut Street, a corner also of Lot nor or late of Thomas Kinney; thence South seventy degrees East one hundred sixty-two feet two inches to a stake in the line of land of Thomas Stemple, a corner also of Lot No. 65, now or late of Thomas Kinney; thence South eighteen and one-quarter degrees West forty feet to a stake, a corner also of Lot No. 67 on said plan or draft of Pierson & Stillman; thence North seventy degrees West one hundred sixty-two feet, more or less, to a post on the East side of said Chestnut Street; and thence North eighteen degrees East along the East side of said Chestnut Street forty feet to the place of beginning.

Being Lot No. 66 on plan or draft of lots of Pierson & Stillman.

NO.2

BEGINNING at a stake on the East side of Chestnut Street, a corner also of lot about to be conveyed to Irvin Robbins, thence along the northern line of said last mentioned lot, South seventy-four and one-half degrees East one hundred sixty-five feet to a stake in the line of land of Jay Stemple, thence along the line of said Stemple's land, North twenty and one-half degrees East thirty-four feet to a stake; thence along land formerly of W.K. Deubler, North seventy degrees West one hundred sixty-seven and nine-tenths feet to a stone on the East side of Chestnut Street; thence along the East side of Chestnut Street, South twenty degrees West nine feet to a stake; thence along the same, South fifteen and one-half degrees West thirty-six feet to the place of beginning.

Being Lot No. 67 on map or plan of lots of George E. Stauffer, said map of plan of lots of George E. Stauff-

er being also alternately referred to as the plan or draft of lots of Pierson and Stillman.

BEING THE SAME PREMISES WHICH YAFREYSI VI-LORIO, by Deed dated 09/15/2006 and recorded 09/20/2006 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Instrument No. 200640359, granted and conveyed unto Nathan Fekula and Charlotte Fekula.

Improvements: Residential property

Tax Code No. 05-6/2/10/6

Pin #05730108872931

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

**NATHAN FEKULA  
CHARLOTTE FEKULA**

**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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9409 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, JULY 27, 2017

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot or piece of land, situate in the Township of Paradise, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the middle of the Macadam Public Road leading from Swiftwater to Ace's Corner and which point is the Northerly corner of Lot No. 1, recently conveyed to Clifford and Arlene Simpson; thence along Lot No. 1, South 42 degrees 30 minutes East, 160 feet to a pipe; thence along a proposed 16 feet roadway and land of J. Burton Hamblin and wife and of which this was formerly a part, North 47 degrees 30 minutes East, 96.2 feet to a pipe on the Westerly side of a driveway 24 feet wide; thence along the edge of said driveway, North 42 degrees 30 minutes West, 160 feet to the middle of the public road; thence in the middle of the public road, South 47 degrees 30 minutes West, 96.2 feet to the point of beginning.

THE TRACT by this deed was formerly located in Pocomo Township. By virtue of the order and report of

the Paradise-Pocono Township Boundary Commissioners, filed 2/13/1978 and confirmed 3/15/1978 in the Court of Common Pleas of the 43rd Judicial District, Monroe County Branch, the boundary line between Paradise and Pocono Townships was moved South resulting in the location of this tract being changed from Pocono Township to Paradise Township.

Being the same premises which Massimo P. Giannetti, by deed dated 1/24/2014, recorded 1/30/2014, in the Office of the Recorder of Deeds, in and for Monroe County, in Book 2433, page 6374, and instrument #201402422, conveyed unto Michael Evans Myron, as sole owner, Grantee herein.

Parcel No. 11/7/2/5  
Pin No. 11636402987520

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

**KATHLEEN MYRON, SOLELY AS CO-EXECUTOR OF THE ESTATE OF MICHAEL EVANS MYRON A/K/A MICHAEL E. MYRON A/K/A MICHAEL MYRON, DECEASED**

**JOHN MYRON, SOLELY AS CO-EXECUTOR OF THE ESTATE OF MICHAEL EVANS MYRON A/K/A MICHAEL E. MYRON A/K/A MICHAEL MYRON, DECEASED**

**ESTATE OF MICHAEL EVANS MYRON A/K/A MICHAEL E. MYRON A/K/A MICHAEL MYRON, DECEASED, AND ALL UNKNOWN INDIVIDUALS, HEIRS, SUCCESSORS, ASSIGNS, BUSINESS ENTITIES, NON-PROFIT ENTITIES, AND/OR CHARITABLE ENTITIES HAVING AN/OR CLAIMING ANY RIGHT, TITLE, AND/OR INTEREST THEREIN, THEREFROM AND/OR THEREUNDER 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  
BRADLEY J OSBORNE, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10010 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 , JULY 27, 2017  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH  
ALL THOSE CERTAIN lots or pieces of land situate in**

the Borough of Mount Pocono , and Township of Paradise, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron on the Southerly line of Knob Avenue/commonly known as Knob Road said iron pipe being the Northeasterly corner of the whole tract of which this lot was formerly a part and also a corner of lands of Joseph Abochar; THENCE along lands of said Joseph Abochar as shown on 'Subdivision of lands of Peter Ucerifer', South 52 degrees 30 minutes East 94.12 feet to an iron pipe; THENCE along other lands of said Peter Ucerifer, of which this lot was formerly a part, South 49 degrees 54 minutes West 122.21 feet to an iron pipe on the easterly line of a proposed street, 50 feet in width; THENCE along the Easterly line of said proposed street, on a curve to the right, having a radius of 245 feet, (the chord bearing and distance being North 23 degrees 44 minutes West 138.07 feet) 139.97 feet to an iron pipe, the intersection of the Easterly line of said proposed street with the Southerly line of said Knob Avenue; THENCE along the Southerly line of said Knob Avenue, North 82 degrees 38 minutes East 75 feet to the place of BEGINNING. CONTAINING 0.269 acres, more or less. BEGINNING at an iron pipe on the easterly line of a proposed street, said iron pipe being the most southerly corner of Lot No. 7, as shown on 'Subdivision of lands of peter Ucerifer, Revised December 1, 1953' and THENCE along said Lot No. 7, North 49 degrees 54 minutes East 122.21 feet to an iron pipe; THENCE along lands of Joseph Abochar South 52 degrees 30 minutes East 60.89 feet to a point; THENCE along Lot No. 9, as shown on said map, South 37 degrees 30 minutes West 125 feet to a point; THENCE along the easterly line of said proposed street, North 52 degrees 30 minutes West 34.51 feet to a point of curvature; THENCE by the same, on a curve to the right, having a radius of 245 feet an arc length of 53.02 feet to the place of BEGINNING. CONTAINING 0.22 of an acre, more or less. BEING Lot No. 8 on the above mentioned plan. BEING known as 131 Knob Road, Mount Pocono, Pennsylvania.

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

TITLE TO SAID PREMISES VESTED IN Derrie E. Stoute-Parker, by Deed from Derrie E. Stout-Parker, a/k/a Derrie E. Stoute-Parker, dated 03/08/2001, recorded 03/09/2001, in Book 2092, Page 4656.

TAX CODE: 10/4/1/26

TAX PIN: 10636506275578

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

**DERRIE E. STOUTE-PARKER**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
VISHAL J DOBARIA, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 589 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, JULY 27, 2017  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN lot or piece of land situate in the Township of Jackson, County of Monroe, State of Pennsylvania, bounded and described as follows:**

**BEGINNING** at a point in the center of a Public Road, PA. 715, said point being the northeastern corner of lands of Dale Johnson; thence in and along the center of said Public Road, Pa. 715, North 35 degrees 8 minutes East 156.78 feet to a point in the center of said Public Road, thence leaving said Public Road and by other lands of Leo Hughes, of which this was formerly a part, South 72 degrees East 295.4 feet to a pipe (pass a pipe at 15.4 feet) thence in and along an old stone row and by lands of Dale Johnson South 73 degrees 30 minutes West 335.0 feet to an iron; thence by same North 32 degrees 30 minutes West 70.15 feet (pass an iron at 54.4 feet) to the place of **BEGINNING**.

**EXPECTING** thereout and therefrom the adverse conveyance of a Lot, Parcel or piece of land containing 0.016 acres, more or less, which Larry G. Bisbing and Mary Bisbing, his wife, by Deed dated March 25, 1982 and recorded March 31, 1982 in the Office for the Recording of Deeds, in and for the County of Monroe at Stroudsburg, Pa., in Deed Book 1174, Page 264, granted and conveyed unto Dale E. Johnson and Mary E. Johnson, his wife.

**BEING** the same premises which Larry G. Bisbing, single, and Mary Ann Bisbing, single, by Deed dated 06/03/2006 and recorded 06/08/2005 in the Office of the Recorder of Deeds in and for the County of Monroe in Record Book 2228 Page 1297, granted and conveyed unto Gamal S. Elrawashdy.

**Notice** - This Document does not sell, convey, transfer, include or insure the title to the coal and right of support underneath the surface land described or referred to herein, and the owner or owners of such coal may have the complete legal right to remove all of such coal and in that connection damage may result to the surface of the land and any house, building or structure on or in such land. The inclusion of this notice does not enlarge, restrict or modify any legal rights or estates otherwise created, transferred, excepted or reserved by this instrument. (This notice is set forth in the manner provided in section 1 of the act of July 17, 1957, p.l., 984 as amended, and is not intended as notice of unrecorded instruments, if any).

**PARCEL NO:** 08/4/1/62-10

**TAX MAP NO.** 08-6361-00-469735

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

**GAMAL ELRAWASHDY**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ROBERT A BULL, ESQUIRE

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
PR - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5254 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, JULY 27, 2017  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN lot or piece of ground situate on the southeasterly side of Spruce Street in the Township of Tobyhanna, County of Monroe and State of Pennsylvania, as shown on a plot or plan of lots laid out by Asher D. Dorshimer on May 8 1926, being known and designated as Lot No. 25 as shown on Section 1 of said Plan, and bounded and described, as follows, to wit:**

**Beginning** at a point in the southeast side of Spruce Street two hundred and fifty (250) feet southeast from the intersection of Spruce Street with Dorshimer Avenue; thence continuing in a southeasterly direction along said Spruce Street, fifty (50) feet to a point in line of Lot No. 24 as shown on said Plan; thence extending in a northeasterly direction along line of Lot No. 24, one hundred sixty seven and fifty one-hundredths (167.50) feet to point in line of Lot No. 6 as shown on said Plan; thence extending northwesterly along line of Lot No. 6, fifty (50) feet to a point in line of Lot No. 26; thence extending southwesterly along line of Lot No. 26, one hundred sixty seven and fifty one-hundredths (167.50) feet to a point, the place of **BEGINNING**.

This conveyance is made together with all rights and privileges and Under and Subject, Nevertheless, to the following restrictions and conditions set forth in the above-captioned Deed, to wit:

- (1) No buildings shall be erected thereon nearer than thirty (30) feet from the street on which the same fronts, and all garages shall be built to the rear of the lots and away from the front thereof.
- (2) All toilet facilities shall be sanitary, the plans for which shall be submitted to and approved by the former grantor, and all drainage shall be drained to a cesspool of property depth.
- (3) No intoxicating liquors shall be manufactured or sold upon the premises.
- (4) All spigots used in connection with any plumbing which may be installed upon the premises by the Grantees shall be self-closing spigots.

**TITLE TO SAID PREMISES VESTED IN Pamela Wagner, a single woman, by Deed from Teresa C. Thornburg, a widow, dated 02/26/2008, recorded 02/29/2008, in Book 2328, Page 1970, Instrument No. 200806092.**

TAX CODE: 19/20/1/63  
 TAX PIN: 19539404747155  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**  
**PAMELA WAGNER**  
**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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9634 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 , JULY 27, 2017  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
**ALL THAT CERTAIN** piece, parcel or plot 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 in the westerly right-of-way line of Iroquois Street, said point being further described as the common front corner of Combined Lot No. 7148 and Lot No. 7149 as shown on a certain plan of minor subdivision;

**THENCE** along the dividing line between Combined Lot No. 7148 and Lot No. 7149 south 87 degrees 40 minutes 12 seconds West 150.00 feet to the northwest corner of Lot No. 7149; said corner being in the line of Corporate Property;

**THENCE** along said Corporate Property North 22 degrees 42 minutes 33 seconds West 127.94 feet to the Southwest corner of Lot No. 7142.

**THENCE** along the Southeasterly line of Lot No. 7142 North 45 degrees 58 minutes 39 seconds East 100.55 feet to the southwest corner of Lot No. 7145;

**THENCE** along the southerly line of Lot No. 7145 South 76 degrees 09 minutes 52 seconds East 146.00 feet to a corner in the westerly line of Iroquois Street. Said corner being farther described as the common front corner of Lot No. 7145 and Combined Lot No. 7148, the lot herein described.

**THENCE** along the westerly right-of-way line of Iroquois Street by a curve to the left having a radius of 525.00- feet, an arc length of 148.12 feet and a chord bearing and distance of South 05 degrees 45 minutes 11 seconds West 147.63 feet to the point of beginning.

ning.  
 CONTAINING 30,160 square feet more or less.  
 BEING all of Combined Lot No. 7148 as shown on a Plan of Minor Subdivision of Lands of August W. Baker and Diana M. Magni-Baker dated February 24, 2000 and recorded in the Monroe County Recorder of Deeds Office in Plat Book 72, Page 26.  
 BEING THE SAME PREMISES which Michael A. Chapman and Doreen Chapman, husband and wife, by deed dated 4/26/2013 and recorded 5/7/2013 in Book 2419 Page 7014 conveyed to Nathaniel Mitchell, a single man.

Pin #: 03635703401678  
 Tax Code #: 03/7J/2/148

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**  
**NATHANIEL MITCHELL  
 MORTGAGOR(S) AND  
 RECORD OWNER(S)**

**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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7881 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 , JULY 27, 2017  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
**ALL THAT CERTAIN** lot or parcel of land situate in the **Township of Polk**, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at an iron pin on the northeasterly line of Short Ridge Drive, being a common corner of Lot No. 17 and Lot No. 18 as shown on a plan titled "Revised Plan, The Evergreens, Section IIA", dated July 18, 1988 and recorded June 27, 1990, in Plot Book Volume 62, page 274; thence along said Northeasterly line of Short ridge Drive North 50- degrees 56 minutes 14 seconds West 89.82 feet to an iron pin, a point of curvature; thence by the same on a curve to the left having a radius of 375.00 feet for an arc length of 83.58 feet (chord bearing and distance being North 57 degrees 19 minutes 21 seconds West 83.41 feet) to an iron pin; thence by Lot no. 19 North 26 degrees 17

minutes 32 seconds East 322.01 feet to an iron pin on the southerly line of Pinetree Lane; thence along said southerly line of Pinetree Lane South 77 degrees 08 minutes 18 seconds East 158.36 feet to an iron pin; thence by Lot No. 17 south 23 degrees 51 minutes 42 seconds West 388.27 feet to the place of BEGINNING. CONTAINING 1.310 acres of land. BEING Lot No. 18 as shown on the above described plan.

UNDER AND SUBJECT to the covenants, conditions and restrictions as contained in the hereinabove recited deed.

BEING THE SAME PREMISES which Patricia Eagleson, Executrix of the Estate of Jeffrey Eagleson, by deed dated 4/18/2014 and recorded 5/1/2014 in Book 2437 Page 3953 conveyed to Patricia Eagleson.

Pin #: 13623801063559

Tax Code #: 13/87863

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

THE UNKNOWN HEIRS ANTHONY V. COLOMBRARO, SR., DECEASED

DENISE NELSON, SOLELY IN HER CAPACITY AS HEIR OF ANTHONY V. COLOMBRARO, SR., DECEASED

RICHARD COLOMBRARO SOLELY IN HIS CAPACITY AS HEIR OF ANTHONY V. COLOMBRARO, SR., DECEASED

ANTHONY V. COLOMBRARO, JR., SOLELY IN HIS CAPACITY AS HEIR OF ANTHONY V. COLOMBRARO, SR., DECEASED

PATRICIA EAGLESON, IN HER CAPACITY AS EXECUTRIX AND HEIR OF THE ESTATE OF JEFFREY EAGLESON, 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

NORA C VIGGIANO, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8781 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, JULY 27, 2017

AT 10:00 A.M.

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

ALL THAT CERTAIN tract, piece or parcel of land, situate in the Township of Stroud, County of Monroe, and Commonwealth of Pennsylvania, bounded and

described as follows, to wit:

BEGINNING at a set iron pipe on the at the intersection of the northwesterly line of Heritage Drive with the northeasterly line of Chipperfield Drive; thence along the northeasterly line of Chipperfield Drive North sixty-four degrees forty-six minutes three seconds West one hundred fifty feet to a set iron pipe; thence by Lot No. 103 North twenty-five degrees thirteen minutes fifty seconds East one hundred fifty-six and nineteen one-hundredths feet to a set iron pipe; thence by Lot No. 109 and by Lot No. 110 South fifty-one degrees fifty-four minutes fifty seconds East (a sixty-five and ninety-nine one-hundredths feet passing a found iron pipe) one hundred eighty and ninety-nine one-hundredths feet to a found iron pipe; thence along the northwesterly line of Heritage Drive South thirty-eight degrees five minutes ten seconds West one hundred eighteen and ninety one-hundredths feet to the place of BEGINNING.

CONTAINING 0.516 acres, more or less.

The above description being in addition to all of Lot No. 101, also part of Lot No. 102, as shown on map titled 'Map of Subdivision, Wedgewood Lake Estate, Lester and Berta Katz, 8 June 1965', as revised by Robert E. Felker, R.S., June 1976, per attached sketch of 'Division of Lots owned by Clinton C. Simpson.'

UNDER AND SUBJECT to all reservations, conditions, covenants and restrictions of record or visible on the said premises.

TOGETHER WITH and UNDER AND SUBJECT to all covenants, conditions, restrictions, rights and easements of record.

TITLE TO SAID PREMISES VESTED IN Marcos E. Camargo, a/k/a Marco E. Camargo and Lissette Camargo, a/k/a Lissette E. Camargo, his wife, by Deed from Benjamin Rosa and Rosa Fuentes-Rosa, his wife, dated 05/04/2007, recorded 05/04/2007, in Book 2304, Page 4308.

TAX CODE: 17/14B/1/8

TAX PIN: 17639104625517

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MARCOS E. CAMARGO  
LISSETTE CAMARGO

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  
VISHA J DOBARIA, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9781 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, JULY 27, 2017

AT 10:00 A.M.

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

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

**BEGINNING** at a point in the centerline of Legislative Route #45004, the Northeasterly corner of Lot No. 15 as shown on a map titled "Subdivision of Lands of Gillespie, Henning, Pugliese, Wesco Properties, Inc." Hamilton Twp., Monroe County, PA, dated September 21, 1970, prepared by Edward C. Hess Associates and recorded in Plot Book Volume 13, page 93; thence by Lot No. 15 South 88 degrees 7 minutes 46 seconds West (at 22.12 ft. passing a pipe) 136.09 feet to a pipe; thence by the same North 78 degrees 18 minutes 37 seconds West 91.00 feet to a pipe on the Easterly line of Lake Shore Drive, the northwesterly corner of Lot No. 15; thence along the easterly side of Lake Shore Drive North 13 degrees 51 minutes East 23.22 feet to a pipe; thence by the same North 18 degrees 30 minutes West 23.60 feet to a pipe, the southwesterly corner of Lot No. 17; thence by Lot No. 17, South 89 degrees 45 minutes 46 seconds East 148.06 feet to a pipe; thence by the same North 77 degrees 04 minutes East (at 58.63 feet passing a pipe) 72.50 feet to a point in the centerline of Legislative route #45004; thence in and along the centerline of Legislative Route #45004 South 6 degrees 23 minutes 14 seconds East 75.00 feet to the place of **BEGINNING**.

**CONTAINING** 13,342 square feet, more or less.

**BEING** Lot No. 16 as shown on the above mentioned plan.

**UNDER AND SUBJECT** to all conditions, reservations and restrictions of record.

**BEING THE SAME PREMISES** which Michael A. Millroy and Paula A. Wagner, by Deed dated 5/11/2007 and recorded 5/17/2007, in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2305, Page 5202, granted and conveyed unto Frederick S. Ainsworth and Katherine M. Ainsworth, husband and wife.

Tax ID #: 07/12/2/16-48

(Pin #07627710373069)

PIN #07627710373069

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

**FREDERICK S AINSWORTH**

**KATHERINE M AINSWORTH**

**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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2093 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, JULY 27, 2017

AT 10:00 A.M.

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

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

**BEGINNING** at a stone corner, a corner of the overall tract, of which this lot was formerly a part; thence along lands, now or formerly, of Lucy and Butler South 85 degrees 15 minutes West 1056 feet, ore or less to a corner, thence by the same South 5 degrees 43 minutes East 565 feet, more or less, to an X-cut on a rock; thence along lands, now or formerly, of Emily L. Smyth South 77 degrees 05 minutes West 1428.5 feet to a corner in the road leading to other lands, now or formerly, of Emily L. Smyth, thence in and along said road North 32 degrees 05 minutes East 78.5 feet to a point; thence by the same North 9 degrees 31 minutes East 80.8 feet to a point; thence by the same North 7 degrees 26 minutes West 303.0 feet to a point; thence along lands, now or formerly, of William C. Asher North 82 degrees 10 minutes East 813.4 feet to a corner; thence by the same North 35 degrees 00 minutes East 724.2 feet to a corner, thence by the same North 77 degrees 49 minutes East 124.8 feet to a corner; thence by the same North 54 degrees 41 minutes East 81.2 feet to a corner; thence by the same North 82 degrees 07 minutes East 133.2 feet to a corner; thence by the same North 42 degrees 47 minutes East 84.6 feet to a corner; thence by the same North 30 degrees 29 minutes East 97.6 feet to a corner; thence along said other lands of Emily L. Smyth North 82 degrees 10 minutes East 687.2 feet to a stone corner; thence long lands, now or formerly, of Brodhead Forest & Stream Association South four degrees 45 minutes East 508.8 feet to the place of beginning.

**TITLE TO SAID PREMISES VESTED** in Kurt M. Disbrow and Concetta Disbrow, h/w, by Deed from Kurt M. Disbrow, dated 02/15/2007, recorded 03/28/2007, in Book 2300, Page 5199.

TAX CODE: 12/1/10-2

TAX PIN: 12639300387898

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

**KURT M DISBROW**

**CONCETTA DISBROW**

**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  
ELIZABETH M BENNETT, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8942 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, JULY 27, 2017  
AT 10:00 A.M.

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

ALL THAT CERTAIN tract, piece or lot of land situated in the Township of Jackson, County of Monroe and State of Pennsylvania, being Lot No. 22, as shown on a map entitled Final Plan Map of Lands of Five Springs Estates, recorded in Plot Book Volume 61, Page 45, bounded and described as follows, to wit:

Beginning at an iron on the westerly side of Meadow View Court, being also a corner of Lot No. 21, Five Springs Estates, thence along the westerly side of Meadow View Court for the following two courses and distances:

(1.) S 26°45'12" E (Magnetic Meridian) for 98.46 feet to an iron;

(2.) On a curve to the right having a radius of 50.00 feet and an arc length of 52.36 feet to an iron on the westerly side of a cul-de-sac at the southerly end of Meadow View Court, thence along the westerly side of a said cul-de-sac on a curve to the left having a radius of 50.00 feet and an arc length of 62.83 feet to an iron, a corner of Lot No. 23, Five Springs Estates, thence along Lot No. 23, S 51°12'43" W for 164.34 feet to an iron, a corner of Lot No. 18, Five Springs Estates, thence along Lot No. 18 and 19, N 34°50'13" W for 232.05 feet to an iron, a corner of Lot No. 21, Five Springs Estates, thence along Lot No. 21, N 63°14'48" E for 242.26 feet to the place of BEGINNING.

PARCEL NO. 8/86126

BEING THE SAME PREMISES WHICH Arthur E. Chilvers and Barbara Jean Chilvers, husband and wife, by Deed dated July 13, 2007 and recorded July 16, 2007 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2310, Page 7898, Instrument No. 200726863, granted and conveyed unto James E. Roschbach and Sandra Y. Roschbach, husband and wife, his/her heir assigns in fee.

Improvements: Residential property  
Tax Code No. 08/86126

Pin Number 08626901282337

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

**JAMES E. ROSCHBACH  
SANDRA Y. ROSCHBACH**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MATTHEW J MCDONNELL,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1398 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, JULY 27, 2017  
AT 10:00 A.M.

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

ALL THAT CERTAIN lot being known as Lot 2642, Section H-III being situated and located in Coolbaugh Township, Monroe County, Pennsylvania and encompassed and included within one of the following plats:

A subdivision plat drawn by Spotts, Stevens & McCoy, Inc., Consulting Engineering of Wyomissing, Pennsylvania; known as Section H-II of Stillwater Lake Estates, Sun Dance Stillwater Corp., dated August 2, 1971 and approved by Monroe County Planning and Zoning Commission November 9, 1971 approved by supervisors of Township of Coolbaugh December 16, 1971 said plat is filed and recorded in the office for recording of plats Monroe County on December 28, 1971 in Plat Book 15, Page 85, a subdivision plat drawn by Spotts, Stevens & McCoy, Inc. Consulting Engineers of Wyomissing, Pennsylvania, known as Section H-III of Stillwater Lake Estates, Sun Dance Stillwater Corp., dated April 10, 1972 and approved by Monroe County Planning and Zoning Commission May 2, 1972; approved by supervisors of Township of Coolbaugh June 5, 1972; said plat is filed and recorded in office for recording of plats Monroe County on July 17, 1972 in Plat Book 17, Page 19. Said lot having a frontage on Sidney Avenue of 298.72 feet and rear line of 197.82 feet; Northerly side line of 138.39 feet and a Southerly side line of 260.47 feet. Dimensions are more or less and actual stream and lake location governs and determines stream and

lake lot side line rear lines dimensions.  
 Title to said premises is vested in Carol Walgenwitt by deed from Edward W. Schuler, Sr. and Jean M. Schuler Joint Irrevocable Trust Agreement, Edward W. Schuler, Jr. and Sharon J. Edwards, as Co-Trustees dated October 25, 2012 and recorded December 12, 2012 in Deed Book 2412, page 3951 Instrument Number 201233619.

Parcel No. 03/14F/2/124  
 Pin No. 03634604839300  
 Being Known As: 2642 Sidney Avenue, Pocono Summit, Coolbaugh Township, Monroe County, PA 18346  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**CAROL WALGENWITT**  
 TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania

CHRISTINE L GRAHAM, ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - June 23, 30; July 7

East 142.50 feet to a set iron pipe; thence through Lot 131 South thirty-five degrees fifty-three minutes twenty seconds East 187.00 feet to the place of BE-GINNING.

CONTAINING 27,147 square feet (0.623 acres). BEING all of Lot 132 and the Westerly 70 feet of Lot 131 as shown on said Wigwam Lake Estates plan.

Title to said premises is vested in Lois L. Sims and Daniel E. Sims, husband and wife by deed from Harry Snow and Lucy Snow, husband and wife dated October 19, 1976 and recorded October 19, 1975 in Deed Book 743, Page 250. The said Lois L. Sims died on October 10, 2012 thereby vesting title in her surviving spouse Daniel E. Sims by operation of law.

Parcel No. 17/16A/1/40  
 Pin No. 17638102661059  
 Being Known As: RR 7 Box 7776, 2411 Larkspur Drive, Stroudsburg, Township of Stroud, Monroe County, PA 18360

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**  
**DANIEL E SIMS**

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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6348 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 , JULY 27, 2017  
 AT 10:00 A.M.**

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

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

**BEGINNING** at a set iron pipe on the Northerly right-of-way line of an existing 33 foot road, said pipe being distant 37.50 feet on a bearing of South fifty-four degrees six minutes forty seconds West from the common corner of Lots 131, Section B and 130, Section B as shown on a plan titled, "Wigwam Lake Estates," and recorded in the Monroe County Courthouse; thence along the Northerly right-of-way of said road south fifty-four degrees six minutes forty seconds West ;109.89 feet to a point; thence along said road on a curve to the right (having a radius of 40 feet) an arc distance of 64.86 feet to a point on the Easterly right-of-way of another 33 foot road; thence along Lot 132, Section B and the Easterly right-of-way of said road North thirty-two degrees fifty-nine minutes twenty seconds West 145.16 feet to a set iron pipe; thence along all of Lot 132 and part of Lot 131 North fifty-four degrees six minutes forty seconds

**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 8718 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 , JULY 27, 2017  
 AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot, parcel or piece of land situate in the **Township of Coolbaugh** , County of Monroe, and Commonwealth of Pennsylvania, being Lot 577, Section K (Ext.), incorrectly cited as Section K in prior deed, 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, in Plot book Volume 24, Pages 51, 53 and 55.

BEING the same premises which Frank D. Chernesky, Jr. and Jane M. Chernesky, h/w by their Deed dated October 28, 2002 and recorded in the Office of Recorder of Deeds in and for Monroe County, Stroudsburg Pennsylvania, as in Record Book Volume 2135,

Page 353; granted and conveyed unto LaToya spry, Grantor hereof, in fee.

BEING THE SAME PREMISES CONVEYED TO Julio Cartagena, a single man and Carmen Field, single woman, as joint tenants with the right of survivorship and not as tenants in common, by Deed from LaToya Spry, a single woman, dated 08/16/2004 and recorded 08/19/2004, in Deed Book 2199, Page 7550.

PARCEL ID: 03/9R/1/255

PIN NO: 03636913138748

TITLE TO SAID PREMISES IS VESTED IN Keith Kerr, by Deed from CitiMortgage, Inc., s/b/m with Citifinancial Mortgage Company, Inc., by Olympus Asset Management, its Attorney In Fact, by Power of Attorney to be recorded simultaneously herewith, dated 01/26/2009, recorded 02/24/2009 in the Monroe County Clerk's/Registrar's Office in Deed Book 2349, page 1111, Instrument No. 2009041104.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

NIKKI KING, EXECUTRIX FOR THE ESTATE OF KEITH KERR A/K/A KEITH L. KERR, DECEASED MORTGAGOR AND DECEASED OWNER

AMY KERR, DEVISEE OF THE ESTATE OF KEITH KERR A/K/A KEITH L. KERR, DECEASED MORTGAGOR AND DECEASED OWNER

KEVIN KERR, DEVISEE OF THE ESTATE OF KEITH KERR A/K/A KEITH L. KERR, DECEASED MORTGAGOR AND DECEASED OWNER

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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7364 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 , JULY 27, 2017  
AT 10:00 A.M.

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

ALL THOSE CERTAIN lots or pieces of land situate in the Township of Smithfield , County of Monroe, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a pipe, the northwest corner of a certain

0.61 acre lot heretofore conveyed by Dale H. Learn and wife, the grantors herein, to Jeanne Imsick; thence along the easterly side of a certain ten and thirty-seven one-hundredths acre tract of land of said Jeanne Imsick North twenty degrees six minutes West two hundred seventeen and forty-five one-hundredths feet to a stone corner; thence by other lands of the grantors herein North sixty-eight degrees seventeen minutes East two hundred twenty-one and two one-hundredths feet to a pipe in Deer Lane (twenty feet in width); thence by the same along the center of said Deer Lane South thirty-seven degrees forty-one minutes East one hundred ten and fifty-six one-hundredths feet to a pipe in the center of said Deer Lane; thence by the same South two degrees thirty minutes East thirty-one and five-tenths feet to a pipe in the center of said Deer Lane; thence leaving said Deer Lane by lands of the same South fifty degrees two minutes West two hundred sixty and twenty-five one-hundredths feet to the place of BE-GINNING.

CONTAINING 1.0 acre, more or less.

Subject to the same conditions, exceptions and reservations as are contained in former deeds forming the chain of title.

Being the same premises conveyed to Norman H. Griffith, III and Debra A. Griffith, his wife, by deed of George W. Beecroft and Helen Beecroft, his wife, dated November 9, 1984 and duly recorded in Monroe County Deed Book 1416, at page 304.

PIN No. 16730302873107

Map No. 16/11/2/15

The property is located at 6217 Forest Lane, East Stroudsburg, PA

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

NORMAN H. GRIFFITH, III  
DEBRA A. GRIFFITH

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 R O BRIEN, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7342 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 , JULY 27, 2017  
AT 10:00 A.M.

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

ALL THAT CERTAIN townhouse unit situate in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown as Unit 63-D on the attached plan titled "As-Built Map of Survey, Unit 63, Northslope III", dated September 2, 2004 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 63-C and Unit 63-D, said corner being North 15 degrees 04 minutes 29 seconds East and distant 63.31 feet from centerline station 14+00 in Ridge view Circle;

**THENCE 1.)** By said Unit 63-C, North 07 degrees 08 minutes 36 seconds West 38.00 feet to a point;

**THENCE 2.)** Through lands now or formerly of Northslope III, North 82 degrees 51 minutes 24 seconds East 24.00 feet to a point;

**THENCE 3.)** Through the same and by Unit 63-E South 07 degrees 08 minutes 36 seconds East 47.00 feet to a point

**THENCE 4.)** Through said lands of Northslope III, South 82 degrees 51 minutes 24 seconds West 10.50 feet to a point;

**THENCE 5.)** Through the same, South 07 degrees 08 minutes 36 seconds East 9.00 feet to a point;

**THENCE 6.)** Through the same, South 82 degrees 51 minutes 24 seconds West 13.50 feet to the place of **BEGINNING**.

**BEING** all of Unit 63-D, Northslope III **BEING THE SAME PREMISES** which C & M Homes at Shawnee L.P., a Pennsylvania Limited Partnership by general partner C & M Homes at Shawnee, LLC, by deed dated 1/10/2005 and recorded 4/29/2005 in Book 2223 Page 6991 conveyed to Edward M. Guillen and Yvette Guillen.

Pin #: 09733303303151D  
Tax Code #: 09/96829/63D

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

**YVETTE GUILLEN  
EDWARD M. GUILLEN**

**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  
JILL P JENKINS, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10101 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, JULY 21, 2017  
AT 10:00 A.M.

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

ALL THAT CERTAIN message lot or piece of land, situate in the Township of Polk, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, viz:

**BEGINNING** at a point in the corner of West Sherwood Drive (thirty-three feet wide) said point being distant one hundred eighty feet on a corner of South seventy-eight degrees fifty-six minutes West from the point of intersection of the said center line of West Sherwood Drive with the Westerly side of Mountain Lane (twenty feet in width); thence, running from said beginning point along the center line of West Sherwood Drive, South seventy-eight degrees, fifty-six minutes West one hundred twenty feet to a point, the Southeast corner of Lot No. A-11; thence, along the East line of Lot No. A-11, North eleven degrees four minutes West one hundred sixty feet to a point in line of lands of the City of Bethlehem Authority thence, by said lands, North seventy-eight degrees fifty-six minutes East one hundred twenty feet to a point; the Northwest corner of Lot No. A-14; thence, along the West line of Lot No. A-14, South eleven degrees four minutes East one hundred sixty feet to the place of **BEGINNING**.

**BEING** Lots Nos. A-12 and A-13 as shown on map of Robin Hood Lake, dated April 29, 1958, prepared by W.P. Kitson, Registered Surveyor.

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

PARCEL NO. 13/10/2/29  
PIN NO. 13621905194504

Title to said premises is vested in Theresa Salzman by court order dated April 23, 2008 and recorded March 13, 2009 in Deed Book 2350, Page 788.

Being Known As: Lots 12A & 13A 9361 sherwood Drive, a/k/a 9074 West Sherwood Drive, Kunkletown, Polk, Monroe County, PA 18058

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

**THERESA SALZMAN**

**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  
KELLY L EBERLE, ESQUIRE  
Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 23, 30; July 7

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

**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 8011 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, JULY 27, 2017  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot or parcel of land situated in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania being Lot No. 20 as shown on a plan entitled, 'Final Major Subdivision Plan, The Estates at Great Bear, Phase VIII' dated May 27, 2003 last revised August 8, 2003, prepared by Frank J. Smith, Jr., Inc. Marshalls Creek, Pa., and recorded in the Office of the Recorder of Deeds of Monroe County on July 28, 2004 in Plot Book 76, Page 106 and 107, more particularly described as follows:

Beginning at a common corner of Lots No. 19 and No. 20 on the southerly side of Rising Meadow Way (50 feet R.O.W.); thence

1. Along the southerly side, North 70 degrees 21 minutes 53 seconds East, a distance of 200.00 feet to a corner of Lot No. 21; thence

2. Along Lot No. 21, South 19 degrees 38 minutes 07 seconds East, a distance of 250.00 feet to a corner; thence

3. South 76 degrees 04 minutes 32 seconds West, a distance of 201.00 feet to a corner of Lot No. 19; thence

4. Along Lot No. 19, North 19 degrees 38 minutes 07 seconds West, a distance of 230.00 feet to the first mentioned point and place of beginning.

Containing 1.102 acres of land.

Subject to Drainage and Slope Easements established 20 feet parallel with and adjacent to all street right of ways or as shown on said referenced Final Major Subdivision Plan.

Subject to all encumbrances and restrictions of record. As may be amended from time to time.

**TITLE TO SAID PREMISES VESTED IN Martin Bossman, by Deed from Toll PA III, L.P., dated 10/31/2006, recorded 11/03/2006, in Book 2286, Page 5945.**

**TAX CODE: 9/97567**

**TAX PIN: 09734300039500**

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

**MARTIN BOSSMAN**

**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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5475 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, JULY 27, 2017  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
**ALL THAT CERTAIN** tract, parcel or lot of land situated in the Township of Polk, County of Monroe and Commonwealth of Pennsylvania, being Lot No 23, Final Plan Section Two, Century Village recorded in Plot Book Volume 62, page 272, bounded and described as follows to wit:

**BEGINNING** at a point in or near the centerline of Township Route No. 440, HTY Road, being a corner of Lot No. 22, Century Village, thence along Lot No. 22 S 54 degrees 36 minutes 46 seconds W (at 25.00 feet passing over an iron) for 447.37 feet to an iron in line of lands now or formerly of Pat DeLuca, thence along lands now or formerly of pat DeLuca the following two courses and distances:

(1) N 03 degrees 34 minutes 54 seconds E (MM) for 290.51 feet to an iron

(2) N 11 degrees 22 minutes 08 seconds for 241.69 feet to an iron a corner of lands now or formerly of Mildred E. Lenhart, et al, thence along now or formerly of Mildred E. Lenhart N 85 degrees 06 minutes 44 seconds E for 151.53 feet to a point in or near the centerline of Township Route No. 440, HTY Road, thence in the centerline of Township Route No. 440, HTY Road on curve to the left having a radius of 1200.00 feet and arc length of 318.27 feet to the place of **BEGINNING**.

**CONTAINING: 2.577 acres more or less gross area.**

**2.390 acres net area.**

Under and Subject to that portion of road used for Township Route No. 440, HTY Road.

**TITLE TO SAID PREMISES VESTED IN Ralston Ramsey, by Deed from Yvette Ramsey, dated 08/29/2014, recorded 10/03/2014, in Book 2444, Page 3915.**

**TAX CODE: 13/116446**

**TAX PIN: 13622800613061**

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

**RALSTON RAMSEY A/K/A**

**RALSTON R. RAMSEY**

**YVETTE RAMSEY**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale on-

ly." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**ABIGAIL BRUNNER, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - June 23, 30; July 7

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  
**MARTHA E VON ROSENSTIEL, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6149 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, JULY 27, 2017  
 AT 10:00 A.M.**

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

**ALL THAT CERTAIN tract, piece or lot of land situated in the Township of Ross, County of Monroe and State of Pennsylvania, being Lot No. 45. As shown on a map entitled Final Plan Spring Valley Farms at Ross, Section Two recorded in Plot Book Volume 70, Page 32, bounded and described as follows, to wit:**

**BEGINNING at an iron in the southerly right-of-way Stacia Way being a corner of Lot No. 44, Spring Valley Farms at Toss, Section Two, thence along Lot No. 44 S 66 degrees 38 minutes 38 seconds W (Magnetic Meridian) for 244.68 feet to an iron a corner of Lot No. 44 and 43, Spring Valley Farms at Ross, Section 2, thence along Lot No. 43, N 35 degrees 05 minutes 20 seconds W for 202.08 feet to an iron in line of Lot No. 23, Spring Valley Farms at Ross, Section Two, thence along Lot No. 23 and 22, N 54 degrees 54 minutes 40 seconds E for 256.28 feet to an iron in the southerly right-of-way of Stacia Way the following two courses and distances:**

**(1) S 35 degrees 05 minutes 20 seconds for 89.16 feet to an iron;**

**(2) On a curve to the right having a radius of 800.00 feet and an arc length of 163.82 feet to the place of BEGINNING.**

**CONTAINING 1.324 acres more or less.**

**PARCEL NO. 15/90691**

**BEING THE SAME PREMISES** which Deck Creations, Inc. a Pennsylvania Corporation, by Indenture dated 04-08-99 and recorded 04-09-99 in the Office of the Recorder of Deeds in and for the county of Monroe in Record Book 2062 Page 1970, granted and conveyed unto John H. Turner and Marianne Turner husband and wife.

**Parcel Identification No: 15/90691**

**Map #: 15-6247-00-72-4742**

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

**NOEL LAMBERTY  
 SANDRINE LAURENT**

**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

**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 6464 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, JULY 27, 2017  
 AT 10:00 A.M.**

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

**ALL THAT CERTAIN parcel of land situated in the Township of Ross, County of Monroe, State of Pennsylvania, bounded and described as follows, to wit:**

**Beginning at an iron on the southeasterly line of Ross Lane, said iron being the most westerly corner of lot No. 101 as shown on map entitled "Plotting II, Hickory Hill Farms (East) Revised 07/05/1973", thence along Lot No. 101 (a radial line to the second hereinafter described curve), South 22°20'58" East 214.43 feet to an iron in line of lands now or late of Russell Kresge, thence along said land South 67°39'02" West 547.30 feet to a stone corner (found) in line of Lot No. 103; thence along lot No. 103, North 22°20'58" West 265.00 feet to an iron on the southeasterly line of Ross Lane; thence along the southeasterly line of Ross Lane, North 67°39'02" East 257.00 feet to a point of curvature; thence along the same on a curve to the right having a radius of 560 feet an arc length of 193.17 feet to a point or reverse curvature; thence still along the same on a curve to the left having a radius or 298.52 feet an arc length of 102.97 feet to the place of Beginning.**

**Tax ID: 15/8/1/10-18**

**BEING THE SAME PREMISES** which G.E. Capital Mortgage Services, Inc., f/k/a Travelers Mortgage Services, Inc. by Deed dated 9/30/1994 and recorded 10/4/1994, in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 1974, Page 1426, granted and conveyed unto Jack E. Brodt & Malinda J. Brodt, husband and wife.

**Tax ID #: 15/8/1/10-18**

**Pin: 15625704730181**

**PIN #: 15625704730181**

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

**MALINDA J BRODT**

**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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3779 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 , JULY 27, 2017  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot, parcel or piece of land situate in the **Township of Tobyhanna**, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 5428 Section C3A, 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, Pa. in Plot Book Volume 17, page 77, bounded and described as follows, to wit:

**TITLE TO SAID PREMISES VESTED** in Robert M. Walsh and Dale J. Walsh, (his wife), by Deed from Unidel Corporation, a Pennsylvania Corporation, dated 10/06/1984, recorded 05/13/1985, in Book 1445, Page 289.

Della Walsh a/k/a Dale J. Walsh a/k/a Della J. Walsh was a co-record owner of the mortgage premises as a tenant by the entirety. By virtue of Della Walsh a/k/a Dale J. Walsh a/k/a Della J. Walsh's death on or about 03/15/2014, her ownership interest was automatically vested in the surviving tenant by the entirety.

Robert M. Walsh died on 11/03/2014, and upon information and belief, his surviving heirs are Steacy M. Walsh and Robert Walsh.

TAX CODE: 19/31/117  
TAX PIN: 19634402575043

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

**STEACY M. WALSH, IN HER CAPACITY AS HEIR OF ROBERT M. WALSH, DECEASED**

**ROBERT WALSH, IN HIS CAPACITY AS HEIR OF ROBERT M. WALSH, DECEASED**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROBERT M. WALSH, 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 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  
ABIGAIL BRUNNER, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7120 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 , JULY 27, 2017  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot or piece of land and mes- sage situate in the **Township of Jackson**, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a stone corner, the most Southeasterly corner of the overall tract of which this was formerly a part; thence along State Game Lands No. 186 South eighty degrees forty five minutes twenty two seconds West 162.00 feet to an iron pipe; thence through lands of the Grantor North three degrees three minutes four seconds East (at 345.47 feet passing an iron pipe) 365.47 feet to a point in the middle of T.R.

477 leading from Appenzell to Bartonville; thence along said middle of T.R. 477 the following four (4) courses and distances: (1) South sixty three degrees twenty six minutes thirty six seconds East 12.13 feet; (2) South sixty seven degrees no minutes nine seconds East 50.00 feet; (3) South seventy one degrees twenty five minutes sixteen seconds East 50.00 feet; (4) South seventy degrees five minutes six seconds East 16.82 feet to a point; thence along lands of Reynolds Bassett South three degrees fifty minutes thirty six seconds East (at 20.00 feet passing an iron pipe) 294.95 feet to the place of **BEGINNING**.

**CONTAINING 1.05 acres, more or less.**

**BEING THE SAME PREMISES** which Lloyd Harding, by deed dated 5/14/2011 and recorded 5/27/2011 in Book 2387 Page 1671 conveyed to Paul Thompson.

Pin #: 08636100406320

Tax Code #: 08/31/13-5

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

**LLOYD HARDING MORTGAGOR**

**PAUL THOMPSON**

**MORTGAGOR**

**AND RECORD OWNER**

**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  
**MATTHEW K FISSEL, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - June 23, 30; July 7

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  
**PETER WAPNER, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5049 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, JULY 27, 2017  
 AT 10:00 A.M.**

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

**ALL THAT CERTAIN** tract lot or parcel of land situate in the township of Hamilton, county of Monroe and state of Pennsylvania, designated as lot 3 on a minor subdivision of Mary Weber, as recorded in the office for the recording of deeds, in and for the county of Monroe, at Stroudsburg, Pennsylvania in map file 63-81, bounded and described as follows, to wit:

**BEGINNING** at an iron bar on the edge of and sixteen and one-half feet from the center of state road 2010, known, as Manor drive, said point being also a corner of lot 2, thence along lot 2, north 16 degrees 14 minutes 20 seconds east 15.00 feet to an iron bar, thence along the same, north 11 degrees 36 minutes 04 seconds west 283.09 feet to an iron bar, said point being also a corner of lot 4, thence along lot 4, south 81 degrees 38 minutes 38 seconds east 191.07 feet to an iron bar, thence along the same, south 19 degrees 53 minutes 50 seconds east 200.00 feet to an iron bar, thence still along lot 4, south 16 degrees 14 minutes 20 seconds west 130.00 feet to an iron bar on the edge of the above mentioned Manor drive, thence along the edge of the above mentioned Manor drive, thence along the edge of and sixteen and one-half feet from the center of the said Manor drive, north 73 degrees 45 minutes 40 seconds west 175.00 feet to the point of beginning.

**TITLE TO SAID PREMISES VESTED IN** Beatrice Gilliland, a single person, by Deed from Jon Gilliland, a single person, dated 09/23/2013, recorded 09/23/2013, in Book 2427, Page 5935.

**TAX CODE:** 7/6/2/10

**TAX PIN:** 07638000719170

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

**JON TRAVIS GILLILAND  
 BEATRICE GILLILAND**

**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-

**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 6418 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, JULY 27, 2017  
 AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot or piece of land situate in the Township of Middle Smithfield, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

**Beginning** at a point on the Westerly line of Park Drive, a common corner of Lot No. 23 and Lot No. 22 and shown on a plan titled "Section 1, Eastern Pocomo Park, Eastern Pocono Park, Inc., Owner and developer, Middle Smithfield Township, Monroe County, Pennsylvania dated May 29, 1969, prepared by Edward C. Hess Associates" on file in the recorder's Office, Stroudsburg, Pennsylvania in Plot Book No. 12, Page No. 141; Thence along Lot No. 22 North 57 degrees 18 minutes 00 seconds West 200.00 feet to a point; thence by Lot No. 43 North 32 degree 42 minutes 00 seconds East 100.00 feet to a point; thence by Lot No. 254 South 57 degrees 18 minutes 00 seconds East 200.00 feet to a point on the Westerly line of Park Drive South 32 degrees 42 minutes 00 seconds West 100.00 feet to the place of beginning. Being Lot 23, Block 1.

**BEING** known and numbered as 1298 Park Drive f/k/a Lot 23 Park Drive, East Stroudsburg, PA 18302.

Being the same property conveyed to Rodney K. Bauman and Carol A. Bauman, his wife who acquired title by virtue of a deed from Jerome Drissen and Cheryl M. Drissen, his wife, dated October 28, 1987, recorded November 4, 1987, at Deed Book 1587, Page 564, Office of the Recorder of Deeds, Monroe County, Pennsylvania.

**TAX CODE:** 09/6B/2/27

**PIN NO:** 09733402556413

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

**CAROL A BAUMAN  
 RODNEY K BAUMAN**

**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  
KIMBERLY A BONNER, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8827 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 , JULY 27, 2017  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot or lots, parcel or piece of ground situate in the **Township of Stroud**, Monroe County, Pennsylvania, being Lot or Lots No. 103, Section A, 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. 31, Page(s) 63.

BEING the same premises which Ann Garrahan, widow, by her deed dated June 30, 1999 and recorded July 2, 1999 in the Office of the Recording of Deeds, &c., in and for the County of Monroe, in Record Book Volume 2065, Page 9951, granted and conveyed unto Robert E. Miller, Jr., one of the grantors hereof, in fee. The said Robert E. Miller, Jr. has since married Marcia L. Miller who joins in the execution hereof.

**UNDER AND SUBJECT** to protective covenants and restrictions as appear in the above recited deed and in the chain of title.

Title to said premises is vested in Marcia L. Miller and Robert E. Miller, Jr. by deed from Robert E. Miller, Jr. and Marcia L. Miller dated November 2, 2002 and recorded December 9, 2002 in Deed Book 2138, Page 8283 Instrument Number 200249823. The said Robert E. Miller, Jr. departed this life on October 18, 2015 there by leaving title vested in Marcia L. Miller by operation of law.

Parcel No. 17/15A/2/105

Pin No. 17639201472945

Being Known As: 2304 Burntwood Drive, East Stroudsburg, Township of Stroud, Monroe County, PA 18301

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

**MARCIA L MILLER**

**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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8045 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 , JULY 27, 2017  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot or piece of land situate in **Middle Smithfield Township**, Monroe County, Pennsylvania, being Lot No. 24, Section H, as shown on Plan of Lots entitled "Plotting No. 1, Leisure Lanes, Inc., Middle Smithfield Township, Monroe County, Pennsylvania, Guyton Kempter, Registered Civil Engineer, dated February 22, 1965" and recorded in the Office for the Recording of Deeds, in and for the County of Monroe, at Stroudsburg, Pennsylvania; in Plat Book Volume 29, Page 21.

BEING THE SAME PREMISES which Griffin/Whitmore Enterprises, Inc. d/b/a Three Star Homes, by deed dated 12/10/1988 and recorded 12/27/1988 in Book 1659 Page 575 conveyed to Rocco Provenzano and Ann Provenzano and the said Ann Provenzano departed this life on 9/16/2013 and the said Rocco Provenzano departed this life on 4/5/2014, vesting title solely in Anthony Provenzano heir and/or Administrator of the Estate of Rocco Provenzano, Maryann Reilly heir and/or Administrator of the Estate of Rocco Provenzano and unknown heirs and/or Administrators of the Estate of Rocco Provenzano.

Pin #: 09731602958329

Tax Code #: 09/13B/1 36

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

**ANTHONY PROVENZANO HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF ROCCO PROVENZANO**

**MARYANN REILLY HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF ROCCO PROVENZANO**

**UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF ROCCO PROVENZANO**

**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 - June 23, 30; July 7

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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7143 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 , JULY 27, 2017**  
**AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN** message 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 a stone corner in the line of land of Randolph Eberhart from which point a large oak tree, a corner in the same line, bears South forty-six degrees forty minutes West distant two hundred twenty-eight feet; thence, along land of the said Randolph Eberhart North forty-six degrees forty minutes East four hundred four feet to a stone corner; thence, by land of the Grantors, of which this was formerly a part, South twenty-four degrees thirty minutes East four hundred ninety-five feet to a stone corner in a small stream; thence, along the center line of said stream and land of the Grantors three hundred ninety-two feet more or less; thence, leaving said stream and still by land of the Grantors North twenty-four degrees thirty minutes West four hundred twenty-four feet to the place of **BEGINNING**. **CONTAINING** four acres, more or less. Surveyed by H.E. Frankenfield, C.E., November 2, 1949

Title to said premises is vested in Joseph Halstead by deed from John H. Anello dated September 15, 2005 and recorded September 16, 2005 in Deed Book 2240, Page 1811 Instrument Number 200542049. Pin No. 09733404524390

Being Known As: 139 Sandra Court, East Stroudsburg, Township of Middle Smithfield, Monroe County, PA 18301

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
 JOSEPH HALSTEAD**

**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

**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 6361 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 , JULY 27, 2017**  
**AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN** lot, or piece or parcel of land situate in the Township of **Chestnuthill**, County of Monroe, State of Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a point in the center of Pennsylvania State Highway No. 45066 leading from Effort to Merwinsberg; thence in said highway, North twenty two degrees fifty six minutes West one hundred thirty and fifty one one-hundredths feet to a point; thence, leaving said highway by other land now or formerly of Berbert F. Gower and wife the grantors herein, of which this lot was formerly a part, North sixty nine degrees forty seven minutes East two hundred thirty nine and sixty eight one hundredths feet to a point in the Pohopoca Creek; thence, down said creek by lands of the same, South twelve degrees forty eight minutes twenty seconds East one hundred forty eight and thirty nine one-hundredths feet to a point in said creek; thence leaving said creek by lands of Boyd Gannon, South seventy four degrees fifteen minutes West (at 20 feet passing over a pipe at 191.98 feet passing over a pipe) two hundred fourteen and ninety five one hundredths feet to the place of beginning. **BEING THE SAME PREMISES** which Joan L. Tipton, widow, by deed dated 6/15/2001 and recorded 7/2/2001 in Book 2099 Page 5174 conveyed to Thornton Bobbert and Joan Bobbert, husband and wife and the said Thornton Bobbert departed this life on 2/26/2008 vesting title solely in Joan Bobbert. Pin #: 02623900637373  
 Tax Code #: 02/13/1/47-4

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
 JOAN BOBBERT**

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

ly." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MATTHEW K FISSEL, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5904 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 , JULY 27, 2017  
AT 10:00 A.M.

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

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

BEGINNING at a pipe at the intersection of the Northernly side of Arlington Avenue with the Westerly side of Jane Street, thence along the said Northernly side of Arlington Avenue, North eighty three degrees thirty nine minutes West sixty three and thirty-four one-hundredths feet to a corner; thence by other lands formerly of Robert Eastwick, of which this lot was formerly a part, North twelve degrees fifteen minutes East one hundred seventy six and seventeen one-hundredths feet to a corner; thence by lands which D. Arlington Greene and wife, by their deed dated July 28, 1948, and recorded in the Office for the Recording of Deeds, etc., at Stroudsburg, Pa., in and for the County of Monroe, in Deed Book Vol. 166, Page 585, granted and conveyed unto Robert Eastwick, South seventy-seven degrees thirty five minutes East sixty three feet to a pipe; thence along the said Westerly side of Jane Street South twelve degrees fifteen minutes West one hundred sixty nine and forty one-hundredths feet to the place of BEGINNING.

TITLE TO SAID PREMISES VESTED IN Elwood R. Metzgar, by Deed from Elwood R. Metzgar and JoAnn E. Metzgar, h/w, dated 12/24/1998, dated 12/24/1998, recorded 12/31/1998, in Book 2058, Page 1744.  
TAX CODE: 17/12/7/38  
TAX PIN: 17639012873142

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ELWOOD R. METZGAR

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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3025 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 , JULY 27, 2017  
AT 10:00 A.M.

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

ALL THAT CERTAIN condominium unit situate in the Borough of East Stroudsburg , Monroe County, Pennsylvania, more particularly described as follows: BEING condominium Building B Unit No. B-9 East-Way Garden Community, as set forth in plats recorded in Monroe County map Book 57, at Page No. 119 and Page No. 124, together with an undivided .038% interest in and to the common elements of the condominium. This condominium unit is subject to the Declaration of Condominium dated March 1, 1985, recorded in Deed Book Volume 1459, Page 1067, and the map of East-Way Garden Community filed in the Office of the Recorder of Deeds in and for Monroe County, at Stroudsburg, Pennsylvania, in Plot Book Volume 57, page 18. The condominium unit is further subject to the terms, easement, and conditions contained in the Declaration of Restrictive Covenants, etc., dated January 18, 1985, recorded in the Office of the Recorder of Deeds in and for Monroe County, at Stroudsburg, Pennsylvania, in Record Book Volume 1435, Page 988.

BEING THE SAME PREMISES which Paula Fives-Taylor a single person, by deed dated 6/28/1994 and recorded 7/13/1994 in Book 1961 Page 1615 conveyed to William B. Gallagher and Sherry Lee Gallagher, husband and wife.  
Pin #: 05730112862269B9  
Tax Code #: 05-5/2/16/2-5

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

WILLIAM B GALLAGHER  
SHERRY LEE GALLAGHER

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 of Monroe County  
 Pennsylvania  
 NORA C VIGGIANO, ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - June 23, 30; July 7

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8637 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 , JULY 27, 2017  
 AT 10:00 A.M.**

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

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

**BEGINNING** at an iron pin on the northwesterly line of Chipperfield Drive, being a common corner of Lot No. 92 and Lot No. 74, as shown on a plan titled "Final Plan, Subdivision of Pocono Mt. Effort Village, Section 2", dated July 18, 1990, and recorded November 12, 1991, in Plot Book Vol. 63, page 295;

**THENCE** along said northwesterly line of Chipperfield Drive, South 39 degrees 41 minutes 36 seconds West 160.00 feet to an iron pin;

**THENCE** by Lot No. 50, North 61 degrees 48 minutes 38 seconds West 279.84 feet to an iron pin;

**THENCE** by Lot No. 66 of Pocono Mt. Effort Village (Plot Book Vol. 59, at page 398) North 31 degrees 16 minute 31 seconds East 218.16 feet to an iron pin;

**THENCE** by the aforementioned Lot No. 92, South 50 degrees 18 minutes 24 seconds East 306.16 feet to the place of **BEGINNING**.

**BEING THE SAME PREMISES** which Renee Hermanovich and George Hermanovich, III, her husband, by deed dated 10/27/2007 and recorded 11/13/2007 in Book 2320 Page 7811 conveyed to Horrett Fearon and Dorell A. Fearon, husband and wife.

Pin #: 02634003035499

Tax Code #: 02/88523

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

**HORRETT FEARON  
 DORELL A FEARON**

**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

**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 2302 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 , JULY 27, 2017  
 AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot/lots, parcel or piece of ground situated in the Township of Coolbaugh , County of Monroe and State of Pennsylvania, being Lot No. 362, Section J, as shown on map of a Pocono Country Place, on file in the Recorder's Office of Stroudsburg, Pennsylvania in Plot Book No. 22, Pages 11, 13, 15 & 17.

**BEING** known and numbered as 9341 Fairmont Drive, Tobyhanna, PA 18466.

**BEING** the same property conveyed to Erling C. Andersen, Trustee and Eileen D. Andersen, Trustee of the Andersen Family Trust dated December 6, 1993 who acquired title by virtue of a deed from Erling C. Andersen and Eileen D. Andersen, husband and wife, dated April 11, 2002, recorded May 8, 2002, at Instrument Number 200218530, and recorded in Book 2121, Page 5297, Monroe County, Pennsylvania records.

TAX CODE: 03/9C/1/198

PIN NO: 03635918412515

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

**ERLING ANDERSEN A/K/A  
 ERLING C. ANDERSEN  
 ERLING C. ANDERSEN,  
 TRUSTEE OF THE ANDERSEN FAMILY TRUST**

**DATED  
 DECEMBER 6, 1993**

**EILEEN D. ANDERSEN,  
 TRUSTEE OF THE ANDERSEN FAMILY TRUST  
 DATED  
 DECEMBER 6, 1993**

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

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

Todd A. Martin  
 Sheriff of Monroe County

Pennsylvania  
KIMBERLY A BONNER,  
ESQUIRE

Pennsylvania  
JENNIE C TSAI, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 23, 30; July 7

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3555 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, JULY 27, 2017**

**AT 10:00 A.M.**

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

**ALL THAT CERTAIN lot, parcel or piece of land situate in the township of Tunkhannock, county of Monroe and commonwealth of Pennsylvania, being lot 76, section 9, Sierra View, 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 34, page 17.**

**TITLE TO SAID PREMISES VESTED IN Maxcell Squire and Faye E. Wolfe, by Deed from Maryann Knueppel and Edward Knueppel, w/h and Maria Schmidt and Warren F. Schmidt, w/h, dated 10/26/2007, recorded 10/30/2007, in Book 2319, Page 7752.**

**Maxcell Squire died on 04/28/2014, and Maxcell J. Squire, Jr. was appointed Administrator/trix of his estate. Letters of Administration were granted to him on 09/15/2014 by the Register of Wills of, No. 2014-3057. Decedent's surviving heir at law and next-of-kin is Maxcell J. Squire, Jr.**

**TAX CODE: 20/3C/1/90**

**TAX PIN: 20633101175328**

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

**FAYE E WOLFE**

**MAXCELL J. SQUIRE, JR, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF MAXCELL SQUIRE**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MAXCELL SQUIRE, 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

**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 9199 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, JULY 27, 2017**

**AT 10:00 A.M.**

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

The land referred to in this policy is situated in the State of Pennsylvania, County of Monroe, City of Tannersville, and described as follows:

Being a partly of the same premises which Camelback Ski Corporation, by deed dated January 23, 1990, and recorded in the Office for the recording of deeds of Monroe County, Pennsylvania, in Record Book vol. 1729, page 1133, granted and conveyed to Coolmoor Corporation, and/or being a party of the same premises which Incline Development Corporation, by deed dated August 9, 1990, and recorded in the aforesaid Recorder's Office in Record Book Vol. 1746, Page 1436, granted and conveyed to Coolmoor Corporation, in fee. Coolmoor Corporation has since merged with Camelback Ski Corporation by virtue of statutory merger under which Camelback Ski Corporation is the surviving corporation.

BEING the same premises that Camelback Ski Corporation, by Deed dated September 9, 2002 and recorded September 17, 2002 in the County of Monroe, Deed Book 2131, Page 5405 and Instrument Number 200237454 granted and conveyed unto Ronald B. Stewart and Arleen M. Stewart, husband and wife.

Being Parcel I.D. No. 08/91660

Pin No.: 08635320820131

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

**ARLEEN M. STEWART A/K/A**

**ARLEEN STEWART**

**RONALD B. STEWART A/K/A**

**RONALD 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  
STEPHEN M HLADIK, ESQUIRE

Pennsylvania  
ELIZABETH M BENNETT, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 23, 30; July 7

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5065 CIVIL 2009, 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 , JULY 27, 2017  
AT 10:00 A.M.**

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

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

**BEGINNING** at a pipe in line of lands of Walter R. McClelland, a corner of lands of Allen W. Keiper; thence by lands of Walter r. McClelland, North 29 degrees 3 minutes West 48.67 feet to a pipe; thence by lands of John McKeon, North 18 degrees 40 minutes West 131.88 feet to a pipe; thence by lands of Twin Hills, Inc., of which this lot was formerly a part, North 55 degrees 4 minutes East, 237.75 feet to a pipe; thence along the westerly side of the public road leading from the Monroe-Carbon Trail to Twin Hills, South 37 degrees 20 minutes East 175.07 feet to a pipe; thence by lands of Louis F. Larsen and wife, and by lands of Allen W. Keiper, South 55 degrees 4 minutes West 274.8 feet to the place of **BEGINNING**.  
**CONTAINING 1.04 acres**

**UNDER AND SUBJECT** to all the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as more particularly set forth in the chain of title.  
**TITLE TO SAID PREMISES VESTED** IN Julio E. Quispe, married, by Deed from Viet T. Pham and Hien T. Lu, his wife, dated 03/20/2006, recorded 04/12/2006, in Book 2263, Page 8162.

**TAX CODE:** 17/12/6/22-2  
**TAX PIN:** 17639012852008

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**  
**JULIO E. QUISPE**

**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

**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 884 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 , JULY 27, 2017  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** parcel or piece of land situate in Pocono Township , Monroe County, Pennsylvania, being shown and designated as Lot 11 on a certain map entitled 'Proposed Plan of Lots: Barton Glen, Section 2; Pocono Township, Monroe County, Penna.; Scale 1 inch = 100 feet; January, 1965' as prepared by Monroe Engineering, Inc., Stroudsburg, Penna., in and for the County of Monroe in Plat Book Volume 9, page 93.

**UNDER AND SUBJECT** to covenants, conditions and restrictions of record.  
**ALSO ALL THAT CERTAIN** parcel or piece of land situate in Pocono Township, Monroe County Pennsylvania, being shown and designated as Lot 12 on a certain map entitled 'Proposed Plan of Lots; Barton Glen, Section 2; Pocono Township, Monroe County, Penna.; Scale 1 inch = 100 feet; January, 1965' as prepared by Monroe Engineering, Inc., Stroudsburg, Penna.; in and for the County of Monroe in Plat Book Volume 9, page 93.

**TITLE TO SAID PREMISES IS VESTED** IN Gandhi Desrosiers a/k/a G. Desrosiers and Terri Alexander, by Deed from David S. Wengerd, dated 05/11/2012, recorded 05/14/2012 in Book 2402, Page 4409.  
**TAX CODE:** 12/9B/2/33  
**TAX PIN:** 12637102765586

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**  
**GANDHI DESROSIER A/K/A  
G. DESROSIER  
TERRI ALEXANDER**

**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

Pennsylvania  
SAMANTHA GABLE, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 23, 30; July 7

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9498 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, JULY 27, 2017**

**AT 10:00 A.M.**

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

**ALL THAT CERTAIN** piece, parcel or lot of land, situate, lying and being in the **Township of Chestnut-hill**, County of Monroe and State of Pennsylvania, **BEING** Lot No. twenty-two (22), Section One (1), as shown on a map entitled "Final Plan, Section No. 1; Pohopoco Creek Estates; Chestnut-hill Township, Monroe County, Pa., as prepared by Edward C. Hess Associates, Inc., and filed in the Office for the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, Pa., in Plot Book Volume No. 29 at Page No. 87.

Being the same premises conveyed from Robert E. Plank to Jeffrey J. Burns and Toni Ann Burns by deed dated March 11, 2008 and recorded on May 12, 2008 at Book 2333, Page 2046 and Instrument #200814107 in the Monroe County Recorder of Deeds Office.  
Tax Parcel #02-6239-01-38-3603

**BEING THE SAME PREMISES** which Robert E. Plank, by Deed dated 3/11/2008 and recorded 5/12/2008, in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2333, Page 2046, granted and conveyed unto Jeffrey J. Burns & Toni Ann Burns, husband/wife.

Tax ID #: 02/13A/2/67  
PIN: 02623901383603  
PIN #: 02623901383603

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

**JEFFREY J. BURNS A/K/A**

**JEFFREY JOHN BURNS**

**TONI ANN BURNS**

**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

**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 7735 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, JULY 27, 2017**

**AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
**ALL THAT CERTAIN** lot, parcel or piece of land situate in the **Township of Pocono**, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows to wit:

**BEGINNING** at a stake driven in the ground in the southerly line of Marion Street; thence along the dividing line between Lots 19 and 20 South 23 degrees East 220 feet to a point, thence South 67 degrees West 100 feet to a point; thence along the dividing line between lots 20 and 21 North 23 degrees West 220 feet to a stake in the southerly side line of Marion Street; thence along the southerly side line of Marion Street North 67 degrees East 100 feet to the place of beginning. Said lot is rectangular in shape.

**BEING** all of Lot 20 as laid out on map entitled "Map of land belonging to E.A. Tennant situated at Mt. Pocono, Pa." and **BEING** further identified as Tax Parcel ID #12/12/2/32.

Title to said premises is vested in Daniel J. Hasson by deed from Stanko Djuric, Administrator to the Estate of Zivojin Djuric dated January 27, 2003 and recorded January 30, 2003 in Deed Book 2143, page 5294 Instrument Number 200304750.

Parcel No. 12/12/2/32  
Pin No 12636402685957

Being Known As: 1 Marion Drive, Swiftwater, Township of Pocono, Monroe County, PA 18370

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

**DANIEL J HASSON**

**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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6044 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 , JULY 27, 2017  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH  
ADDRESS: 1114 Lake of the Pines Blvd S, fka 1119 Lake of the Pines Blvd, East Stroudsburg, PA 18302  
TAX MAP OR PARCEL ID NO.: 09734403413971  
TAX CODE NO.: 09/4C/3/48**

**ALL THE FOLLOWING lot situate in the Township of Middle Smithfield , County of Monroe and State of Pennsylvania, marked and designated as Lot Number 45, Section Three, as shown on "Plotting of Lake of the Pines, Middle Smithfield Township, Monroe County, Pennsylvania, made by "Elliott & Associates" and recorded in Monroe County, Pennsylvania, in Plot Book No. 17, Page 57.**

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

**Being Parcel Number: 9/4C/3/48  
Pin Number 09-7344-03-41-3971**

**BEING the same property conveyed to Alexander Cantor, by deed dated 04/26/2005 from Luisa Santoro, Widow and Vanessa L. Santoro n/b/m Vanessa Fox, recorded 05/05/2005, in Deed Book 2224, Page 4487, and Instrument No. 200518926 in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.**

**Property Address: 1114 Lake of the Pines Blvd S fka 1119 Lake of the Pines Blvd, East Stroudsburg, PA 18302.**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
ALEXANDER CANTOR**

**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  
ALICIA M SANDOVAL, ESQUIRE**

**Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 23, 30; July 7**

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6417 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 , JULY 27, 2017  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN lot situate in the development known as Mountain Top Estates, Middle Smithfield Township, Monroe County, Pennsylvania, designated as Lot No. 638, Section 11, as shown on the map of lands of Clinton R. Alden, Plot No. 11, recorded in the Office for the Recording of Deeds at Stroudsburg, Monroe County, Pennsylvania, in Map Book Vol. 10, Page 111.**

**Title to said premises is vested in Miguel A. Agosto Jr by deed from One Stop Realty, Inc. dated November 16, 2006 and recorded November 17, 2006 in Deed Book 2288, Page 19 Instrument Number 200649379. The said Miguel A. Agosto Jr died on June 11, 2007 without a will or appointment of an Administrator.**

**Parcel No. 09/117579  
Pin No. 09734503315053  
Being Known As: 662 Oneida Drive a/k/a Lot 638 Mountain Top Estates, East Stroudsburg, Monroe County, PA 18302**

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

**MIGUEL A. AGOSTO KNOWN SURVIVING HEIR OF MIGUEL AGOSTINO AGOSTINO RODRIQUEZ, KNOWN SURVIVING HEIR OF MIGUEL AGOSTINO**

**KATHLEEN AGOSTO AKA KATHLEEN COLON, KNOWN SURVIVING HEIR OF MIGUEL AGOSTO UNKNOWN SURVIVING HEIRS OF MIGUEL AGOSTO**

**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 - June 23, 30; July 7**

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3951 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, JULY 27, 2017  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN lot or piece of ground, situate in Brier Crest Woods, Fern Ridge Village, Tunkhannock Township, Monroe County, Commonwealth of Pennsylvania.**

**BEING Lot No. 38, Section No. 6, described in a certain Subdivision Plan of Brier Crest Woods made by Edward c. Hess Associates, Consulting Engineers and Surveyors, Stroudsburg, Pennsylvania on the 5th day of June, 1971 and recorded in Plan Book No. 14, Page 101 in the Office for the Recording of Deeds, in and for the County of Monroe, Pennsylvania.**

**Being the same property which Gary T. Wilson and Angela C. Wilson, husband and wife, granted and conveyed unto Robert Switzer and Lisa Switzer, husband and wife by deed dated August 26, 1991 and re-recorded August 26, 1991 in the Recorder's Office of said County in Deed Book volume 1791 Page 383.**

**Fee Simple Deed, originally recorded as Deed Book Volume 1791 Page 383, was re-recorded to correct grantees name to Elise Switzer, on October 29, 1991 as Deed Book Volume 1800 Page 190 in the Monroe County, Pennsylvania Records.**

**120 Woodland Place, Blakeslee, PA 18610**

**Permanent Parcel 20/13B/3/105**

**Pin No.: 20631201066321**

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

**ROBERT SWITZER**

**ELISE SWITZER**

**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**

**BRETT A SOLOMON, ESQUIRE**

**Sheriff's Office**

**Stroudsburg, PA**

**Barry J. Cohen, Sheriff's Solicitor**

**PR - June 23, 30; July 7**

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7686 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, JULY 27, 2017  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN Lot 2520, Section H-II being situated and located in Coolbaugh Township, Monroe County, Pennsylvania and encompassed and included within one of the following plats: a subdivision plat drawn by Spotts, Stevens & McCoy, Inc., Consulting Engineers of Wyomissing, PA, known as Section H-II of Stillwater Lake Estates, Sun Dance Stillwater Corp., dated August 2, 1971 and approved by Monroe County Planning and Zoning Commission November 9, 1971 approved by supervisors of Township of Coolbaugh, December 16, 1971 said plan is field and recorded in Office for recording of plats Monroe county of December 28, 1971 in Plat Book 15, Page 85. Said lot having a frontage on Holiday Drive of 98.82 feet and a rear line of 175.74 feet; northerly side line of 93.33 feet and a southerly side line of 147.34 feet. Dimensions are more or less and actual stream and lake location governs and determines stream and lake lot side line and rear line dimensions.**

**BEING THE SAME PREMISES which Margaret Trindle, married, by deed dated 8/8/2006 and recorded 10/2/2006 in Book 2282 Page 8596 conveyed to Antoni Suszek and Danuta Suszek, husband and wife.**

**Pin #: 03634604718034**

**Tax Code #: 03/14F/2/65**

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

**ANTONI SUSZEK**

**DANUTA SUSZEK**

**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 - June 23, 30; July 7**

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6998 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 , JULY 27, 2017  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot, piece or parcel of land situate, lying and being in the **Township of Tobyhanna**, County of Monroe and Commonwealth of Pennsylvania, more particularly described as follows:

**BEGINNING** at a point near the middle of the State road leading from Pocono Summit to Long Pond, from which the northeasterly corner of lands of A. Vincent Staknis bears, South 63 degrees 57 minutes 40 seconds West distant 183.03 feet; thence along the middle of said road, North 63 degrees 57 minutes 40 seconds East 100.01 feet to a point; thence along other lands of the Grantors hereof, of which this lot was formerly a part, South 27 degrees 01 minutes 20 seconds East 161.21 feet to an iron pipe; thence by the same, South 62 degrees 58 minutes 40 seconds West 100.00 feet to an iron pipe on the easterly line of a proposed road; thence along the easterly side of said proposed road, North 27 degrees 01 minutes 20 seconds West 162.92 feet to the place of **BEGINNING**. CONTAINING 0.372 acres, more or less.

**TITLE TO SAID PREMISES IS VESTED IN** Edwin Perez, by Deed from D.E. & S Properties, Inc., t/a Classic Quality Homes, dated 08/31/2010, recorded 09/01/2010 in Book 2375, Page 2678.

TAX CODE: 19/3/1/1-7  
TAX PIN: 19634402594537

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
EDWIN PEREZ**

**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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6824 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 , JULY 27, 2017  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot or piece situate, in the **Township of Middle Smithfield**, County of Monroe, State of Pennsylvania, bounded and described, as follows:

Being shown and designated as Lot 41 on a certain map entitled, "Subdivision of Winona Lakes, Section 3A, Forest Lake Village, American Landmark Corporation, Owner and Developer, Middle Smithfield Township, Monroe County, Pennsylvania, dated November 19, 1971, and revised December 2, 1971, prepared by Edward C. Hess Associates, scale 1"=100", on file in the Recorder's Office, Stroudsburg, Pennsylvania, in Plot book No. 15, Page 75.

Containing 23,557 square feet, more or less. Being Lot No. 41 on the above mentioned plan.

**BEING THE SAME PREMISES** which Jeanette Lezama, by Deed dated June 26, 2007 and recorded July 9, 2007 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2310, page 1660, granted and conveyed unto Steven Lurry.

Improvements: Residential property  
Parcel Number 09/6B/1/68  
Pin Number: 09-7334-02-65-9597

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
STEVEN LURRY**

**THE 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  
MATTHEW J MCDONNELL,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7016 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 , JULY 27, 2017  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot or tract of land situate in the **township of Stroud** , county of Monroe and state of Pennsylvania, designated as lot 117 and lot 118, block B, on map of Wigwam lake estates as recorded in the office for the recording of deeds, etc., at Stroudsburg, Pennsylvania in map book 10, page 63, bounded and described as follows:

**BEGINNING** at a point in the enter of an unnamed 33 foot road between block B and block C being also a corner of lot 119, thence along lot 119, north 35 degrees 53 minutes 20 seconds west (at 50.00 feet passing a pipe) for 200.00 feet to a pipe, being also a corner of lot 149; thence along lot 149 and along lot 150, north 54 degrees 06 minutes 40 seconds east for a 220.82 feet to a pipe in line of lands of Lester Arndt; south 24 degrees 46 minutes 20 seconds east for 203.82 feet to a pipe, being also a corner of lot 116, thence along lot 116, south 54 degrees 06 minutes 40 seconds west for 181.52 feet to the point of beginning. Containing 0.924 acres.

**TITLE TO SAID PREMISES VESTED IN Scott Lozier**, by Deed from Frederic J. Kain, Jr. and Eileen E. Kain, his wife, dated 05/31/1994, recorded 05/31/1994, in Book 1955, Page 261.

**TAX CODE:** 17/16A/1/119

**TAX PIN:** 17638102771260

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
SCOTT LOZIER**

**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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2742 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 , JULY 27, 2017  
AT 10:00 A.M.**

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

**Land referred to in the this commitment is described as all that certain property situated in the County of Monroe, and State of Pennsylvania and being described in a Deed dated 09/27/2004 and recorded 10/13/2004 in Book 2204 Page 6613 among the land records of the county and state set forth above, and referenced as follows:**

**ALL THAT CERTAIN** lot, parcel or piece of ground situate in the **Township of Stroud** , County of Monroe and State of Pennsylvania, being Lot 49 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.

**TOGETHER** with all rights and privileges and Under and Subject to the covenants, exceptions, conditions, reservations and restrictions as of Record.

**BEING THE SAME PREMISES** which LTS Development, LLC successor by merger to LTS Development, Inc., by deed dated 9/27/2004 and recorded 10/13/2004 in Book 2204 Page 6613 conveyed to Sergio J. Delavega and Milagro Delavega, husband and wife and the said Sergio J. Delavega departed this life on 8/14/2011, vesting title solely in Milagro Delavega

**Pin #:** 17638104836918

**Tax Code #:** 17/97197

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
MILAGRO DELAVEGA**

**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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2773 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 , JULY 27, 2017  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** interest in land situate in **Smithfield township**, Monroe County, Pennsylvania, known as Interval No. 48 of Unit No. R17, of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

**BEING THE SAME** premises which Gunter-Hayes & Associates, LLC, Successor Trustee, by deed dated February 3, 2010 and recorded March 3, 2010 in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed book Volume 2367 at Page 4821 granted and conveyed unto Adriana Betancur and Diego Gomez.

Being part of Parcel No. 16/2/1/1-7-5C and Pin No. 16732102772471

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

**ADRIANA BETANCUR  
DIEGO GOMEZ**

**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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8978 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 , JULY 27, 2017  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot or piece of land situate in the **Township of Stroud**, County of Monroe and State of Pennsylvania, bounded and described as follows:

**BEGINNING** at a stake in line of lands now or formerly of Samuel J. Martin, from which a Black Oak tree at the northeasterly corner of lands of Clarence Welter bears North 59 degrees 50 minutes West distant 75.5 feet; thence by lands now or formerly of Samuel J. Martin (bearings from magnetic meridian 1935) South 59 degrees 50 minutes East 250 feet to a corner in the public road known as Cherry Valley Road, thence in and along the said Cherry Valley Road, South 69 degrees 40 minutes West 159 feet to a corner in said road; thence by other lands of Clarence Welter, of which this lot was formerly a part, North 20 degrees 20 minutes West 193 feet to the place of **BEGINNING**. **TITLE TO SAID PREMISES VESTED** in Melissa Lesoine and Gordon Sayer, by Deed from Randy Haggerty and Shirley Haggerty, formerly h/w, dated 11/03/2009, recorded 11/10/2009, in Book 2362, Page 4122.

TAX CODE: 17/8/1/57-1  
TAX PIN: 17730000302472

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

**MELISSA LESOINE  
GORDON SAYER**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
VISHAL J DOBARIA, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1823 CIVIL 2004, 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 , JULY 27, 2017  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot, parcel or piece of land situate in the **Township of Coolbaugh** , County of Monroe and Commonwealth of Pennsylvania, being known as Lot No. 7089, Section M-2 of Pocono Farms as shown on a plan of lots recorded in the Office of the Recorder of Deeds of Monroe County in Plot Book Volume 16, Page 41.

Being the same premises which Lands Edge Enterprises, Inc., a Pennsylvania corporation by Deed dated September 14, 1986 and recorded October 3, 1986 in the Office of Recorder of Deeds in and for Monroe County, Stroudsburg, Pennsylvania, in Record Book Volume 1514, Page 1093; granted and conveyed unto Patrick J. DeSomma and Anna LoBue, Grantors, hereof, in fee.

**TITLE TO SAID PREMISES VESTED IN** Lisa James, a single woman, by Deed from Patrick J. DeSomma, a single man and Anna LoBue, a single woman, dated 03/31/2003, recorded 04/01/2003, in Book 2149, Page 269, Instrument No. 200314658.

**TAX CODE:** 03/7J/2/139

**TAX PIN:** 03635703308777

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

**LISA JAMES A/K/A**

**LISA A. 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  
**PETER WAPNER, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7704 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 , JULY 27, 2017  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot, parcel or piece of land situate in the **Township of Jackson** , County of Monroe and Commonwealth of Pennsylvania, being lot #3 in Mountain View Meadows as shown on plan of lots recorded in the Office of the Recorder of Deeds of Monroe County in Plot Book Volume 61, page 262. Together with all rights and privileges and under and subject to the covenants, exceptions, conditions, reservations and restrictions as of record.

BEING known and numbered as 1427 Route 715, Stroudsburg, PA 18360.

Being the same property conveyed to David a. Waldron, a single man and Jennifer L. McElwain, a single woman who acquired title by virtue of a deed from Carol J. Desind and Jeffrey J. Desind, wife and husband, dated April 13, 2006, recorded April 28, 2006, at Instrument Number 200618131, and recorded in Book 2265, Page 7840, Office of the Recorder of Deeds, Monroe County, Pennsylvania.

**TAX CODE:** 08/85992

**PIN NO:** 08635100203865

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

**JENNIFER L MCELWAIN**

**DAVID A WALDRON**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

**Todd A. Martin**  
Sheriff of Monroe County  
Pennsylvania  
**KIMBERLY A BONNER, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 23, 30; July 7

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

Thursday, JULY 27, 2017

AT 10:00 A.M.

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Jackson, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 5, Phase 1, Pennbrook Farms, 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 66, Page 72.**

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 6982 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, JULY 27, 2017

AT 10:00 A.M.

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

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

Lots 6ABC and 7ABC, Block A-114, as set forth on a map entitled Plan of Lots, Arrowhead Lake, Section Five, Tobyhanna Township, Monroe County, Pennsylvania, dated March 1965, scale 1 inch to 100 feet by John B. Aicher, Monroe Engineering, Inc., Stroudsburg, Pennsylvania, and filed in the Office for the Recording of Deeds, in and for Monroe County, Pennsylvania, in Plot Book 12, page 19, on December 16, 1968.

**TITLE TO SAID PREMISES VESTED IN Len B. Ambrose and Devronda N. Ambrose, his wife, by Deed from Grant Properties, LLC, a Pennsylvania Limited Liability Company, dated 10/31/2005, recorded 11/02/2005, in Book 2246, Page 3580.**

**TAX CODE: 19/17C/1/119**

**TAX PIN: 9539611675327**

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

**LEN B. AMBROSE**

**DEVRONDA N. AMBROSE**

**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 - June 23, 30; July 7

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

Thursday, JULY 27, 2017

AT 10:00 A.M.

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot or piece of land, situate in the Township of Pocono, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 3, Section C, as more particularly set forth on Map of Plotting of Pocono Haven Corporation, Pocono Township, Monroe County, Pennsylvania, made by Guyton Kempter, Registered Surveyor on file in the Office for the Re-**

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 102 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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MARTHA E VON ROSENSTIEL,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3953 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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 23, 30; July 7

ording of Deeds, in and for Monroe County, in Plot Book No. 13 at Page 3.

TITLE TO SAID PREMISES VESTED IN Carl A. Joseph and Octavia Joseph, h/w, by Deed from Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital 1, Inc., Trust 2006-HE8, by Saxon Mortgage Services, Inc., as attorney in fact (Power of attorney being recorded simultaneously herewith), dated 01/11/2010, recorded 03/09/2010, in Book 2367, Page 7811.

TAX CODE: 12/3A/1/57

TAX PIN: 12638201189200

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

**CARL A JOSEPH  
OCTAVIA JOSEPH**

**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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 404 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, JULY 27, 2017

AT 10:00 A.M.

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

THE FOLLOWING described real estate in Monroe County, Commonwealth of Pennsylvania: ALL THAT CERTAIN Lot 189, Section E, Penn Estates located in **Stroud Township**, subject to coal and mineral rights previously conveyed or reserved and to rights of way, exceptions, reservations, conditions and restrictions as set forth in prior Instrument of Record, but are not re-imposed hereby.

BEING known and numbered as 189 Melrose Terrace n/k/a 1425 Melrose Terrace, East Stroudsburg, PA 18301.

BEING the same property conveyed to Adriana Ivonne Sandoval De Moore, a married woman, who acquired title by virtue of a deed from Mid County Resources, LLC, a Limited Liability Corporation, dated February 10, 2011, recorded February 18, 2011, at Deed Book 2383, Page 2416, Monroe County, Pennsylvania records.

TAX CODE: 17/15E/1/189

PIN NO: 17638202957665

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

**ADRIANA IVONNE SANDOVAL DE 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

KIMBERLY A BONNER, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7861 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, JULY 27, 2017

AT 10:00 A.M.

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

ALL THAT CERTAIN property situated in Coolbaugh, County of Monroe, and State of Pennsylvania being more particularly described in a deed recorded in book 2149 at page 846 among the land records of the county set forth above.

ALL THAT CERTAIN lot/lots or piece of ground situate in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, being lot/lots No. 421, Section no. 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 and 19.

UNDER AND SUBJECT to the covenants and restrictions recorded in previous deed.

TITLE TO SAID PREMISES VESTED IN Arleen Cohen, by Deed from Yvonne M. McGlue, widow, dated 03/18/2003, recorded 04/01/2003, in Book 2149, Page 846, Instrument No. 200314729

TAX CODE: 03/8D/1/652

TAX PIN: 03635809263169

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

**ARLEEN COHEN**

**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

**CHRISTINE L GRAHAM,  
ESQUIRE**

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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5823 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 , JULY 27, 2017  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot, parcel or piece of land situate in the **Township of Middle Smithfield**, County of Monroe and Commonwealth of Pennsylvania, being Lot 30, as set forth on the Final Subdivision Plan for Knoll Acres at Wooddale, Section 2, being recorded at Stroudsburg, Monroe County, Pennsylvania in Plot Book 76, Pages 172, 173, 174, 175 and 176.

Title to said premises is vested in **Lilibeth Abe Brana** and **Manuel Angeles Brana**, husband and wife, by deed from **LTS Development, LLC** successor by merger to **LTS Development, Inc.** dated August 24, 2006 and recorded September 1, 2006 in Deed Book 2279, Page 6627 Instrument Number 200637658. Parcel No. 09/97703 Pin No. 09731400381220

Being Known As: 16 Waverly Drive, East Stroudsburg, Township of Middle Smithfield, Monroe County, PA 18301

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

**LILIBETH ABE BRANA  
MANUEL ANGELES BRANA**

**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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3700 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 , JULY 27, 2017  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot/lots, parcel or piece of ground situate in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, being Lot No. 546, Section G, as shown on map of A Pocomo Country Place, on file in the Recorders Office, at Stroudsburg, Pennsylvania in Plot Book No. 19, pages 11, 17 and 19.

Under and subject to all the rights, privileges, benefits, easements, covenants, conditions, restrictions reservations, terms and provisions as more particularly set forth in the above recited Deed.

**TITLE TO SAID PREMISES VESTED IN Hector Saldana** and **Annette Saldana**, h/w, by Deed from Y-Rent, Incorporation a Pennsylvania Corporation, dated 06/10/1993, recorded 06/16/1993, in Book 1892, Page 232.

**TAX CODE: 03/8D/1/141  
TAX PIN: 03635809155775**

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

**HECTOR SALDANA  
ANNETTE SALDANA**

**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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2007 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 , JULY 27, 2017  
AT 10:00 A.M.**

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

**ALL THE FOLLOWING** lot situate in the **Township of Polk**, County of Monroe, Pennsylvania marked and designated as Lot 7, Section 2, 'Pocono Pleasant Valley Lake Estates' drawn by Lawrence R. Bailey, Registered Surveyor, Stroudsburg, Pennsylvania, said drawing being filed in the office for the Recording of Deeds, in and for the County of Monroe in Plot Book Volume 20, page 83.

**TITLE TO SAID PREMISES VESTED IN Louis R. Trocchio and Cynthia Trocchio, h/w, by Deed from Joseph D. Geltz, Sr. and Marylou Geltz, h/w, by their agent, John S. Kerdock, Secretary of Brown, Kerdock & Lynch PC, dated 10/24/2008, recorded 01/23/2009 in Book 2347, Page 8074.**

**TAX CODE 13/10C/1/8  
TAX PIN: 13621902695209**

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

**CYNTHIA TROCCHIO  
LOUIS TROCCHIO A/K/A  
LOUIS R. TROCCHIO**

**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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8268 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 , JULY 27, 2017  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** piece or parcel of land, situate in the **Borough of Mount Pocono**, County of Monroe and Commonwealth of Pennsylvania, known as Lot No. 3, upon Subdivision Plan of Section 3, Pine Hill Park, as recorded in the Office for the Recorder of Deeds in and for the County of Monroe, Stroudsburg, Pennsylvania, in Map Book 28, Page 17.

**BEING THE SAME PREMISES WHICH** Stewart B. Lee, by Deed dated 7/29/1992 and recorded 8/24/1992 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 1844, Page 1737, granted and conveyed unto John Mazza and Vivian A. Reyes.

Improvements: Residential property

Tax Code No. 10/2/2/4

Pin #10-6366-17-10-2102

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

**JOHN MAZZA  
VIVIAN MAZZA A/K/A  
VIVIAN A. REYES**

**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**

**GREGORY JAVARDIAN, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6305 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 , JULY 27, 2017  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot or piece of land situate in the **Township of Pocono**, County of Monroe and State of Pennsylvania, being the Lot 52, Section E, as more particularly set forth on Map of Plotting of Pocono Haven Corporation, Pocono Township, Monroe County, Pennsylvania, made by Guyton Kempter, Registered Surveyor, on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book 13, Page 3.

Title to said Premises vested in Darrell Mayers and Janice Mayers by Deed from Percudani House, LP dated April 5, 2005 and recorded on April 8, 2005 in

the Monroe County Recorder of Deeds in Book 2221, Page 4429.

Being known as: 208 Timberline Drive, East Stroudsburg, PA 18301

Tax Parcel Number: 12/3A/1/189

Tax Pin Number: 12638201194873

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

**DARRELL MAYERS**

**JANICE MAYERS**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ROBERT W WILLIAMS, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9109 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, JULY 27, 2017  
AT 10:00 A.M.

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

**ALL THAT CERTAIN** lot, parcel or piece of land situate in the Township of **Stroud**, County of Monroe and Commonwealth of Pennsylvania, being Lot 88, Block C, Wigwam 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 10, Page 63.

Title to said premises vested in Eric J. Maher, married by Deed from Adam D. Schwartz and Sandy L. Schwartz, husband and wife dated March 31, 2003 and recorded on April 2, 2003 in the Monroe County Recorder of Deeds in Book 2149, Page 1909.

Being known as: 88 Woodruff lane R.R. #7, Box 7784A aka 2657 Woodruff Lane, Stroudsburg, PA 18360

Tax Parcel Number: 17/16A/1/101

Tax Pin Number: 17638102763843

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

**ERIC J. MAHER**

**THE 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  
ROBERT W WILLIAMS, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2442 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, JULY 27, 2017  
AT 10:00 A.M.

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

**ALL THAT CERTAIN** tract of ground situate in **Poccono township**, Monroe county, Pennsylvania, being shown and designated as lot 9 on a certain map entitled 'proposed plan of lots; Barton Glen: section 1, Pocono township, Monroe county, Pennsylvania; scale 1 inch = 100 inches; January, 1965' as prepared by Monroe engineering Inc., Stroudsburg, Pennsylvania, said map being recorded in the office of the recorder of deeds in Stroudsburg, Pennsylvania, in and for the county of Monroe in plat book volume 9 on page 91.

**TITLE TO SAID PREMISES VESTED IN** Michael Lassell and Mary Ann DiGiacomo, by Deed from Michael Lassell, dated 10/16/2008, recorded 12/16/2008, in Book 2346, page 3051.

TAX CODE: 12/9B/1/19

TAX PIN: 12637102864604

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

**MICHAEL LASSELL**

**MARY ANN DIGIACOMO**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
VISHAL J DOBARIA, ESQUIRE

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 23, 30; July 7

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 6270 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, JULY 27, 2017  
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 8301 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, JULY 27, 2017  
AT 10:00 A.M.

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

**ALL THAT CERTAIN** piece, parcel and tract of land situate in the **Township of Tunkhannock**, County of Monroe, and State of Pennsylvania, being Lot No. 4705, Section RR-2, as shown and designated on map of Indian Mountain Lakes, made by Leo Achterman Jr., Civil Engineer and Surveyor, dated January 11, 1982 and recorded in the office of the Recorder of Deeds, in and for Monroe County, in Plot Book 53 at Page 111.

**BEING THE SAME PREMISES** which Falcon Crest Homes, Inc., by deed dated 9/20/2002 and recorded 9/23/2002 in Book 2132 Page 587 conveyed to Lisa Eckert, married.

Pin #: 20632104511328  
Tax Code #: 20/8K/1/109

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

**ROBERT DENNIS (MORTGAGOR)**

**LISA ECKERT (MORTGAGOR AND RECORD OWNER)**

**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 - June 23, 30; July 7

**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 situated in the **Township of Coolbaugh**, County of Monroe, Commonwealth of Pennsylvania, more particularly described as Lot No. 262, Section G, Tax Code 3/8D/1/633, as shown on a map or plan entitled A Pocono Country Place, and recorded in the Office of the Recorder of Deeds in and for Monroe County, in Plat Book Volume 19, at page 11, 17 and 19.

**BEING THE SAME PREMISES WHICH** Keystone Development Company, Inc., by Deed dated 3/18/2000 and recorded 3/22/2000 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2076, Page 5114, granted and conveyed unto Latonia Davies and Helen Davies.

Improvements: Residential property  
Tax Code No. 03/8D/1/633  
Pin #03-6358-10-26-7437

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

**LATONIA DAVIES  
HELEN DAVIES**

**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

GREGORY JAVARDIAN, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6869 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, JULY 27, 2017  
AT 10:00 A.M.

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
**ALL THAT CERTAIN** tract, or parcel of land situate in the **Township of Polk**, County of Monroe and State of Pennsylvania, BEING Lot No. 14 as shown on a map entitled "Hunters Run at Polk" as duly recorded in the Office of the Recorder of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania in Plot Book Volume 72, Page 168.  
**BEING THE SAME PREMISES WHICH KAL-TAC, INC.,** by Deed dated 04/27/2002 and recorded 05/01/2002 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2120, Page 8800, granted and conveyed unto Patrick O. Amede and Jacinth E. Amede.  
 Improvements: Residential property  
 Tax Code No. 13/91641  
 Pin #13623700339504

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
 PATRICK O AMEDE  
 JACINTH E AMEDE**

**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  
**JILL MANUEL-COUGHLINE,  
 ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3236 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 , JULY 27, 2017  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
**ALL THAT CERTAIN** lot located at Countryside Estates, Chestnuthill Township, Monroe County, Pennsylvania being Lot No. 3 of Section 1, hereafter specified in that certain Map of Survey of Countryside Estates prepared by Lawrence R. Bailey, Inc., Registered Surveyor and recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in map Book 26, page 43.  
**BEING THE SAME PREMISES** which Keith Barrett Schron, Executor of the Estate of Catherine C. Schron, deceased, by deed dated 9/20/2005 and re-

corded 11/17/2005 in Book 2248 Page 3596 conveyed to Melissa Therese DeNault and Glen DeNault, wife and husband.

Pin #: 02624802662692  
 Tax Code #: 02/9A/150

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
 GLEN DENAULT  
 MELISSA DENAULT**

**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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3592 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 , JULY 27, 2017  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
**ALL THAT CERTAIN** tract or parcel of land and premises, situate, lying and being in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, more particularly described as follows:

Marked and designated as Lot No. 422, Sections D, as shown on "Plotting of Pocono Farms, Inc., Coolbaugh Township, Monroe County, Pennsylvania, made by Bellante & Clauss", and recorded in Monroe County Pennsylvania Plot Book 11, Page 35.

Under and Subject to conditions, restrictions and covenants, conditions, reservations, of record and/or visible on the ground.

TAX PARCEL NO: 03/7D/1/101  
 PIN NO: 03635704548503

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
 DEBRA CLARKE YOUNGBLOOD  
 ROBERT YOUNGBLOOD**

**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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 513 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, JULY 27, 2017  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
ALL THE FOLLOWING lot situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 5708, Section R, of Pocono Farms as shown on plan of lots as recorded in the Office of the Recorder of Deeds of Monroe County in Plot Book Volume 14, Page 113.

Title to said premises is vested in Keitha Samms and Claude Slue by deed from Precision Home Builders III, Inc., dated March 19, 1999 and recorded March 22, 1999 in Deed Book 2061, Page 3680  
Parcel No. 3/71/3/10  
Pin No. 03635704713285

Being Known As: 5708 Onandago Way a/k/a 2122 Onandago Way, Tobyhanna, Township of Coolbaugh, Monroe County, PA 18466

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
KEITHA SAMMS  
CLAUDE SLUE**

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

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

Todd A. Martin  
Sheriff of Monroe County

Pennsylvania  
ANDREW MARKOWITZ, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9258 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, JULY 27, 2017  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot situate in the Township of Ross, County of Monroe and Commonwealth of Pennsylvania, being describes as follows:

BEING Lot No. 22, "Cherry Hill Estates" as more fully set forth on the final plan of 'Cherry Hill Estates' as recorded in Plot Book Volume 59, Page 226, and further amended and recorded in Plot Book Volume 62, page 389. BEING Lot No. 22, 'Cherry Hill Estates' TITLE TO SAID PREMISES VESTED IN Cyril E. Munford and Allyssa M. Raimondi, as joint tenants with right of survivorship, by Deed from Loren G. Baker and Dawn M. Baker, husband and wife, dated 11/17/2006, recorded 03/15/2007, in Book 2299, Page 2694.

TAX CODE: 15/6A/3/23

TAX PIN: 15625703237690

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

**CYRIL E MUNFORD**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
VISHAL J DOBARIA, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7251 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 , JULY 27, 2017  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Middle Smithfield , County of Monroe, and Commonwealth of Pennsylvania, being Lot 23, Section 1, Winona Lakes, 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 119.

Title to said premises is vested in Mark C. Glasser by deed from HomeSales, Inc. dated January 30, 2007 and recorded February 23, 2007 in Deed Book 2297, Page 3832 Instrument 200707530.

Parcel No. 9/3F/1/57

Pin No. 09734404915030

Being Known As: 23 Lake Road n/k/a 2120 Big Winona Road, Township of Middle Smithfield, Monroe County, East Stroudsburg, PA 18301

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

**MARK C. GLASSER**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

**ANDREW MARKOWITZ, ESQUIRE**

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9220 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 , JULY 27, 2017  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEV-**

**ER IS HIGHER BY CASHIERS CHECK OR CASH ALL THE FOLLOWING lot situate in the Township of Middle Smithfield , County of Monroe and State of Pennsylvania, marked and designated as Lot Number 102, Section Three, as shown on 'Plotting of Lake of the Pines, Middle Smithfield Township, Monroe County, Pennsylvania, made by Elliott & Associates' and recorded in Monroe County, Pennsylvania, in Plot Book No. 17 page 57.**

**TITLE TO SAID PREMISES VESTED IN Wilberto Castro and maxine Castro, h/w, by Deed from Harmon Homes, Inc., a Corporation Existing Under the Laws of the State of Pennsylvania, dated 11/16/2004, recorded 11/17/2004, in Book 2208, Page 1056.**

**TAX CODE: 09/4C/3/102**

**TAX PIN: 09734403422934**

**SEIZED AND TAKEN IN EXECUTION AS THE**

**PROPERTY OF:**

**WILBERTO CASTRO**

**MAXINE CASTRO**

**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 - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6042 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 , JULY 27, 2017**

**AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH BY VIRTUE of a writ of execution case number: 6042 CV 2016**

First Keystone Community Bank, f/k/a Pocono Community Bank (Plaintiff)  
Vs.

Maureen L. Melograno a/k/a Maureen Melograno (Defendant) Owner(s) of the property situate in the: 1374 Route 390, Canadensis, PA 18325

Being Parcel No.: 01/21/1/71-1

Map No. 01638804722317

Property being known as: 1374 Route 3909, Canadensis, Pennsylvania 18325

Improvements thereon: Commercial property

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

**MAUREEN L. MELONOGROANO  
A/K/A MAUREEN MELOGRANO**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
**ROBERT A BULL, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5060 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 , JULY 27, 2017  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN** lot, parcel or piece of ground situate in the **Township of Coolbaugh** , County of Monroe and State of Pennsylvania, being Lot No. 294, Section H, as shown on map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot book No. 19 at Pages 21, 23 and 25.

**TITLE TO SAID PREMISES VESTED IN Miguel A. Pastrana**, by Deed from Miguel A. Pastrana and Rose Maldonado, dated 12/19/2014, recorded 01/14/2015, in Book 2448, page 7986.

TAX CODE: 03/8E/1/90  
TAX PIN: 03634812958480

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

**MIGUEL A. PASTRANA**

**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 un-

less exceptions are filed within said time.

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7248 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 , JULY 27, 2017  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN** lot of land situate in **Township of Middle Smithfield** , Monroe County, Pennsylvania:

Being Known As 3928 Nottingham Way f/k/a 299 Nottingham Way, East Stroudsburg, PA 18302

Parcel Number: 9/14E/1/247

Pin Number: 09731504510076

Improvements: Residential property

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

**JOSE CRUZ A/K/A**

**JOSE A. CRUZ**

**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 B LABELLETTA, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 23, 30; July 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6600 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 , JULY 27, 2017  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot of land situate in Township of Jackson , Monroe County, Pennsylvania: Being Known As 35 Chestnut Dr n/k/a 184 Chestnut Dr, Stroudsburg, PA 18360  
Parcel Number: 08/91373  
Pin Number: 08636004848726  
Improvements: Residential property**

Maria A. Gall  
Kyle A. Ewing  
Ballard Spahr, LLP  
100 N. City Parkway, Suite 1750  
Las Vegas, NV 89106

If you fail to respond, judgment by default will be entered against you for the relief demanded in the complaint. You also must file your answer or motion with the court.

CLERK OF COURT

R - May 26, June 2, June 9, June 16, June 23

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
LIBIA NARANJO  
LUIS NARANJO**

**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 - June 23, 30; July 7

**PUBLIC NOTICE  
UNITED STATES  
DISTRICT COURT  
for the District of Nevada  
Civil Action No.  
2:17-CV-00328-JCM-PAL**

JPMORGAN CHASE BANK, N.A.  
a national banking association  
Plaintiff

vs.  
SFR INVESTMENTS POOL, 1, LLC, a Nevada limited liability company;  
DIAMOND CREEK COMMUNITY ASSOCIATION, a Nevada non-profit corporation;  
ZENA F.N. CHEE,  
Defendants

**SUMMONS IN A CIVIL ACTION**

To: **Zena F.N. Chee**  
309 Rolling Hills Drive  
East Stroudsburg, PA 18302

The Court has permitted service via publication pursuant to Federal Rule of Civil Procedure 4(e)(1) and Nevada Rule of Civil Procedure 4(e)(1). The purpose of this action is to quiet title to real property located in Clark County, Nevada.

A lawsuit has been filed against you.  
Within 21 days after service of this summons on you (not counting the day you received it) - or 60 days if you are the United States or a United States agency, or an officer or employee of the United States described in Fed. R. Civ. P. 12 (a)(2) or (3) - you must serve on the plaintiff an answer to the attached complaint or a motion under Rule 12 of the Federal Rules of Civil Procedure.

The answer or motion must be served on the plaintiff or plaintiff's attorney, whose name and address are:

Abran E. Vigil