

**PUBLIC NOTICE
CIVIL ACTION LAW
COURT OF COMMON PLEAS
MONROE COUNTY**

Number 3700 CV 2016

Federal National Mortgage Association ("Fannie Mae")

v.
Drew G. Munro

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

TO: Drew G. Munro

Your house (real estate) at 9099 Idlewild Drive, Tobyhanna, Pennsylvania 18466 is scheduled to be sold at Sheriff's Sale on April 27, 2017 at 10:00 a.m. in the Monroe County Courthouse, Stroudsburg, Pennsylvania to enforce the court judgment of \$56,611.29 obtained by Federal National Mortgage Association ("Fannie Mae") 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") 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 - March 17

**PUBLIC NOTICE
CIVIL ACTION LAW
COURT OF COMMON PLEAS
MONROE COUNTY
Number 5420 CV 2016**

American Advisors Group

v.

Mario Guglielmi

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

TO: Mario Guglielmi

Your house (real estate) at 1109 Bayberry Road, Effort, Pennsylvania 18330 is scheduled to be sold at Sheriff's Sale on June 29, 2017 at 10:00 a.m. in the Monroe County Courthouse, Stroudsburg, Pennsylvania to enforce the court judgment of \$78,688.96 obtained by American Advisors Group 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 American Advisors Group 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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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.

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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 - March 17

**PUBLIC NOTICE
COURT OF COMMON PLEAS
MONROE COUNTY
No.: 4139-CV-2016**

MILSTEAD & ASSOCIATES, LLC

By: Robert W. Williams, Esquire

Attorney ID#203145

1 E. Stow Rd.

Marlton, NJ 08053

(856) 482-1400

Attorney for Plaintiff

File No. 215937

TO: Paul Matthew Nigro

TYPE OF ACTION:

CIVIL ACTION/COMPLAINT IN MORTGAGE FORECLOSURE

PREMISES SUBJECT TO FORECLOSURE :

205 Choctaw Drive

Pocono Lake, PA 18347

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing to 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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**Lawyers Referral and
Information Service**

Monroe County Bar Association

Find a Lawyer Program

913 Main St.

Stroudsburg, PA 18360

570-424-7288

PR - March 17

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

No. 6713 CV

COMMONWEALTH OF PENNSYLVANIA:

Plaintiff

v

\$1,980.00 U.S. CURRENCY

(KYLE HANSEN)

Defendant

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.

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Monroe County Bar Association

913 Main Street

Stroudsburg, PA 18360

570-424-7288

PR - March 17, March 24

**PUBLIC NOTICE
COURT OF COMMON PLEAS
OF MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
NO. 9081 CV 2016**

KLL, LLC

Plaintiff

vs.

ROBERT C. WHITE II

SHARON L. WHITE, Husband and Wife

HOUSEHOLD FINANCE CONSUMER DISCOUNT COMPANY

RAINTREE HOMES INC.

Defendants

TO: Robert C. White II; Sharon L. White; Raintree

Homes Inc.:

The Plaintiff, KLL, LLC, has commenced a civil action against you. The civil action seeks a judgment by the Court quieting title to certain real property in favor of Plaintiff and divesting you of any legal or equitable interest you may have in that property. The Court has authorized service of the Complaint upon you by publication.

NOTICE

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

rights important to you.

YOU SHOULD TAKE THIS NOTICE 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

Telephone (570) 424-7288

Fax (570) 424-8234

Geoffrey S. Worthington, Esquire

Royle & Durney

P. O. Box 536

Tannersville, PA 18372

PR - March 17

**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 **JANET HAUGUEL a/k/a JANET C. HAUGEL**, DECEASED

First and Final Account of Marlene Mandel and Sylvia Eusebi, Administratrices

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 April, 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 - March 17, March 24

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **ALMA M. McCARTNEY**, late of the Township of Stroud, County of Monroe Commonwealth of Pennsylvania, Deceased

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

William A. McCartney, Executor

457 Woodale Road

East Stroudsburg, PA 18301

OR TO:

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

By: Diane L. Dagger, Esquire

711 Sarah Street

Stroudsburg, PA 18360

PR - March 10, March 17, March 24

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Edward E. Treible a/k/a Edward Treible**, late of Chestnuthill Township, Monroe County, Pennsylvania, deceased.

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

Constance J. Voepel, Administratrix

P.O. Box 91

Brodheads ville, PA 18322

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

By: Todd R. Williams, Esq.

712 Monroe Street

Stroudsburg, PA 18360-0511

PR - March 3, March 10, March 17

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Eva Reed**, late of Hamilton 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 within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to claimant.

Robert W. Reed, Co-Executor

960 Summit Drive

Stroudsburg, PA 18360

Richard C. Reed, Co-Executor

P.O. Box 73

Lowville, NY 13367

PR Mar. 10, Mar. 17, Mar. 24

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Helmut Bieser**, late of Kunkletown, 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 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.

Richard Bieser, Executor

37 Hershey Rd

Wayne, NJ 07470

PR - March 10, March 17, March 24

**PUBLIC NOTICE
NOTICE OF
GRANT OF LETTERS**

Estate of **Joseph F. Betro**, late of Monroe County, Pennsylvania (died September 19, 2014).

Personal Representative is Marie Betro. Attorney for the Estate is Kevin C. Messett, Esquire, 224 Adams Ave., Scranton, Pennsylvania 18503.

PR - March 3, March 10, March 17

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF INGRID A. TUCKER, late of Eldred Township, Monroe County, PA, deceased.

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

Vera-Lynn Marlin, Executrix
224 Butternut Street
Kunkletown, PA 18058

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

PR - March 10, March 17, March 24

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Jean Criss, late of Ross Township, County of Monroe, PA, Deceased.

Letters Testamentary on the above estate having been granted to the undersigned, all persons indebted to the estate are requested to make payment, and those having claims to present the same, without delay, to Craig Criss, 102 Ruby Court, Saylorburg, PA 18353; or to his Attorney, Larry W. Miller, Jr., Esq., Miller Law Group, PLLC, 25 Stevens Avenue, West Lawn, PA, 19609-1425.

PR - March 3, March 10, March 17

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of JEANNETTE CATHERINE DETRICK, a/k/a JEANNETTE C. DETRICK, late of the Township of Paradise Township, County of Monroe, Commonwealth of Pennsylvania, Deceased

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

Alyson J. Lancaster, Co-Executrix
14 Hilldale Road
Ephrata, PA 17522

Donna L. Morphy, Co-Executrix
711 West Gore Road
Erie, PA 16509

OR TO:

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

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

PR - March 17, March 24, March 31

**PUBLIC NOTICE
INCORPORATION NOTICE**

Fitness Eleven Inc. has been incorporated under the Pennsylvania Business Corporation Law of 1988.

George W. Westervelt Jr., Esq.
706 Monroe St., P.O. Box 549
Stroudsburg, PA 18360-0549

PR - March 17

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF JENELLE WILLIAMS, Deceased March 18, 2016, of Blakeslee, Monroe County, PA.

Letters of Administration in the above named estate have 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 and to file with the Clerk of the Court of Common Pleas of Monroe County, Orphans Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the County where notice may be given to Claimant, c/o Administrator.

Law Office of
David A. Martino, Esquire
1854 PA Rte 209, P.O. Box 420
Brodheads ville, PA 18322

Administrator: Hamani Yacouba
PR - March 10, March 17, March 24

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Joan Warneka Bennett, deceased

Late of Middle Smithfield Township, Monroe County

Letters of Administration in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make 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.

Jane Poling, Administratrix

c/o

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

Gouldsboro, PA 18424

PR - March 17, March 24, March 31

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF JOHN HEAD KALTENTHALER, a/k/a JOHN H. KALTENTHALER, late of Harleysville, 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.

Frederica K. Werkeisher, Executrix
321 Stablers Church Rd.
Parkton, MD 21120

Lori J. Cerato, Esq.
Kelly L. Lombardo, Esq.
729 Sarah Street

Stroudsburg, PA 18360

570-424-3506

PR - March 3, March 10, March 17

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **MADLINE A. WASHINGTON**, late of the Township of **ELDRED**, County of Monroe Commonwealth of Pennsylvania, Deceased

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

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

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

By: Jeffrey L. Wright, Esquire
711 Sarah Street
Stroudsburg, PA 18360

PR - March 3, March 10, March 17

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF **RICHARD F. ROMANSKY SR., a/k/a RICHARD F. ROMANSKY**, 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.

Richard F. Romansky Jr., Executor
9375 Paulding St., NW
Massillon, OH 44646

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

PR - March 3, March 10, March 17

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Richard R. Cherry**, Deceased, late of Stroud Township, County of Monroe, Commonwealth of Pennsylvania.

Letters Testamentary have been granted to the undersigned, who requests all persons having claims or demands against the Estate of the Decedent to make payment without delay to Trista L. Vanderah, Executrix, c/o 2045 Westgate Drive, Suite 404, Bethlehem, PA 18017; or

Timothy J. Duckworth, Esq.
Mosebach, Funt, Dayton & Duckworth, P.C.
2045 Westgate Drive, Suite 404
Bethlehem, PA 18017

PR - March 3, March 10, March 17

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF **ROBERTA JEAN BALCIK**, late of Stroudsburg Borough, 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.

Thomas S. Balcik, Executor
1179 Wallace Street
Stroudsburg, PA 18360

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

PR - March 3, March 10, March 17

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **ROBERT DAVID GIVEY JR.**, late of the Township of Ross, Monroe County, Pennsylvania, deceased.

Letters Testamentary on said estate having been granted to the undersigned, all persons indebted thereto are requested to make immediate payment and those having claims or demands against the same will present them without delay for settlement to:

CRYSTAL LEHR
No. 1 Mahantongo Street
Pottsville, PA 17901

PR - March 10, March 17, March 24

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Robert M. Romagnolo**, late of Paradise 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 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.

Christine C. Romagnolo
820 Red Rock Road
Cresco, PA 18326

PR - March 17, March 24, March 31

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Ruth V. Solomon a/k/a Ruth F. Solomon**, deceased

Late of Tobyhanna 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 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.

Rosemaria Graffeo, Executrix
c/o

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

PR - March 17, March 24, March 31

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Stephen E. Hoppe**
Late of Paradise 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 no tice may be given to Claimant.

Tina L. Hoppe, Executrix
168 Lafayette Avenue, Apt. 3
Hawthorne, NJ 07506
or to:

Matthew J. Goodwich, Esquire
Karasek Law Offices, LLC
641 Market Street
Bangor, PA 18013

PR - March 10, March 17, March 24

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Walter Thomas Wilson, Jr. a/k/a Walter Thomas Wilson a/k/a Walter T. Wilson a/k/a Walter T. Wilson, Jr.** deceased

Late of Tobyhanna 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 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.

Gary Barrett a/k/a Gary L. Barrett, Executor
c/o

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

PR - March 17, March 24, March 31

**PUBLIC NOTICE
ESTATE NOTICE**

IN RE: Estate of **Carlton R. Klein Sr.**, late of Blakeslee, Tunkhannock Township, Monroe County, Pennsylvania 18610

Date of Death: December 10, 2016

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:

Joyce Ann Klein
134 Laurel Lane
Blakeslee, PA 18610
or her attorney

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

PR - March 10, March 17, March 24

**PUBLIC NOTICE
ESTATE NOTICE**

LETTERS TESTAMENTARY have been granted to Kimberly May Karpinski, executrix of the estate of Joseph Karpinski, a/k/a Joseph Vincent Karpinski, a/k/a Joseph V. Karpinski, a/k/a Joseph J. Karpinski, deceased, who died on Feb. 17, 2017.

Jeffrey A. Durney, Attorney, P.O. Box 536, Merchants Plaza, Tannersville, PA 18372-0536 is counsel.

All persons having claims against the estate are requested to present them in writing within four (4) months from the date hereof and all persons indebted to the estate are requested to make payment to it in care of the attorney noted above.

Kimberly May Karpinski, Executrix

Jeffrey A. Durney, Esquire
P.O. Box 536, Merchants Plaza
Tannersville, PA 18372-0536

PR - March 17, March 24, March 31

**PUBLIC NOTICE
FICTITIOUS NAME**

NOTICE IS HEREBY GIVEN that pursuant to the provisions of the Act of General Assembly, approved December 16, 1982, P.L. 1309, No. 295, as amended, known as the Fictitious Name Act, application has been made by Gregory Rodi, 5064 Yukon Drive, East Stroudsburg, PA 18302 to the Secretary of the Commonwealth of Pennsylvania, on December 2, 2016 for a certificate to carry on business in Monroe County, Pennsylvania, under the assumed or fictitious name, style or designation of **Pocono Rock Shop**.

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

PR - March 17

**PUBLIC NOTICE
FORECLOSURE**

Public notice is hereby given that by virtue of a Writ of Execution (Mortgage Foreclosure) issued out of the United States District Court for the Middle District of Pennsylvania, to me directed, I will expose and offer for sale at public vendue to the highest bidder, the real estate situated at 88 Clearbrook Drive f/k/a 308 Clearbrook Drive, now known as 88 Clearbrook Drive, Albrightsville, PA 18210.

SALE WILL BE HELD AT THE "STEPS" OF THE MONROE COUNTY COURTHOUSE, COURTHOUSE SQUARE, STROUDSBURG, PA on April 7, 2017; all the right, title and interest of Alwyn Charles, defendant and mortgagor in and to the following described real estate and property including improvements thereof.

TERMS OF SALE: Ten percent of the bid due the day of the sale. Balance is due within 30 days. All stamps and transfer taxes shall be the responsibility of the purchaser.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot with the buildings and improvements thereon erected, hereditaments and appurtenances situate in the Township of Tunkhannock, County of Monroe and State of Pennsylvania, and being more particularly described as follows:

BEING all of Lot 308 Section P-II, as shown and designated on plan of Indian Mountain Lakes, Section P-II, made by Leo Achterman Jr., Civil Engineer and Surveyor, dated March 6, 1973, and recorded in May of 1973 at the Recorder of Deeds Office for Monroe County, in Map Book 19, page 41.

BEING Lot No. 308, Section P-II, as shown on Plotting of Indian Mountain Lake Development Corp., made by Leo A. Achterman Jr., dated March 6, 1973.

PIN NO. 20-6311-04-90-5802
TAX CODE: 20/8H/1/33

Being known as 88 Clearbrook Drive, f/k/a 308 Clearbrook Drive, now known as 88 Clearbrook Drive, Albrightsville, PA 18210.

NOTICE

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A Schedule of Distribution of Sale will be filed by the United States Marshal with the Clerk of Court, Scranton, PA on April 17, 2017.

Any claims or exception to said distribution must be filed with the Clerk of Court within 10 days thereafter.

United States Marshal
Middle District of PA

PR - March 17, March 24, March 31

PUBLIC NOTICE

INCORPORATION NOTICE

NOTICE is hereby given of the filing of Articles of Incorporation with the Pennsylvania Department of State effective on or about Jan. 9, 2017 for the purpose of establishing a Business Corporation under the Pennsylvania Business Corporation Law of 1988.

The name of the proposed corporation is:
DALPE MECHANICAL INC.

JOSEPH S. WIESMETH
ATTORNEY AT LAW, P.C.

Joseph S. Wiesmeth, Esquire
Attorney I.D. No. 49796
919 Main Street
Stroudsburg, PA 18360

PR - March 17

PUBLIC NOTICE

In The Court of Common Pleas

Monroe County

Civil Action - Law

No. 71 Civil 2017

**Notice of Action in
Mortgage Foreclosure**

PNC Bank, National Association, Successor in Interest to National City Real Estate Services, LLC, successor by merger to National City Mortgage, Inc., formerly known as National City Mortgage Co., doing business as Eastern Mortgage Services, Plaintiff vs. Diosa M. Reyes a/k/a Diosa Reyes & Porfirio D. Reyes a/k/a Porfirio Reyes, Mortgagors and Real Owners, Defendants

To: **Diosa M. Reyes a/k/a Diosa Reyes**, Mortgagor and Real Owner, Defendant, whose last known address is 5122 Juliet Road f/k/a 2206 Poconos Farms East Tobyhanna, PA 18466. This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt.

You are hereby notified that Plaintiff, PNC Bank, National Association, Successor in Interest to National City Real Estate Services, LLC, successor by merger to National City Mortgage, Inc., formerly known as National City Mortgage Co., doing business as Eastern Mortgage Services, 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. 71 Civil 2017, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 5122 Juliet Road f/k/a 2206 Poconos Farms, East Tobyhanna, PA 18466, whereupon your property will 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 following pages, you must take action within twenty (20) days after the 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 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 or cannot afford one, 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 Assn., Find A Lawyer Program, 913 Main St., P.O. Box 786, Stroudsburg, PA 18360, 570-424-7288. Michael T. McKeever, Atty. for Plaintiff, KML Law Group, P.C., Ste. 5000, Mellon Independence Center, 701 Market St., Phila., PA 19106-1532; 215.627.1322.

PR - March 17

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
CIVIL ACTION
NO. 2016-05607**

U.S. Bank National Association, as Trustee, successor in interest to Bank of America National Association, as Trustee, successor by merger to LaSalle Bank National, as Trustee for Structured Asset Securities Corporation, Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2003-BC10, Plaintiff vs. Christopher Schroko a/k/a Chris Schroko, Defendant

**NOTICE OF SALE OF
REAL PROPERTY**

To: **Christopher Schroko a/k/a Chris Schroko**, Defendant, whose last known addresses are 97 Olympia Lane n/k/a 2557 Olympia Lane, Blakeslee, PA 18610-2324 and 7815 Dougherty Drive, East Stroudsburg, PA 18302.

Your house (real estate) at 97 Olympia Lane n/k/a 2557 Olympia Lane, Blakeslee, PA 18610-2324, is scheduled to be sold at the Sheriff's Sale on **June 29, 2017 at 10:00 a.m.** in the Monroe County Courthouse, Stroudsburg, PA, to enforce the court judgment of \$130,803.02, 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 TUNKHANNOCK, MONROE COUNTY, PENNSYLVANIA: BEING KNOWN AS 97 Olympia Lane n/k/a 2557 Olympia Ln, Blakeslee, PA 18610-2324. PARCEL NUMBER: 20-3A-1-117. PIN NUMBER: 20633103148765. IMPROVEMENTS: Residential Property. TITLE TO SAID PREMISES IS VESTED IN Christopher Schroko, a single man BY DEED FROM Harris Jacobs and Harriet Jacobs, Husband and Wife, DATED 06/19/2003, RECORDED 06/24/2003 IN DEED BOOK 2157 PAGE 5129. 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. Udrén Law Offices, P.C., Attorneys for Plaintiff, 111 Woodcrest Rd., Ste. 200, Cherry Hill, NJ 08003, 856.669.5400.

PR - March 17

**PUBLIC NOTICE
IN THE COURT OF COMMON PLEAS
OF MONROE COUNTY FORTY-THIRD
JUDICIAL DISTRICT COMMONWEALTH OF
PENNSYLVANIA
NO. 1597CV2016**

JPMorgan Chase Bank, National Association
PLAINTIFF

vs.
Allen C. Frost a/k/a Allen Frost
DEFENDANT

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

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

Your house (real estate) at 361 Wooddale Road, East Stroudsburg, PA 18301 is scheduled to be sold at Sheriff's Sale on April 27, 2017 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

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

ALL that certain message and two (2) certain tracts of land situate in the Township of Price, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

I. BEGINNING at a corner in the middle of the Wooddale Road, said corner being North Fifty-eight degrees East two hundred and nine-tenths feet from the southernmost corner of land of prior Grantors; thence by land of prior Grantors, of which this was formerly a part, North thirty-six degrees forty-two minutes West one hundred sixty-eight and eight-tenths feet to a stone corner; thence by the same North fifty-two degrees one minute East one hundred forty-six and eight-tenths feet to a stone corner; thence by the same, South forty degrees fifty minutes East one hundred sixty-three feet to a corner in the aforementioned road; thence in and along said road and by the same, South fifty degrees West one hundred fifty-nine and five tenths feet to the place of BEGINNING.

II. BEGINNING at a stone corner, the northwest corner of other land of Jacob Weidman and Roxie Weidman, his wife; thence by said other land of Jacob Weidman and Roxie Weidman, his wife; North fifty-two degrees one minute East one hundred forty-six and eight-tenths feet to a stone corner; thence by land to be conveyed to Chester A. Rinker North forty degrees Twenty-two minutes West eighty feet to a stone corner, thence by land of prior Grantors, of which this was formerly a part, South sixty degrees two minutes West one hundred forty-three feet to a stone corner; thence by the same South thirty-six degrees forty-two minutes East one hundred feet to the place of BEGINNING.

Containing 0.297 Acres, more or less.

BEING THE SAME PREMISES which Jose R. Rodriguez and Ysidra Rodriguez, his wife, by Deed dated 1/16/2004 and recorded 1/20/2004 in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2179, Page 7499, granted and conveyed unto Allen Frost, married.

Tax Code #: 14/6/1/37

PIN #: 14-7304-04-50-3143

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

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913 Main Street
Stroudsburg, PA 18360
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570-424-7288**

PR - March 17

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 1868 Civil 2013**

RIVER VILLAGE PHASE III-B
OWNERS ASSOCIATION INC.
Plaintiff

vs.
RENEE Y. CLAY-WRIGHT and
ELIZABETH WILLIAMS ,
Defendants

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

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

Your real estate at Unit 44, Int. No. 45, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on April 27, 2017 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

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

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 45 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R44, on a certain "Declaration Plan Phase IIB of Stage I," of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on Aug. 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on Oct. 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

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

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

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

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PR - March 17

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 1877 Civil 2013**

RIVER VILLAGE PHASE III-B
OWNERS ASSOCIATION INC.
Plaintiff

vs.
ARTHUR G.L. CRIER and DOROTHY J. CRIER ,
Defendants

NOTICE OF SHERIFF'S SALE

OF REAL PROPERTY

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

Your real estate at Unit 98, Int. No. 8, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on April 27, 2017 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

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

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 8 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R98, on a certain "Declaration Plan Phase IIB of Stage I," of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on Aug. 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on Oct. 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated Sept. 20, 1999 and recorded on Dec. 22, 1999 in Record Book Volume 2073, at Page 3634 granted and conveyed unto Arthur G.L. Crier and Dorothy J. Crier.

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

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

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PR - March 17

PUBLIC NOTICE

IN THE COURT OF

COMMON PLEAS OF

MONROE COUNTY

FORTY-THIRD

JUDICIAL DISTRICT

COMMONWEALTH OF

PENNSYLVANIA

No. 1878 Civil 2013

RIVER VILLAGE PHASE III-B

OWNERS ASSOCIATION INC.

Plaintiff

vs.

VINCENT M. COUNCIL and

JUNELL D. COUNCIL ,

Defendants

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

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

Your real estate at Unit 149, Int. No. 12, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on April 27, 2017 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

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

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 12 in that certain piece or parcel of land, together with the message (and ve-

randa, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R149, on a certain "Declaration Plan Phase IIB of Stage I," of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on Aug. 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on Oct. 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

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

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

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

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PR - March 17

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

No. 2110 Civil 2013

RIVER VILLAGE PHASE III-B
 OWNERS ASSOCIATION INC.

Plaintiff

vs.

BONNIE HITE ,

Defendant

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

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

Your real estate at Unit 94, Int. No. 51, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on April 27, 2017 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

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

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 51 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R94, on a certain "Declaration Plan Phase IIB of Stage I," of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on Aug. 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on Oct. 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Richard Albert Gnypp and Barbara Frances Gnypp, by deed dated May 5, 1998 and recorded on Dec. 3, 1999 in Record Book Volume 2072, at Page 6018 granted and conveyed unto Bonnie Hite.

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

NO. 16732101467354.

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

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PR - March 17

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 2143 Civil 2013**

RIVER VILLAGE PHASE III-B
OWNERS ASSOCIATION INC.

Plaintiff

vs.

CAROLYN ANDERSON ,
Defendant

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

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

Your real estate at Unit 87, Int. No. 24, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on April 27, 2017 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

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

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 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. R87, on a certain "Declaration Plan Phase IIB of Stage I," of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on Aug. 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on Oct. 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated May 8, 1998 and recorded on June 4, 1998 in Record Book Volume 2049, at Page 1071 granted and conveyed unto Caroline Anderson.

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

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

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PR - March 17

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 2160 Civil 2013**

RIVER VILLAGE PHASE III-B
OWNERS ASSOCIATION INC.

Plaintiff

vs.

ROBERT AVERY a/k/a , ROBERT H. AVERY
and EILEEN AVERY

Defendants

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

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

Your real estate at Unit 140, Int. No. 25 and Unit 91, Int. 23, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on April 27, 2017 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

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

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 25 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R140, on a certain "Declaration Plan Phase IIB of Stage I," of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on Aug. 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on Oct. 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

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

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

And

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

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

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE

OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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PR - March 17

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 2304 Civil 2013**

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

Plaintiff

vs.

LEVI G. FORD and BERNICE FORD

Defendants

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

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

Your real estate at Unit 122, Int. No. 40, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on **April 27, 2017** at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

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

An undivided (1/52) co-tenancy interest being designated as Time Period(s) **40** in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. **R122**, on a certain "Declaration Plan Phase IIB of Stage I," of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on Aug. 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on Oct. 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

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

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

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

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PR - March 17

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 2307 Civil 2013**

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

Plaintiff

vs.

DAVE T. GALUCCI and LINDA M. GALUCCI

Defendants

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

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

Your real estate at Unit 73, Int. No. 39, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on **April 27, 2017** at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

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

An undivided (1/52) co-tenancy interest being designated as Time Period(s) **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. **R73**, on a certain "Declaration Plan Phase IIB of Stage I," of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on Aug. 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on Oct. 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated March 12, 2004 and recorded on Aug. 13, 2004 in Record Book Volume 2199, at Page 2382 granted and conveyed unto Dave T. Galucci and Linda M. Galucci.

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

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

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PR - March 17

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 2330 Civil 2013**

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

Plaintiff

vs.

ALBERT FREDERICKS

Defendant

NOTICE OF SHERIFF'S SALE

OF REAL PROPERTY

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

Your real estate at Unit 83, Int. No. 43, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on April 27, 2017 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

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

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 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. R83, on a certain "Declaration Plan Phase IIB of Stage I," of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on Aug. 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on Oct. 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

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

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

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

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PR - March 17

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 2522 Civil 2013**

RIVER VILLAGE PHASE III-B
OWNERS ASSOCIATION INC.

Plaintiff

vs.
**STEPHEN DZUGASSMITH and
DONNA J. DZUGASSMITH**

Defendants

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

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

Your real estate at Unit 105, Int. No. 3, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on April 27, 2017 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

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

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 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. R105, on a certain "Declaration Plan Phase IIB of Stage I," of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on Aug. 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on Oct. 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Rodger D. Myers, by deed dated Feb. 23, 1988 and recorded on March 18, 1988 in Record Book Volume 1608 at Page 332 granted and conveyed unto Stephen Dzugassmith and Donna J. Dzugassmith.

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

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

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PR - March 17

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 2525 Civil 2013**

RIVER VILLAGE PHASE III-B
OWNERS ASSOCIATION INC.

Plaintiff

vs.
**JOHN M. DOUGHERTY and
THERESA M. DOUGHERTY**

Defendants

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

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

Your real estate at Unit 81, Int. No. 11, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on April 27, 2017 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

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

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 11 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R81, on a certain "Declaration Plan Phase IIB of Stage I," of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on Aug. 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on Oct. 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Paul V. Salinger and Veronica A. Salinger, by deed dated June 19, 1991 and recorded on June 24, 1991 in Record Book Volume 1782 at Page 1647 granted and conveyed unto John M. Dougherty and Theresa M. Dougherty.

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR

CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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PR - March 17

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 2549 Civil 2013**

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

Plaintiff

vs.

EARLENE D. MCKOY ,
Defendant

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

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

Your real estate at Unit 150, Int. No. 49, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on April 27, 2017 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

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

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 49 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R150, on a certain "Declaration Plan Phase IIB of Stage I," of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on Aug. 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on Oct. 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

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

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

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

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**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 2560 Civil 2013**

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

Plaintiff

vs.

KENNETH DAY ,
Defendant

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

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

Your real estate at Unit 139, Int. No. 40, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on April 27, 2017 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

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

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 40 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R139, on a certain "Declaration Plan Phase IIB of Stage I," of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on Aug. 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on Oct. 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which the Estate of Kersey E. Hopkins, by the Executor, Kenneth Day, by deed dated Nov. 4, 1999 and recorded on Nov. 16, 1999 in Record Book Volume 2071, at Page 8064 granted and conveyed unto Kenneth Day.

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

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

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PR - March 17

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 2585 Civil 2013**

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

Plaintiff

vs.

GILBERT McCORMICK and SUSAN LECOQ
Defendant

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

This notice is sent to you in an attempt to collect a

DEBT and any information obtained from you will be used for that purpose.

Your real estate at Unit 105, Int. No. 32, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on April 27, 2017 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

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

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 32 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R105, on a certain "Declaration Plan Phase IIB of Stage I," of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on Aug. 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on Oct. 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Gunter-Hayes & Associates, LLC, Successor Trustee, by deed dated Feb. 1, 2010 and recorded on March 3, 2010 in Record Book Volume 2367 at Page 4757 granted and conveyed unto Gilbert McCormick and Susan Lecoq.

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

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

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PR - March 17

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 2886 Civil 2013**

RIVER VILLAGE PHASE III-B
OWNERS ASSOCIATION INC.

Plaintiff

vs.
PHYLLIS JONES,
Defendant

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

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

Your real estate at Unit 67, Int. No. 49, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on April 27, 2017 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

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

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 49 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R67, on a certain "Declaration Plan Phase IIB of Stage I," of River Village House Planned Residential Area. Said 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 Aug. 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on Oct. 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

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

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

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

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PR - March 17

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 2930 Civil 2013**

RIVER VILLAGE PHASE III-B
OWNERS ASSOCIATION INC.

Plaintiff

vs.

WILLIAM M. RUEHL and VICKI A. RUEHL,
Defendants

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

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

Your real estate at Unit 156, Int. No. 36, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on April 27, 2017 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

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

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 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. R156, on a certain "Declaration Plan Phase IIB of Stage I," of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on Aug. 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on Oct. 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

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

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

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

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PR - March 17

**PUBLIC NOTICE
 IN THE COURT OF
 COMMON PLEAS OF
 MONROE COUNTY
 FORTY-THIRD
 JUDICIAL DISTRICT
 COMMONWEALTH OF
 PENNSYLVANIA
 No. 2952 Civil 2013**

RIVER VILLAGE PHASE III-B
 OWNERS ASSOCIATION INC.

Plaintiff

vs.
ELIZABETH M. RIDINGS ,
 Defendant

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

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

Your real estate at Unit 165, Int. No. 9, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on April 27, 2017 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

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

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 9 in that certain piece or parcel of land, together with the messageage (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R165, on a certain "Declaration Plan Phase IIB of Stage I," of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on Aug. 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on Oct. 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which John Weir and Patti Weir, by deed dated February 20, 2001 and recorded on February 26, 2001 in Record Book Volume 2091, at Page 7306 granted and conveyed unto Elizabeth M. Ridings.

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

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

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PR - March 17

**PUBLIC NOTICE
 IN THE COURT OF
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 FORTY-THIRD
 JUDICIAL DISTRICT
 COMMONWEALTH OF
 PENNSYLVANIA
 No. 2957 Civil 2013**

RIVER VILLAGE PHASE III-B
 OWNERS ASSOCIATION INC.

Plaintiff

vs.

DOUGLAS PARAVE ,
 Defendant

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

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

Your real estate at Unit 125, Int. No. 8, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on April 27, 2017 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

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

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 8 in that certain piece or parcel of land, together with the messageage (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R125, on a certain "Declaration Plan Phase IIB of Stage I," of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on Aug. 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on Oct. 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which David A. Rose and Mary E. Rose, by deed dated January 29, 1992 and recorded on February 12, 1992 in Record Book Volume 1814 at Page 0624 granted and conveyed unto Douglas Parave.

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

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

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**PUBLIC NOTICE
 IN THE COURT OF
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 FORTY-THIRD
 JUDICIAL DISTRICT
 COMMONWEALTH OF
 PENNSYLVANIA
 No. 3209 Civil 2013**

RIVER VILLAGE PHASE III-B
 OWNERS ASSOCIATION INC.

Plaintiff

vs.

CHERYL Y. TERRY ,
 Defendant.

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

This notice is sent to you in an attempt to collect a

DEBT and any information obtained from you will be used for that purpose.

Your real estate at Unit 128, Int. No. 13, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on April 27, 2017 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

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

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 13 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 128, on a certain "Declaration Plan Phase IIB of Stage I", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage I, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Timothy L. Terry, by deed dated May 3, 2006 and recorded on May 9, 2006 in Record Book Volume 2266, at Page 9162 granted and conveyed unto Cheryl Y. Terry.

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

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

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PR - March 17

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 3668 Civil 2013**

RIVER VILLAGE PHASE III-B
OWNERS ASSOCIATION INC.

Plaintiff

vs.

WILLIAM V. SIMERING, III
Defendant.

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

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

Your real estate at Unit 134, Int. No. 50, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on April 27, 2017 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

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

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 50 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 134, on a certain "Declaration Plan Phase IIB of Stage I", of River Village House Planned Residential Area. Said Dec-

laration 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 73 for Plan Phase IIB of Stage I, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

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

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

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

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PR - March 17

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 3678 Civil 2013**

RIVER VILLAGE PHASE III-B
OWNERS ASSOCIATION INC.

Plaintiff

vs.

MYRON L. WILLIAMS and
RUTH L. GILLIAM
Defendants.

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

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

Your real estate at Unit 137, Int. No. 11, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on April 27, 2017 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

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

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 11 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 137, on a certain "Declaration Plan Phase IIB of Stage I", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage I, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

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

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

NO. 16732100340877.

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

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PR - March 17

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 4153 Civil 2013**

RIVER VILLAGE PHASE III-B
OWNERS ASSOCIATION INC.

Plaintiff

vs.

THOMAS J. CONROY and DIANE S. CONROY
Defendants

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

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

Your real estate at Unit 16, Int. No. 31, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on April 27, 2017 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

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

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

BEING THE SAME premises which Helen R. Hamilton, by deed dated Jan. 6, 1999 and recorded Feb. 5, 1999 in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 2059 at Page 5688 granted and conveyed unto Thomas J. Conroy and Diane S. Conroy.

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

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PR - March 17

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 4165 Civil 2013**

RIVER VILLAGE PHASE III-B
OWNERS ASSOCIATION INC.

Plaintiff

vs.

CALLAHAN & ZALINSKY ASSOCIATES, LLC
Defendant

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

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

Your real estate at Unit 13, Int. No. 41, and Unit 21, Int. 42, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on April 27, 2017 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

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

ALL THAT CERTAIN interest in land situate in Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 41 of Unit No. R13, of Phase IIIA, River Village, Stage I, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255, the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage I, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et. seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et. seq. (for units R-17 through R-36, inclusive).

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

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

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

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PR - March 17

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 4170 Civil 2013**

RIVER VILLAGE PHASE III-B
OWNERS ASSOCIATION INC.

Plaintiff

vs.

ANTHONY ESPOSITO and ANN A. ESPOSITO

Defendant

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

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

Your real estate at Unit 21, Int. No. 2, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on **April 27, 2017** at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

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

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

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to United Penn Bank Trustee, by deed dated May 8, 1998 and recorded on June 16, 1998 in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 2049 at Page 4782 granted and conveyed unto Anthony Esposito and Ann A. Esposito.

BEING PART OF PARCEL NO. 16/2/1/1-7-6C and PIN NO. 16732102771397.

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

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PR - March 17

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 4627 Civil 2013**

RIVER VILLAGE PHASE III-B
OWNERS ASSOCIATION INC.

Plaintiff

vs.

MARIA MORTON and GABRIEL MORTON

Defendants

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

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

Your real estate at Unit 12, Int. No. 30, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on **April 27, 2017** at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

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

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

BEING THE SAME premises which Gunter-Hayes & Associates, LLC, Trustee, by deed dated Jan. 28, 2010 and recorded March 3, 2010 in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 2367 at Page 4315 granted and conveyed unto Maria Morton and Gabriel Morton.

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

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

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PR - March 17

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 4635 Civil 2013**

RIVER VILLAGE PHASE III-B
OWNERS ASSOCIATION INC.
Plaintiff

vs.

STEVEN R. SHILLINGS
DIETRICH A. PAUL and
JEAN M. PAUL
Defendants

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

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

Your real estate at Unit 23, Int. No. 9, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on **April 27, 2017** at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

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

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

County, Pennsylvania, in Plot Book Volume 42, at page 3 et. seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et. seq. (for units R-17 through R-36, inclusive).

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

BEING PART OF PARCEL NO. 16/2/1/1-7-6C and PIN NO. 16732102771397.

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

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PR - March 17

**PUBLIC NOTICE
 IN THE COURT OF
 COMMON PLEAS OF
 MONROE COUNTY
 FORTY-THIRD
 JUDICIAL DISTRICT
 COMMONWEALTH OF
 PENNSYLVANIA
 No. 4661 Civil 2013**

RIVER VILLAGE PHASE III-B
 OWNERS ASSOCIATION INC.

Plaintiff

vs.

HARVEY R. REINSTEIN and MYRNA REINSTEIN
 Defendants

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

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

Your real estate at Unit 1, Int. No. 34, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on April 27, 2017 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

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

ALL THAT CERTAIN interest in land situate in Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 34 of Unit No. R1, of Phase IIIA, River Village, Stage I, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255, the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage I, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

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

BEING PART OF PARCEL NO. 16/2/1/1-7-8C and PIN NO. 16732102770342.

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

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BEING PART OF PARCEL NO. 16/2/1/1-7-IC and PIN NO. 16732102774648.

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.

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

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PR - March 17

**PUBLIC NOTICE
 IN THE COURT OF
 COMMON PLEAS OF
 MONROE COUNTY
 FORTY-THIRD
 JUDICIAL DISTRICT
 COMMONWEALTH OF
 PENNSYLVANIA
 No. 5021 Civil 2013**

RIVER VILLAGE OWNERS
 ASSOCIATION INC.

Plaintiff

vs.

VACATION VENTURES, LLC
 Defendant.

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

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

Your real estate at Unit 31, Int. No. 11, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on April 27, 2017 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

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

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

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

BEING PART OF PARCEL NO. 16/2/1/1-7-8C and PIN NO. 16732102770342.

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.

PR - March 17

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 5041 Civil 2013**

RIVER VILLAGE PHASE III-B
OWNERS ASSOCIATION INC.

Plaintiff
vs.

MARMAC ETT, LLC ,
Defendant

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

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

Your real estate at Unit 25, Int. No. 24, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on April 27, 2017 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

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

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

BEING THE SAME premises which James A. Vasalinda and Ruth H. Vasalinda, by deed dated Sept. 18, 2010 and recorded Sept. 21, 2010 in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 2376 at Page 1466 granted and conveyed unto Marmac ETT, LLC.

BEING PART OF PARCEL NO. 16/2/1/1-7-7C and PIN NO. 16732102771324.

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

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PR - March 17

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 5696 Civil 2013**

DEPUY HOUSE PROPERTY
OWNERS ASSOCIATION INC.

Plaintiff
vs.

DAVID A. HOST and KAREN M. HOST,

Defendants

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

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

Your real estate at Unit 118, Int. No. 1, DePuy Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on April 27, 2017 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

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

An undivided (1/52) co-tenancy interest being designated as Time Period 1 in that certain piece or parcel of land situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-118, on a certain "Declaration Plan Phase II of Stage I," of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated December 7, 1978 and recorded on March 30, 1984 in Record Book Volume 1346 at Page 89 granted and conveyed unto Charles O. Kelly and Dorothy A. Kelly.

BEING PART OF PARCEL NO. 16/3/3/3-1-118 and PIN NO. 16733101093865B118

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

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**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 6365 Civil 2013**

FAIRWAY HOUSE PROPERTY OWNERS ASSOCIATION INC.

Plaintiff
vs.

EMMA BOWNE ,
Defendant

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

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

Your real estate at Unit 50F, Int. No. 49, Fairway Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on April 27, 2017 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 49 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Town-

ship of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. **FV 50F**, on a certain "Declaration Plan Phase I of Stage I," of Fairway House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania in and for the County of Monroe, on September 4, 1974 at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Anthony Catanese and Emma Bowne, by deed dated Dec. 19, 1990 and recorded on Dec. 21, 1990 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 1763, at Page 1, granted and conveyed unto Emma Bowne.

BEING PART OF PARCEL NO. 16/4/1/48-50F and PIN NO. 16732102886349B50F.

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
 monroebar.org
 570-424-7288

PR - March 17

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

No. 6536 Civil 2013

FAIRWAY HOUSE PROPERTY OWNERS ASSOCIATION INC.

Plaintiff

vs.

DOLORES MURPHY,
 Defendant

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

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

Your real estate at Unit 33A, Int. No. 2, Fairway Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on **April 27, 2017** at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 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. **FV 33A**, on a certain "Declaration Plan Phase I of Stage I," of Fairway House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania in and for the County of Monroe, on September 4, 1974 at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Sabastian Grasso and Teresa Grasso, husband and wife, by deed dated April 7, 1998 and recorded on April 15, 1998 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2047, at Page 0890, granted and conveyed unto Dolores Murphy.

BEING PART OF PARCEL NO. 16/4/1/48-33A and PIN NO. 16732102888101B33A.

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
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 570-424-7288

PR - March 17

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

No. 6546 Civil 2013

FAIRWAY HOUSE PROPERTY OWNERS ASSOCIATION INC.

Plaintiff

vs.

JAMES H. RAMSEY and GERTRUDE RAMSEY,
 Defendants

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

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

Your real estate at Unit 36F, Int. No. 43, Fairway Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on **April 27, 2017** at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 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. **FV 36F**, on a certain "Declaration Plan Phase I of Stage I," of Fairway House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania in and for the County of Monroe, on September 4, 1974 at Plot Book Volume 23, Page 99.

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

BEING PART OF PARCEL NO. 16/4/1/48-36F and PIN NO. 16732102876986B36F.

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
 monroebar.org
 570-424-7288

PR - March 17

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 6585 Civil 2013**

**FAIRWAY HOUSE PROPERTY
OWNERS ASSOCIATION INC.**

Plaintiff

vs.
**CARSON R. WOOD and
ELEANOR L. WOOD**

Defendants.

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

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

Your real estate at Unit 25D, Int. No. 16, Fairway Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on **April 27, 2017** at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 16 in that certain piece or parcel of land, together with the messuage (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. **FV 25D**, on a certain "Declaration Plan Phase I of Stage I," of Fairway House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania in and for the County of Monroe, on September 4, 1974 at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated May 7, 1975 and recorded on June 14, 1980 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 1000, at Page 116, granted and conveyed unto Carson R. Wood and Eleanor L. Wood.

BEING PART OF PARCEL NO. 16/4/1/48-25D and PIN NO. 16732102889009B25D.

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
monroebar.org
570-424-7288

PR - March 17

**PUBLIC NOTICE
NAME CHANGE**

NOTICE IS HEREBY GIVEN that on February 24, 2017, the Petition for Change of Name, was filed in the Monroe County Court of Common Pleas, requesting an order to change the name of **Chris Matthew DeJuana** to **Chris Matthew Frère**.

The Court has fixed the day of **April 18, 2017**, at **1:45 p.m.** in Courtroom No. 6, of the Monroe County Courthouse, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

PR - March 17

**PUBLIC NOTICE
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO.: 2016-09279**

WELLS FARGO BANK, N.A.

Plaintiff

vs.

Brian Blundetto

Defendant

TO: **Brian Blundetto**

You are hereby notified that Plaintiff, Wells Fargo Bank, N.A., filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Monroe County, Pennsylvania, docketed to No. 2016-09279, seeking to foreclose the mortgage secured by the real estate located at 3423 Goshawk Trail, East Stroudsburg, PA 18302.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, Manley Deas Kochalski LLC, P.O. Box 165028, Columbus, OH 43216-5028. Phone: 614-220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, 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 NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

LAWYER REFERRAL SERVICE Monroe County Bar Association, Find a Lawyer Program, 913 Main Street, Stroudsburg, PA 18360; (570) 424-7288
PR - March 17

**PUBLIC NOTICE
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF
COMMON PLEAS
OF MONROE COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 542 CV 2016**

MTGLQ Investors, L.P., Plaintiff vs. **Karen Brennan**, Defendant

NOTICE

To: **Karen Brennan**, Defendant, whose last known address is 6011 Bangor Mountain Road n/k/a 107 Squaredance Road, Stroudsburg, PA 18360.

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

TAKE NOTICE that the real estate located at 6011 Bangor Mountain Road n/k/a 107 Squaredance Road, Stroudsburg, PA 18360, is scheduled to be sold at Sheriff's Sale on **5/25/17** at **10:00 A.M.**, in the Monroe County Courthouse, Stroudsburg, PA to enforce the court judgment of \$109,566.83, obtained by **MTGLQ Investors, L.P.** (the mortgagee). Property Description: Prop. sit in the Township of Stroud, Monroe County, PA. BEING prem.: 6011 Bangor Mountain Road n/k/a 107 Squaredance Road, Stroudsburg, PA. Tax Parcel: #17/8/1/66, Pin: #17-7209-01-49-5243. Tax Parcel: #17/8/1/68, Pin: #17-7209-01-49-4339. Improvements consist of residential property. Sold as

the property of Karen Brennan. TERMS OF SALE: The purchaser at sale must pay the full amount of his/her bid by two o'clock P.M. on the day of the sale, and if complied with, a deed will be tendered by the Sheriff at the next Court of Common Pleas for Monroe County conveying to the purchaser all the right, title, interest and claim which the said defendant has in and to the said property at the time of levying the same. If the above conditions are not complied with on the part of the purchaser, the property will again be offered for sale by the Sheriff at three o'clock P.M., on the same day. The said purchaser will be held liable for the deficiencies and additional costs of said sale.

TAKE NOTICE that a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

Gregory Javardian, Atty. for Plaintiff
1310 Industrial Blvd., 1st Fl.
Ste. 101, Southampton, PA 18966;
215.942.9690
PR - March 17

**PUBLIC NOTICE
NOTICE OF INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed and approved by the Department of State, Commonwealth of Pennsylvania, Harrisburg, Pennsylvania, on November 28, 2016, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Business Corporation Law approved December 21, 1988, P.L. 1444, No. 177, as amended, for the incorporation of **Guiffre Pizza, Inc.**, of 350 Autumn Lane, East Stroudsburg, Pennsylvania 18301.

The purpose of the corporation is that it shall have unlimited power to engage in and do any lawful act concerning any and all lawful business for which corporations may be incorporated under the Business Corporation Law.

ELIZABETH M. FIELD, ESQUIRE
Powlette & Field, LLC
508 Park Avenue
Stroudsburg, PA 18360

PR - March 17

**PUBLIC NOTICE
NOTICE OF SHERIFF'S SALE
IN THE COURT OF
COMMON PLEAS
OF MONROE COUNTY,
PENNSYLVANIA
NO. 3256-CV-2015**

BANK OF AMERICA, N.A.

Vs.

MICHAEL P. PETERSON

NOTICE TO: MICHAEL P. PETERSON

a/k/a MICHAEL PETERSON

a/k/a MICHAEL P. PETERSON

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

Being Premises: 149 WILDWOOD LANE, a/k/a 213 WILDWOOD LANE, CANADENSIS, PA 18325-7897

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

TAX CODE: 01/7B/1/32

TAX PIN: 01639702899065

Improvements consist of residential property.

Sold as the property of MICHAEL P. PETERSON

Your house (real estate) at 149 WILDWOOD LANE, a/k/a 213 WILDWOOD LANE, CANADENSIS, PA 18325-7897 is scheduled to be sold at the Sheriff's Sale on 04/27/2017 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303,

Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$326,695.25 obtained by, BANK OF AMERICA, N.A. (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorney for Plaintiff

PR - March 17

**PUBLIC NOTICE
NOTICE OF SHERIFF'S SALE
IN THE COURT OF
COMMON PLEAS
OF MONROE COUNTY,
PENNSYLVANIA
NO. 3492-CV-16**

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

Vs.

NERIADA FIGUEROA

NOTICE TO: NERIADA FIGUEROA

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

Being Premises: 5328 BUCKINGHAM CIRCLE, a/k/a 300 COACH ROAD, TOBYHANNA, PA 18466

Being in COOLBAUGH TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania,
TAX CODE: 03/4D/1/140
TAX PIN: 03636601286964

Improvements consist of residential property.
Sold as the property of NERIADA FIGUEROA

Your house (real estate) at 5328 BUCKINGHAM CIRCLE, A/K/A 300 COACH ROAD, TOBYHANNA, PA 18466 is scheduled to be sold at the Sheriff's Sale on 05/25/2017 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$62,105.78 obtained by, DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorney for Plaintiff

PR - March 17

**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 9528 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, MARCH 30, 2017

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 49 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 136, 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 Kathy Smyser and Michael Smyser, by deed dated February 6, 2012 and recorded on April 20, 2012 in Record Book Volume 2401 at Page 1839 granted and conveyed unto NHP Global Services, LLC.

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

And
 AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 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 92, 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 Richey A. Angier and Crystal Angier, a married couple and Clifford L. Schultz and Dolores Schultz, a married couple, by deed dated April 19, 2012 and recorded on May 3, 2012 in Record Book Volume 2401 at Page 8829 granted and conveyed unto NHP Global Services, LLC.

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) 15 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 115, 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 Evelyn Burnett, widow, by deed dated April 16, 2012 and recorded on June 19, 2012 in Record Book Volume 2404 at Page 1593 granted and conveyed unto NHP Global Services, LLC.

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

And
 AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 15 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 166, 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 J. Ryan, IV, by deed dated June 3, 2012 and recorded on August 15, 2012 in Record Book Volume 2406 at Page 6845 granted and conveyed unto NHP Global Services, LLC.

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

And
 AN UNDIVIDED (1/52) co-tenancy interest being designated as Time period(s) 15 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 67, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat

Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Jean S. Leitton, by deed dated February 14, 2012 and recorded on August 22, 2012 in Record Book Volume 2407 at Page 643 granted and conveyed unto NHP Global Services, LLC.

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) 3 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 144, 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 Anthony J. Butt and Amelia A. Butt, his wife, by deed dated June 27, 2012 and recorded on August 23, 2012 in Record Book Volume 2407 at Page 671, granted and conveyed unto NHP Global Services, LLC.

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

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 - March 3, 10, 17

**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 9523 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, MARCH 30, 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. 37 of Unit No. 115, 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 Albert W. Klingele and Barbara L. Klingele, husband and wife, by deed dated January 5, 2012 and recorded on January 25, 2012 in Record Book Volume 2397 at Page 2114 granted and conveyed unto NHP Global Services, LLC.

Being part of Parcel No. 16/88116/U115 and Pin No. 16732101399065U115

-and-

ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 3 of Unit No. 113, 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 Albert W. Klingele and Barbara L. Klingele, husband and wife, by deed dated January 5, 2012 and recorded on January 25, 2012 in Record Book Volume 2397 at Page 2243 granted and conveyed unto NHP Global Services, LLC.

Being part of Parcel No. 16/88114/U113 and Pin No. 16732101387975U113

-and-

ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 23 of Unit No. 213, 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 Farr and Gail H. Farr, husband and wife, by deed dated November 22, 2011 and recorded on January 26, 2012 in Record Book Volume 2397 at Page 2736 and also at Book Volume 2401 at Page 5260, granted and conveyed unto NHP Global Services, LLC.

Being part of Parcel No. 16/110817 and Pin No. 16732102593869U213

-and-
ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 45 of Unit No. 106, 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 Douglas B. Clausen and Jane W. Clausen, husband and wife, by deed dated July 18, 2012 and recorded on July 27, 2012 in Record Book Volume 2405 at Page 8966 and also at Book Volume 2405 at Page 9004, granted and conveyed unto NHP Global Services, LLC.

Being part of Parcel No. 16/88107/U106 and Pin No. 16732101395084U106

-and-

ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 22 of Unit No. 150, 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 John R. Ansman and Barbara S. Ansman, a married couple, by deed dated December 7, 2011 and recorded on September 18, 2012 in Record Book Volume 2408 at Page 2384 granted and conveyed unto NHP Global Services, LLC.

Being part of Parcel No. 16/110428 and Pin No. 16732101498029U150

-and-

ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 28 of Unit No. 22, 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 J. Michael Strong and Linda Strong, his wife, by deed dated April 11, 2010 and recorded on September 18, 2012 in Record Book Volume 2408 at Page 2632 granted and conveyed unto NHP Global Services, LLC.

Being part of Parcel No. 16/88021/U22 and Pin No. 16732102687017

-and-

ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 45 of Unit No. 97, 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 Howard Scott, a single person, by deed dated June 25, 2012 and recorded on September 25, 2012 in Record Book Volume 2408 at Page 6134 granted and conveyed unto NHP Global Services, LLC.

Being part of Parcel No. 16/88098U97 and Pin No. 16732101385880U97

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 - March 3, 10, 17

**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 9009 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 , MARCH 30, 2017
AT 10:00 A.M.**

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

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 8 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 86, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan PHase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Charles C. Judd, a married man, by deed dated April 2, 2012 and recorded on april 11, 2012 in Record Book Volume 2400 at Page 7150 granted and conveyed unto Executive Property Options, LLC.

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) 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. 115, 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 Avraham Melamed, a single person, by deed dated April 6, 2012 and recorded on April 11, 2012 in Record Book Volume 2400 at Page 7256 granted and conveyed unto Executive Property Options, LLC.

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

-and-

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. 97, 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, 2977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Ken Snyder, a single person, by deed dated April 27, 2012 and recorded on May 2, 2012 in Record Book Volume 2401 at

Page 7732 granted and conveyed unto Executive Property Options, LLC.

Being part of Parcel No. 16/2/1/1-10 and Pin No. 167321014507700

-and-

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. 50, 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 Marcelino Gonzalez and Leola Gonzalez, husband and wife, by deed dated May 7, 2012 and recorded on May 14, 2012 in Record Book Volume 2402 at Page 4443 granted and conveyed unto Executive Property Options, LLC.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
EXECUTIVE PROPERTY
OPTIONS, LLC**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 2096 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 , MARCH 30, 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

nia, shown and designated as Unit No. 122, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Jeanne Potter, by deed dated November 21, 2012 and recorded on January 8, 2013 in Record Book Volume 2413 at Page 7069 granted and conveyed unto Marion Stillman, LLC.

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

-and-

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 16 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 44, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Gunter-Hayes & Associates, LLC, successor trustee, by deed dated August 22, 2013 and recorded on October 30, 2013 in Record Book Volume 2429 at Page 6275 granted and conveyed unto Marion Stillman, LLC.

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

-and-

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. 89, 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 Garry K. Rivell, by deed dated December 4, 2012 and recorded on January 23, 2013 in Record Book Volume 2414 at Page 4729 granted and conveyed unto Marion Stillman, LLC.

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

BEING THE SAME premises which Maribeth Loerzel, by deed dated November 5, 2012 and recorded on January 3, 2013 in Record Book Volume 2413 at Page 4466 granted and conveyed unto Marion Stillman, LLC.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MARION STILLMAN LLC

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin

Sheriff of Monroe County

Pennsylvania

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - March 3, 10, 17

**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 3255 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, MARCH 30, 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) 28 n 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. 116, 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 Iris Sanabria, by deed dated July 30, 2009 and recorded on September 15, 2009 in Record Book Volume 2359 at Page 7272 granted and conveyed unto St. hamm Management, LLC.

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

-and-

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 30 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. 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 Robert L. D'Ambrosio and Susan A. D'Ambrosio, a married couple, by deed dated May 26, 2009 and recorded on June 5, 2009 in Record Book Volume 2354 at Page 4644 granted and conveyed unto St. Hamm Management, LLC.

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

-and-

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. 46, 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 L. D'Ambrosio and Susan A. D'Ambrosio, his wife, by deed dated May 26, 2009 and recorded on June 12, 2009 in Record Book Volume 2354 at Page 8589 granted and conveyed unto St. Hamm Management, LLC.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ST. HAMM MANAGEMENT LLC

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 9346 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, MARCH 30, 2017

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIER'S 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-105 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 Geary G. Berge and Susan J. Berge, husband and wife, by deed dated April 4, 2012 and recorded on August 17, 2012 in Record Book Volume 2406 at Page 8326 granted and conveyed unto NHP Global Services, LLC.
Being part of Parcel No. 16/3/3/3-1-105 and Pin No. 16733101090696B105

And

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 38 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-88 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 Florentina L. Tito and James L. Tito, by deed dated June 25, 2012 and recorded on August 13, 2012 in Record Book Volume 2406 at Page 6069 granted and conveyed unto NHP Global Services, LLC.

Being part of Parcel No. 16/3/3/3-1-88 and

Pin No. 16732102997621B88

And

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 52 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-96 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 Florentina L. Tito, by deed dated June 26, 2012 and recorded on August 21, 2012 in Record Book Volume 2406 at Page 9716 granted and conveyed unto NHP Global Services, LLC.

Being part of Parcel No. 16/3/3/3-1-96 and

Pin No. 16732102999318B96

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 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
JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 3, 10, 17

**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 1859 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 , MARCH 30, 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 130, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which the Mellon Bank, N.A., POA for Continental Bank, Successor Trustee to United Penn Bank, Successor by Merger to Security Bank and Trust Company, Trustee, by deed dated November 3, 1993 and recorded on September 28, 1994 in Record Book Volume 1974, at Page 0001 granted and conveyed unto Paul R. Cooper.

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

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 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 the 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 26, 1994 and recorded on September 28, 1994 in Record Book Volume 1974, at Page 0005 granted and conveyed unto Paul R. Cooper.

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

16732101467354

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

PAUL R. COOPER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 3, 10, 17

**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 9347 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 , MARCH 30, 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. 8, 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 30F 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, 19784, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Adolf Koltermann and Joann Koltermann, his wife, by deed dated May 8, 2012 and recorded on August 21, 2012 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2406, at Page 9169, granted and conveyed unto NHP Global Services, LLC.

Being part of Parcel No. 16/4/1/48-30F and Pin No. 16732102888198B30F

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 15 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 15D 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 Douglas Clausen and Jane W. Clausen, by deed dated July 18, 2012 and recorded on December 27, 2012 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2413, at Page 1228, granted and conveyed unto NHP Global Services, LLC.

Being part of Parcel No. 16/4/1/48-15D and Pin No. 16732102878952B15D

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 - March 3, 10, 17

**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 9134 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, MARCH 30, 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.6 of Unit No. RT-80, 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 Jean Jervis, surviving spouse of Paul W. Jervis, by deed dated September 7, 2010 and recorded on September 16, 2010, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2375 at Page 8849 granted and conveyed unto Dallas Estate Holdings, LLC.

Being Parcel No. 16/88079/U80 and Pin No. 16732102694306

And

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

field Township, Monroe County, Pennsylvania, known as Interval No.10 of Unit No. RT-127, 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 Ronald E. Thomas and Barbara C. Thomas a/k/a Barbara Thomas, by deed dated October 23, 2010 and recorded on October 28, 2010, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2378 at Page 106 granted and conveyed unto Dallas Estate Holdings, LLC.

Being Parcel No. 16/88128/U127 and Pin No. 16732101399310U127

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DALLAS ESTATE 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 - March 3, 10, 17

**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 2324 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, MARCH 30, 2017
AT 10:00 A.M.

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

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 45 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 144, 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 Continental Bank,

Successor Trustee, pursuant to that certain Trust Agreement between Unit Penn Bank and The Oxford Finance Companies, Inc., said Agreement dated November 14, 1991, by and through its Attorney-in-Fact, Mellon Bank, N.A., duly constituted and appointed by that certain Power of Attorney dated January 31, 1992, by deed dated December 5, 1994 and recorded on December 29, 1994 in Record Book Volume 1988 at Page 407 granted and conveyed unto Charles R. Fraser and Louise Fraser.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**CHARLES R. FRASER
LOUISE FRASER**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 4214 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 , MARCH 30, 2017
AT 10:00 A.M.**

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

ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 24 of Unit No. 4 of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated March 10, 1987 and recorded on May 11, 1987 in Record Book

Volume 1552 at Page 1101 granted and conveyed unto Ronald R. Dombrowski and Patricia J. Dombrowski.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**RONALD R. DOMBROWSKI
AND**

PATRICIA J. DOMBROWSKI

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 2866 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 , MARCH 30, 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. 39 of Unit No. R 36, of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939 at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated July 13, 1987 and recorded August 14, 1987 in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 1572 at Page 372 granted and conveyed unto Alex M. Butkowsky and Mary S. Butkowsky.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**ALEX M. BUTKOWSKY****MARY SOCCI BUTKOWSKY****TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 4150 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 , MARCH 30, 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. 47 of Unit No. 20 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 Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated February 22, 1980 and recorded on March 7, 1980 in Record Book Volume 1016 at Page 321 granted and conveyed unto Asbury F. Bundrick, Jr. and Carolyn Sue Bundrick. Being part of Parcel No. 16/2/1/1-7-5C and Pin No. 16732102772471

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**ASBURY F. BUNDRICK, JR.****CAROLYN SUE BUNDRICK****TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 4262 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 , MARCH 30, 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. 36 of Unit No. 20 of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises which Mellon Bank, N.A. Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated April 18, 2005 and recorded on May 16, 2005 in Record Book Volume 2225 at page 6274 granted and conveyed unto Elenora Waschko and Richard I. Waschko.

Being part of Parcel No. 16/2/1/1-7-5C and Pin No. 16732102772471

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**ELENORA WASCHKO****RICHARD I. WASCHKO****TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 3, 10, 17

**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 5019 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 , MARCH 30, 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. 23, of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises which Mellon Bank, N.A., successor trustee to Security Bank and Trust Company, Trustee, by deed dated May 6, 1998 and recorded on October 1, 1998 in Record Book Volume 2054 at Page 2498 granted and conveyed unto Herbert S. Wakefield and Georgetanne Wakefield.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**HERBERT S. WAKEFIELD AND
 GEORGETANNE WAKEFIELD**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of 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
JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 3, 10, 17

**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 4998 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 , MARCH 30, 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. 47 of Unit No. 29 of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe county, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises which Mellon Bank, N.A. Successor Trustee to Security Bank and Trust company, Trustee, by deed dated April 27, 2005 and recorded on May 10, 2005 in Record Book Volume 2224 at Page 8570 granted and conveyed unto Rolando E. Scott, Jr. and Yolanda D. Burns.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ROLANDO E. SCOTT, JR.
 YOLANDA D. 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
Pennsylvania
JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 2539 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 , MARCH 30, 2017

AT 10:00 A.M.

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

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time period(s) 9 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 45, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A. P.O.A. for Continental Bank, Successor Trustee to United Penn Bank, successor by merger to Security Bank and Trust Company, Trustee, by deed dated November 17, 1994 and recorded on February 23, 1995 in Record Book Volume 1995 at Page 0669 granted and conveyed unto Michael C. Mayer and C. Eileen Eyet.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**MICHAEL C. MAYER
C. EILEEN EYET**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 3847 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 , MARCH 30, 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. 3 of Unit No. R 17, of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated February 19, 1980 and recorded February 25, 1980 in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 1010 at Page 266 granted and conveyed unto William R. Hall and Marty M. Hall. Being part of Parcel No. 16/2/1/1-7-5C and Pin No. 16732102772471

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**WILLIAM R. HALL AND
MARY M. HALL**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 2841 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 , MARCH 30, 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. 45 of Unit No. 12, of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises which Mellon Bank, N.A., successor trustee to Security Bank and Trust Company, Trustee, by deed dated December 9, 1997 and recorded on September 21, 1998 in Record Book Volume 2053 at Page 6607 granted and conveyed unto John A. Corda and Lydia A. Corda.

Being part of Parcel No. 16/2/1/1-7-3C and Pin No. 16732102773564

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JOHN A. CORDA AND
LYDIA A. CORDA**

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 4154 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 , MARCH 30, 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. 10 of Unit No. 9, 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 July 1, 2009 and recorded on July 13, 2009 in Record Book Volume 2356 at Page 5910 granted and conveyed unto Roger L. Chapman and Gwenevere Motley-Chapman.

Being part of Parcel No. 16/2/1/1-7-3C and Pin No. 16732102773564

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ROGER L. CHAPMAN
GWENEVERE MOTLEY-CHAPMAN**

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 5032 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 , MARCH 30, 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. 43 of Unit No. R22, of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(S) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises which Mellon Bank, N.A. Successor Trustee to Security Bank and Trust company, Trustee, by deed dated April 2, 1998 and recorded on September 3, 1998 in Record Book Volume 2053 at Page 49 granted and conveyed unto Tennyson C. St. John.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

TENNYSON C. ST. JOHN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 4416 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 , MARCH 30, 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. 51 of Unit No. 33, of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises which Security Bank and Trust Company, Trustee by deed dated April 1, 1985 and recorded on May 10, 1985 in Record Book Volume 1444 at Page 1707 granted and conveyed unto Francis V. Sabatino, Sr. and Aurora Sabatino.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

FRANCIS V. SABATINO, SR.

AURORA SABATINO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 7251 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 , MARCH 30, 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. 3 of Unit No. 21, 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 Joanne V. Tyler, by deed date July 26, 2004 and recorded on August 9, 2004 in Record Book Volume 2198 at Page 7566 granted and conveyed unto Shawn Rzaca and Amanda Rzaca.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
SHAWN RZACA AND
AMANDA RZACA**

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 4647 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 , MARCH 30, 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. 17 of Unit No. R22, 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 its attorney-in-fact, Alan Goldstein, by deed dated January 11, 2010 and recorded on January 22, 2010 in Record Book Volume 2365 at Page 8616 granted and conveyed unto Andrew L. Pratt.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
ANDREW L. PRATT**

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 3867 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 , MARCH 30, 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. 47 of Unit No. R 34, 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 Lance Jones, by deed dated August 9, 1994 and recorded August 10, 1994 in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed book Volume 1966 at Page 0857 granted and conveyed unto Leon Hughes.

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

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 4465 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 , MARCH 30, 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. 16 of Unit No. R31, of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises which Mellon Bank, N.A. Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated May 312, 2002 and recorded on August 23, 2002 in Record Book Volume 2129 at Page 6114 granted and conveyed unto Katherine Hooper.

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

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 2317 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 , MARCH 30, 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. 86, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A. P.O.A. for Continental Bank, Successor Trustee to United Penn Bank, successor by merger to Security Bank and Trust Company, Trustee, by deed dated August 16, 1995 and recorded on August 23, 1995 in Record Book Volume 2017 at Page 6009 granted and conveyed unto William A. Harris and Juanita Pearson. Being part of Parcel No. 16/2/1/1-9 and Pin No. 16732101467354

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
WILLIAM A. HARRIS
JUANITA PEARSON**

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 4434 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 , MARCH 30, 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. 49 of Unit No. 13, 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 its attorney-in-fact, Alan Goldstein, by deed dated February 5, 2009 and recorded on February 23, 2009 in Record Book Volume 2349 at Page 265 granted and conveyed unto Talat Ladson Harris and Shariff Harris. Being part of Parcel No. 16/2/1/1-7-4C and Pin No. 16732102773427

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
TALAT LADSON 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 - March 3, 10, 17

**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 4450 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 , MARCH 30, 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. 14 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 Mellon Bank, N.A. Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated August 20, 1996 and recorded on December 5, 1996 in Record Book Volume 2031 at Page 5960 granted and conveyed unto Kelley L. Hall.

Being part of Parcel No. 16/2/1/1-7-5C and Pin No. 16732102772471

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
KELLY L. HALL**

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 4269 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 , MARCH 30, 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. 49 of Unit No. 21 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 Michael Mirnik and Lyudmila Mirnik, his wife, by deed dated November 20, 2003 and recorded on November 26, 2003 in Record Book Volume 2175 at Page 2632 granted and conveyed unto Alexander Galy and Joanne Galy. Being part of Parcel No. 16/2/1/1-7-6C and Pin No. 16732102771397

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
ALEXANDER GALY
JOANNE GALY**

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 4286 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 , MARCH 30, 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. 14 of Unit No. R36, 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 United Penn Bank, successor merger to Security Bank and Trust company, Trustee, by deed dated November 11, 1991 and recorded on December 31, 1991 in Record Book Volume 1808 at Page 1113 granted and conveyed unto Joyce Ameen.

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

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 2012 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 , MARCH 30, 2017
AT 10:00 A.M.**

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

ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 31 of Unit No. 35, 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 Jonathan J. Fowler and Nikki R. Fowler, husband and wife, by deed dated October 2, 2012 and recorded on November 1, 2012 in Record Book Volume 2410 at Page 3782 granted and conveyed unto World Transfer, Inc. Being part of Parcel No. 16/2/1/1-7-9C and Pin No. 16732102679266

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
WORLD TRANSFER, 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 - March 3, 10, 17

**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 5020 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 , MARCH 30, 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. 6 of Unit No. 23, 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 Arthur G. Walter and Jane P. Walter, husband and wife, by deed dated March 1, 2007 and recorded on March 19, 2007 in Record Book Volume 2299 at Page 6246 granted and conveyed unto Vacations Unlimited, LLC.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

VACATIONS UNLIMITED, LLC

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 5013 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 , MARCH 30, 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. R18, 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 September 17, 2008 and recorded on October 14, 2008 in Record Book Volume 2343 at Page 4100 granted and conveyed unto Dawn Rigby Sutton.

Being part of Parcel No. 16/2/1/1-7-5C and Pin No. 16732102772471

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DAWN RIGBY SUTTON

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 5000 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 , MARCH 30, 2017
AT 10:00 A.M.**

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

ALL THAT CERTAIN interest in land situate in **Smithfield Township , Monroe County, Pennsylvania**, known as Interval No. 9 of Unit No. 31 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 on March 3, 2010 in Record Book Volume 2367 at Page 4825 granted and conveyed unto Yelitza Seoane and Miguel A. Delgado.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
YELITZA SEOANE
MIGUEL A. DELGADO**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 847 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 , MARCH 30, 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) 33 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the **Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania**, shown and designated as Unit No. 142, 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 3, 2000 and recorded on February 11, 2000 in Record Book Volume 2075 at Page 1300 granted and conveyed unto Dennis C. Scott and Patricia Scott.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
DENNIS C. SCOTT AND
PATRICIA SCOTT**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 4638 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 , MARCH 30, 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. 40- 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 Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(S) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises which James A. Harmon, Sr., a widower, by deed dated February 10, 1996 and recorded on May 1, 1996 in Record Book Volume 2024 at Page 8957 granted and conveyed unto Patricia Reilly.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

PATRICIA REILLY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 2956 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 , MARCH 30, 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 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 Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated May 19, 1998 and recorded on July 22, 1998 in Record Book Volume 2051 at Page 0415 granted and conveyed unto John J. Parks and Betty L. Parks.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JOHN J. PARKS AND
BETTY L. PARKS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 4621 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 , MARCH 30, 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. 19 of Unit No. R5,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 Ariel Cadavid and Sor Cadavid, husband and wife, by deed dated June 11, 2008 and recorded on July 14, 2008 in Record Book Volume 2338 at Page 6245 granted and conveyed unto Jorge Padron.

Being part of Parcel No. 16/2/1/1-7-2C and Pin No. 16732102774601

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

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 4643 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 , MARCH 30, 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. 1 of Unit No. R33, of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive). **BEING THE SAME** premises which Security Bank and Trust Company, Trustee, by deed dated June 16, 1981 and recorded on October 16, 1984 in Record Book Volume 1407 at Page 27 granted and conveyed unto Walter E. Oehling.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
WALTER E. OEHLING**

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 2433 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 , MARCH 30, 2017
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 3 in that certain piece or parcel of land, together with the message (and veranda,if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 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 Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated January 4, 2000 and recorded on January 10, 2000 in Record Book Volume 2074 at Page 0283 granted and conveyed unto Arthur G.L. Crier and Dorothy J. Crier.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ANTHONY C. MEDLEY AND
MERLYN G. MEDLEY**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 4426 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 , MARCH 30, 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. 51 of Unit No. R13, of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and 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 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. 16/2/1/1-7-4C and Pin No. 16732102773427

**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 - March 3, 10, 17

**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 176 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 , MARCH 30, 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. 88, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated March 4, 1999 and recorded on March 24, 1999 in Record Book Volume 2061 at Page 4841 granted and conveyed unto Drew Glover and Lynn Glover.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
DREW GLOVER AND
LYNN GLOVER**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 4158 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 , MARCH 30, 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. 19 of Unit No. 7, 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 In Kwun Kwang and Sung Man Kwang, his wife, by deed dated March 20, 2010 and recorded on April 26, 2010 in Record Book Volume 2369 at Page 8047 granted and conveyed unto EZ Timeshare Solutions, Inc.

Being part of Parcel No. 16/2/1/1-7-2C and Pin No. 16732102774601

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
EZ TIMESHARE SOLUTIONS, 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 - March 3, 10, 17

**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 2842 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 , MARCH 30, 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) 38 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R76, 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, Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated May 23, 2002 and recorded on August 7, 2002 in Record Book Volume 2128 at Page 4233 granted and conveyed unto Angelo Cretella, Jr. and Maria Legakis.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
ANGELO CRETELLA, JR.
MARIA LEGAKIS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 2849 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 , MARCH 30, 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. 52 of Unit No. R19, of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69 et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated December 9, 1980 and recorded on April 14, 1981 in Record Book Volume 1099 at Page 53 granted and conveyed unto Marie Butler.

Being part of Parcel No. 16/2/1/1-7-5C and Pin No. 16732102772471

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 2868 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 , MARCH 30, 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) 5 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 153, 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 1159 granted and conveyed unto Alex M. Butkowsky and Mary S. Butkowsky. Being part of Parcel No. 16/2/1/1-11 and Pin No. 16732100340877

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ALEX M. BUTKOWSKY
MARY S. BUTKOWSKY**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

JEFFREY A. DURNEY, ESQUIRE

**Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17**

**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 5011 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 , MARCH 30, 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. 18 of Unit No. R3, 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 Norma S. Dolan, by deed dated May 31, 1995 and recorded on June 7, 1995 in Record Book Volume 2008 at Page 1476 granted and conveyed unto Adele M. Terrell. Being part of Parcel No. 16/2/1/1-7-1C and Pin No. 16732102774648

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ADELE M. TERRELL

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

JEFFREY A. DURNEY, ESQUIRE

**Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17**

**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 564 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 , MARCH 30, 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. 149, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which United Penn Bank, successor by merger to Security Bank and Trust Company, Trustee, by deed dated February 24, 1989 and recorded on April 20, 1989 in Record Book Volume 1676 at Page 1524 granted and conveyed unto Ronald K. Parrish.
Being part of Parcel No. 16/2/1/1-11 and Pin No. 16732100340877

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
RONALD K. PARRISH**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 564 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 , MARCH 30, 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. 160, 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 VI Network, Inc., by deed dated September 2 2008 and recorded on October 2, 2008 in Record Book Volume 2342 at Page 8819 granted and conveyed unto John W. McCord, Sr. and Debra A. McCord.
Being part of Parcel No. 16/2/1/1-11 and Pin No. 16732100340877

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JOHN W. MCCORD, SR.
DEBRA A. MCCORD**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 3836 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 , MARCH 30, 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. R95, 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 Fred C. Heiss, widower, by deed dated January 11, 2002 and recorded on January 15, 2002 in Record Book Volume 2112 at Page 9736 granted and conveyed unto Tina Krebs and Robert Krebs.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
TINA KREBS
ROBERT KREBS**

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

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

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

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 3826 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 , MARCH 30, 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 center 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 42, 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 26, 1982 and recorded on February 8, 1983 in Record Book Volume 1238 at Page 9 granted and conveyed unto William E. Jensen and Shirley A. Jensen.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
WILLIAM E. JENSEN
SHIRLEY A. JENSEN**

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

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

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

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 5194 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 , MARCH 30, 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. 26 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. 84D 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 John Timothy Murphy and Melissa LeMaire Bauch-Murphy, husband and wife as community property, by deed dated November 20, 2010 and recorded on December 2, 2010 in Record Book Volume 2379 at Page 7050 granted and conveyed unto Eleet Holdings, LLC.

Being part of Parcel No. 16/3/3/3-1-84D and Pin No. 16732102995469B84D

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
ELEET 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 - March 3, 10, 17

**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 166 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 , MARCH 30, 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. 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 September 13, 1989 and recorded on December 1, 1989 in Record Book Volume 1713 at Page 1168 granted and conveyed unto Helen Dosries.

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

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - March 3, 10, 17

**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 4157 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 , MARCH 30, 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. 25 of Unit No. R31, of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises which James J. Buzi, by deed dated March 24, 2011 and recorded on March 29, 2011 in Record Book Volume 2384 at Page 8500 granted and conveyed unto Stella Dirks.

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

**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 - March 3, 10, 17

**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 3760 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 , MARCH 30, 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. 39 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-104 on a certain "Declaration Plan Phase II of Stage 1", of DePuy Ho sue 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 14, 2005 and recorded on March 17, 2005 in Record Book Volume 2219 at Page 2204 granted and conveyed unto Paul L. Dامتز.

Being part of Parcel No. 16/3/3/3-1-104 and Pin No. 16733101090664B104

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
PAUL L. Dامتز**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 2846 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 , MARCH 30, 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. R115, 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 Marilyn S. Andriani, widow, by deed dated November 7, 2012 and recorded on November 13, 2012 in Record Book Volume 2410 at Page 9543 granted and conveyed unto Keith Childers and Tammy Childers.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**KEITH CHILDERS AND
TAMMY CHILDERS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - March 3, 10, 17

**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 9514 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 , MARCH 30, 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. 28 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-72F 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 Bill Cromer and Sue Cromer, his wife, by deed dated August 2, 2012 and recorded on August 29, 2012 in Record Book Volume 2407 at Page 4232 granted and conveyed unto O'Towers Wholesale, LLC.

Being part of Parcel No. 16/3/3/3-1-72F and Pin No. 16732102995042B72F

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

O'TOWERS WHOLESALE, LLC

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - March 3, 10, 17

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

Thursday , MARCH 30, 2017

AT 10:00 A.M.

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 6723 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 , MARCH 30, 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. 47 in that certain piece of parcel of land, together with the messuage (and veranda, if any), situate in the Township of Smithfield , County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 4E on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Security Bank and Trust Company, trustee, by deed dated February 19, 1980 and recorded on April 1, 1980 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 1023, at Page 117, granted and conveyed unto Kenneth Hoser and Adeline Hoser. Being part of Parcel No. 16/4/1/48-4E and Pin No. 16732102879732B4E

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
KENNETH HOSER (DECEASED)
ADELINE HOSER**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 9542 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

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. 9 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. 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 James L. Tito and Florentina L. Tito, his wife, by deed dated June 25, 2012 and recorded on July 30, 2012 in Record Book Volume 2405 at Page 9308 granted and conveyed unto O & L Associates, Inc.

Being part of Parcel No. 16/3/3/3-1-114 and Pin No. 16733101093702B114

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

O & L ASSOCIATES, 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 - March 3, 10, 17

**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 9543 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 , MARCH 30, 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. 25 of Unit No. RT-135, 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 Galen Tenney and Carole Tenney, his wife, by deed dated September 12, 2011 and recorded on September 15, 2011, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2391 at Page 5078 granted and conveyed unto Oceanic Property Rental, LLC.

Being Parcel No 16/88136/U135 and Pin No. 16732101491109U135

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

OCEANIC PROPERTY RENTAL, LLC

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin

Sheriff of Monroe County

Pennsylvania

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - March 3, 10, 17

**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 9045 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 , MARCH 30, 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. 14 of Unit No. RT-110, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which Robert Black and Alexis Black, his wife, by deed dated September 10, 2010 and recorded on September 14, 2010, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2375 at Page 8179 granted and conveyed unto Farada Family Holdings, LLC.

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

Pin No. 16732101397000U110

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

FARADA 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 - March 3, 10, 17

**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 2011 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 , MARCH 30, 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. 40 of Unit No. 45, 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 Eleanor M. Henderson and William R. Henderson, joint tenants with the right of survivorship, by deed dated November 6, 2012 and recorded on December 27, 2012 in Record Book Volume 2413 at page 1294 granted and conveyed unto World Transfer, Inc.

Being part of Parcel No. 16/3/2/28-45 and Pin No. 16732102689751

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

WORLD TRANSFER, 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 - March 3, 10, 17

**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 9529 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 , MARCH 30, 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. RT-70, 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 Curtis R. Card and Marsha Card, his wife, by deed dated August 21, 2012 and recorded on October 19, 2012, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2409 at Page 8525 granted and conveyed unto O&L Associates, Inc. Being Parcel No. 16/88069/U70 and Pin No. 16732102696295

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
 O&L ASSOCIATES, 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 - March 3, 10, 17

**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 9917 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 , MARCH 30, 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. 4 in that certain piece of parcel of land, together with the mesuage (and veranda, if any), situate in the **Township of Smithfield**, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 31F 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 Alan Schnoll, by deed dated April 20, 2010 and recorded on April 27, 2010 in Record Book Volume 2369 at Page 8849 granted and conveyed unto Muzi's Properties, LLC.

Being part of Parcel No. 16/4/1148-31F and Pin No. 16732102888144B31F

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
 MUZI'S PROPERTIES, LLC**

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

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

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 3, 10, 17

**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 9544 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 , MARCH 30, 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. 25 of Unit No. 20, 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 Glenn Shockley and Nancy Shockley, by deed dated February 11, 2009 and recorded on November 18, 2009 in Record Book Volume 2362 at Page 8423 granted and conveyed unto Time No More, Inc.

Being part of Parcel No. 16/88019/U20 and Pin No. 16732102587067

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

TIME NO MORE, 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 - March 3, 10, 17

**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 2013 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, MARCH 30, 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. 44 of Unit No. 72, 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 Ralph Oakeson, by deed dated November 8, 2013 and recorded on December 9, 2013 in Record Book Volume 2431 at

Page 4434 granted and conveyed unto Sage Forteen, LLC.

Being part of Parcel No. 16/88071/U72 and Pin No/ 16732102696390

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

SAGE FORTTEEN, LLC

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 9607 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, MARCH 30, 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. 33 of Unit No. 33, 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 David W. Bloodgood and Victoria F. Bloodgood, a married couple, by deed dated April 30, 2010 and recorded on May 26, 2010 in Record Book Volume 2371 at Page 2351 granted and conveyed unto Poy Developers, LLC.

Being part of Parcel No. 16/3/2/28-33 and Pin No. 16732102689421

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

POY DEVELOPERS, 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 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
JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 3, 10, 17

**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 9133 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 , MARCH 30, 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. 2 of Unit No. 53, 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 Peter B. Merker and Maureen Merker, by deed dated March 23, 2012 and recorded on June 7, 2012 in Record Book Volume 2403 at Page 6041 granted and conveyed unto CW Consulting Services, LLC.

Being part of Parcel No. 16/3/2/28-53 and Pin No. 16732102780932

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CW CONSULTING 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 - March 3, 10, 17

**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 3921 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 , MARCH 30, 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. 271, Section C, 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 Volume 32, Pages 105 and 107. **BEING THE SAME PREMISES** which Ann Callipari, widow, by deed dated 3/6/2004 and recorded 3/10/2004 in Book 2184 Page 146 conveyed to Terence P. Murphy and Eve M. Murphy, husband and wife.

Pin #: 17639201358598
 Tax Code #: 17/15B/2/20

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**EVE M. MURPHY
 TERENCE P. MURPHY
 TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
NORA C. VIGGIANO, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 3, 10, 17

**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 2125 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, MARCH 30, 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. R146, 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, PA in and for the County of Monroe, on Aug. 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on Oct. 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

SVANHILD D. ABRAHAMSEN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

HEATHER RILOFF, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

P - March 3, 10, 17; R - March 10, 17, 24

**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 2657 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, MARCH 30, 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 sit-

uate in the Township of Paradise, County of Monroe and State of Pennsylvania, bounded and described as follows to wit:

Beginning at an iron on the westerly line of Cameo Lane, said iron being the northeasterly corner of Lot No. 104 as shown on a map entitled "Wood Acres, Herbert W. Ayers, et ux & Charles H. Ayers, revised July 8, 1974"; thence along Lot No. 104 (a radial line to the hereinafter described curve), North 88 degrees 23 feet, 20 inches, West 372.90 feet to an iron in line of lands of Pocono Catholic Missions Schools, North 25 degrees 43 feet 20 inches West 20.22 feet an iron pipe; thence along the same, North 45 degrees 55 feet 40 inches East 221.21 feet to a point, said point being the most westerly corner of Lot No. 102 as shown on said map; thence along Lot No. 102 (a radial line to the hereinafter described curve), South 69 degrees 14 feet, 30 inches East 257.37 feet to an iron on the westerly line of Cameo Lane; thence along the westerly line of Cameo Lane in a southerly direction on a curve to the left having a radius of 280 feet an arc length of 93.57 feet to the place of beginning. Containing 1.069 acres, more or less.

Being Lot No. 103 as shown on map entitled "Wood Acres, Herbery W. Ayers, Jr., et ux, and Charles H. Ayers, et ux. Revised 8 July 1974" and recorded in Map Book Volume 23 Page 81.

Under and subject, to the covenants, conditions and restrictions of record.

Being the same premises conveyed to Robert M. Safin by deed dated February 14, 2006 from Robert F. Safin and Debra M. Safin, recorded in Monroe County Book 2262 Page 6408.

Together with a right of way over land of Pocono Catholic Missions from the most northeasterly corner of lands conveyed by Gladys Boorem Yost, widow, to Herbert W. Ayers, Jr., et ux, et al., by deed December 16, 1966 and recorded in Deed Vol. 344 Page 413 to Legislative route 171 (formerly Pennsylvania State Highway Route 90) leading from the Paradise Trail to Cresco, said right-of-way having the same width as in deed from Gladys Boorem Yost, widow, to the Most Reverend Jerome D. Hanna, Roman Catholic Bishop of the Diocese of Scranton, Pennsylvania, his successors and assigns, IN TRUST NEVERTHELESS, for the Roman Catholic Congregation of St. Mary of the Mount, i.e. 40 feet, said deed being dated October 2, 1958 and having been recorded in the hereinabove referred to Office in Deed Book Vol. 248 Page 22, said right of way to be used in common by the Grantors, their heirs and assigns, and the Grantees, their heirs and assigns.

Together also with the right of ingress, egress and regress in common with the Grantors, their heirs, and assigns, over and upon the streets and roads as shown on the above mentioned Plan of Lots.

The above described premises is conveyed under and subject to the conditions and restrictions in deed from Gladys Boorem Yose, et al, to Herbert W. Ayers, Jr., et ux., et al, dated January 12, 1967, and recorded in Deed Book Vol. 345 Page 76, which said conditions and restrictions, quoted verbatim from said deed, are as follows:

"The premises herein conveyed are under and subject to the conditions that no building shall ever be erected nearer than fifty feet of the westerly edge of the forty foot right of way hereinabove mentioned leading from Route 90 to the Mortimer premises; furthermore that no building shall ever be erected closer than thirty feet from any lot boundary line except in the event that the same person owns more than one lot and desires to build a house on more than on lot, in which event the house may overlap the boundary line; furthermore, no more than one dwelling house with pertinent outbuildings shall be erected on any one lot hereinafter to be created out of the hereinabove described premises which lot shall be at least two hundred feet by one hundred feet in size, no building costing less than \$10,000 to be erected on any one lot, provided this shall not apply to pertinent outbuild-

ings or private garages."

"The premises hereinabove shall be used for residential purposes only and not for any commercial purposes whatsoever including posting of signs. There shall be no signs posted except for the names of the property owners including the house number and a for sale or for rent sign for any of the houses so built on lots or parcels of land. Detached garages shall be permitted."

The above described premises are also conveyed Under and Subject to the following covenants which appear on the Map of "Wood Acres" above referred to:

1. Wells and sewage disposal systems shall be constructed in accordance with recommended standards of public health authorities;
2. Wells and subsurface disposals are to be installed within the designated areas on each lot except buy written permission of Public Health Authorities;
3. Subsurface disposals shall not be located closer than 100 feet to any well or closer than 50 feet to any watercourse.
4. The County and/or Township or its agents shall have the right to enforce Covenants (1) and (2) above if the developers or their agents or assigns fail or are unable to enforce the covenants.
5. All buildings shall be constructed within the building lines on each lot as shown on Lot No.205.
6. All lots are subject to a utility and drainage easement over the ten feet adjacent to streets and the five feet adjacent to all other lines.
7. Corner lots are subject to a sign easement as shown on Lot No. 117.

The above described premises is also conveyed under and subject to the condition that no building or any sort shall be erected, placed or permitted to remain on the premises hereby conveyed until a complete set of plans and specifications have been submitted to and approved, in writing by the Grantors, or the survivor of them, which said plans and specifications shall be approved or disapproved within 15 days after the same have been submitted. If said plans and specifications shall not have been approved or disapproved within 15 days after the same shall have been submitted, they shall be considered to have been approved.

Tax Code: 11/5A/1/5

PIN: 11637604517673

1.07 acres of land

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ROBERT M. SAFIN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JAMES T. SHOEMAKER, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 1625 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 , MARCH 30, 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 **Hamilton**, County of **Monroe** and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

COMMENCING at a point in the centerline intersection of LR45008 (Bossardsville-Hamilton Road) and TR396 (Gumm Street), said commencing point believed to be the terminus of the 3rd course of Tract #1 in a certain deed recorded in Deed Book Vol. 520, Page 160 &c, dated November 9, 1973 and recorded at the Monroe County Recorder's Office on November 19, 1973, said point being the following three courses from the actual point and place of beginning.

A. South 26 degrees 57 minutes 35 seconds East 69.18 feet;

B. South 20 degrees 34 minutes 24 seconds East 141.46 feet;

C. South 20 degrees 04 minutes 54 seconds East 55.62 feet;

Thence (1) from the point and place of beginning and with the centerline of TR 396, South 20 degrees 04 minutes 54 seconds East 50.29 feet to a point; thence (2) by the same, South 19 degrees 02 minutes 44 seconds East 155.56 feet to a point; thence (3) by the same, South 19 degrees 34 minutes 20 seconds East 20.92 feet to a point being the common corner with Lot #3; thence (4) by a new line into the aforesaid tract #1 along the northerly line of Lot #3; South 69 degrees 46 minutes 47 seconds West 227.77 feet (at 25.00 feet passing over a rebar set) to a rebar set on the common corner with Lot #3; thence (5) by a new line in Tract #1, North 20 degrees 13 minutes 13 seconds West 226.73 feet to a rebar set being the common corner with Lot #1; thence (6) along the southerly line of Lot #1, North 69 degrees 46 minutes 47 seconds East 231.32 feet (at 206.32 feet passing over a rebar set) to the point and place of beginning.

CONTAINING 1.0660 acres, more or less, after allowing for the road right of way, which is 25 feet, as measured from the centerline of TR 396.

The above description is in accordance with a survey ad plan prepared by Eugene E. O'Connell, Professional Lane Surveyor, of Saylorsburg, PA, entitle "Subdivision of Lands, Raymond A. Gumm, Hamilton Township, Monroe County, PA" dated May 6, 1988, and approved by the Board of supervisors of Hamilton Township on October 20, 1988 and filed in Plot Book 60, on Page 422, on October 28, 1988, in the Monroe County Recorder's Office.

BEING Lot #2 as shown on the above described plan.

The above Lot #2 is subject to the restrictions of the above plan.

BEING PART OF THE SAME PREMISES which Raymond A. Gumm, Jr. and Joan E. Gumm, his wife, by deed dated May 25, 1989 and recorded in Monroe County Deed Book 1682, page 1413, granted and conveyed to George W. Clark II and Susan J. Clark, his wife.

UNDER AND SUBJECT to the following covenants, conditions and restrictions which shall run with the land, to wit:

1. The premises hereby conveyed shall be used for residential purposes only. No residential dwelling shall be erected, altered, placed or permitted to remain on the premises hereby conveyed other than one detached single-family dwelling not to exceed two and one-half stories in height, and an attached private garage for not more than three cars. The residential dwelling must contain a minimum of 1600 square feet of living space.

2. No trailers, modular homes or log cabins of any kind shall be erected, placed or permitted to remain on the premises hereby conveyed.

3. No animals, livestock or poultry of any kind shall be raised, bred or kept on the premises hereby conveyed, except a dog, cat, or other household pet may be kept, provided that they are not kept, bred or maintained for any commercial purpose and provided that all such household pets shall be restrained by a leash while outside my structure erected or installed on the premises.

4. No unlicensed motor vehicles may be kept, or parked on said premises, or on any road or street contiguous thereto. Motor vehicle as used herein shall include, but shall not be limited to automobiles, trucks, snowmobiles, motorcycles, and off-road motorized equipment. No inoperable motor vehicles shall be kept on the premises unless garaged.

5. No trees shall be permitted with six (6) feet of any lot boundary lines.

6. Only one (1) utility building or shed, not to exceed 10 feet by 12 feet in size, shall be permitted to be placed, erected or installed on the premises hereby conveyed.

TOGETHER with all and singular the buildings and improvements, if any, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges belongings, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantors, as well at law as in equity, of, in, and to the same.

Title to said premises is vested in Andrew Filo and Anna Filo by deed from George W. Clark, II and Susan J. Clark, husband and wife, dated December 16, 1994 and recorded December 19, 1994 in Deed Book 1986, Page 1029. The said Andrew Filo died on November 14, 2008 thereby vesting title in his surviving spouse Anna Filo by operation of law. The said Anna Filo died on September 4, 2015 thereby vesting title in Marisa Anna Filo, Executrix of the Estate of Anna Filo by operation of law.

Parcel No. 07/116136

Pin No. 07628800262344

Being Known As: 163 Gumm Street, Stroudsburg, Township of Hamilton, Monroe County, PA 18360

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MARISA ANNA FILO,

EXECUTOR OF THE ESTATE OF ANNA FILO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County

Pennsylvania
JACOB M. OTTLEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 2240 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 , MARCH 30, 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 message and lot, tract, piece and parcel of land, situate in the Township of Jackson, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a pipe in a dirt road, an extension of Township Road No. 475, said pipe being the fourth mentioned corner n the hereinafter recited deed; thence in and along said road by lands of Golden Slipper Camp North sixty seven degrees fifty two minutes East eighteen and five-tenths feet to a pipe; thence by lands of Dale H. Learn and Pauline G. Learn, his wife, of which this lot was formerly a part, South nineteen degrees thirty nine minutes East one hundred fifty-seven and seventy-five one-hundredths feet to a pipe; thence by the same South sixty-seven degrees thirty four minutes West one hundred fifty-five and eighty-five one-hundredths feet to a pipe; thence by the same North sixteen degrees thirty-five minutes West one hundred fifty-seven and sixty-eight one-hundredths feet to a pipe in the aforesaid road; thence by said road North sixty seven degrees thirteen minutes East one hundred twenty-nine and five one-hundredths feet to the place of **BEGINNING**. CONTAINING 0.55 Acres, more or less.

Parcel 2

ALL THAT CERTAIN tract, pieces or parcel of land situate in the Township of Jackson , County of Monroe and Commonwealth of Pennsylvania bounded and described as follow:

BEGINNING at a pipe in the center of Forest Lane, said pipe being the seat westerly corner of lands of John Heinsinger: **THENCE** running from said beginning pipe along the center of said Forest Lane by other lands of Dale H. Learn and wife, the grantor herein, of which this lot was formerly a part, for the following three courses and distances; (1) South thirty degrees fifty-three minutes West twenty-seven and twenty-nine one-hundredths feet to a pipe, (2) South sixty-six degrees twenty-seven minutes West twenty-eight and twenty-five one-hundredths feet to a pipe, (3) South eighty-eight degrees fifty-eight minutes West fifty-four and twenty-two one-hundredths feet to a pipe the southeast corner of lands of Albert C. Whitesell; thence by said land North three degrees eight minutes West one hundred thirty-one and nine one-hundredths feet to a pipe a corner of said lands; thence by said other lands of Dale H. Learn and wife North seventy-one degrees seven minutes East sixty-eight and seventy-eight one-hundredths feet to a pipe; thence by the same South seventeen degrees eight minutes East one hundred twenty-two and nine-tenths feet to the place of **BEGINNING**.

CONTAINING 0.267 Acres, more or less. Excepting and Reserving that portion of the above-described lot

which is within the limits of said Forest Lane.
Parcel 3

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

BEGINNING at a pipe the southeast corner of other lands of Albert C. Whitesell and Lucile A. Whitesell, his wife; THENCE by said lands South sixty-seven degrees thirty-four minute West (at 155.85 feet passing over a pipe) one hundred sixty-five and fifty-two one-hundredths feet to a point in the center of Glen Lens (twenty feet in width); thence along the center of said Glen Lane by other lands of Dale H. Learn and wife, of which this lot was formerly a part, South three degrees forty-nine minute West thirty-nine and seven-tenths feet to a point; thence by the same South twelve degrees forty-nine minutes East sixty-eight and fifty-two one-hundredths feet to a pipe; thence by lands of the same along the center of Forest Lane (twenty feet in width) North sixty-nine degrees twenty-five minutes East one hundred fifteen and seventy-five one-hundredths feet to a pipe; thence by the same South eighty-seven degrees eighteen minutes East thirty-nine and twenty-five one-hundredths feet to a pipe; thence leaving said lane by lands of the same North three degrees eight minutes West one hundred thirty-one and nine one-hundredths feet to the place of BEGINNING.

CONTAINING 0.38 Acres, more or less. Excepting and Reserving that portion of the above described lot which is within the limits of said Glen Lane and Forest Lane.

TITLE TO SAID PREMISES VESTED IN Beau J. McCready and Suzanne McCready, h/w, by Deed from Clarence d. Gill, Sr. and Lorraine Gill, h/w, dated 11/23/2005, recorded 12/01/2005, in Book 2250, Page 918.

TAX CODE: 08/1/2/13, 08/1/2/13-1, 08/1/2/13-2
TAX PIN: 08637104515472,
08637104517308, 08637104516303

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

BEAU MCCREADY A/K/A
BEAU MCCREADY
SUZANNE MCCREADY A/K/A
SUZANNE V. MCCREADY

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
LAUREN L. SCHULER, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 2757 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, MARCH 30, 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 Hamilton in the County of Monroe and Commonwealth of Pennsylvania, more particularly described as follows:

BEGINNING at an iron pin three hundred thirty-two feet, more or less, east of the middle of Legislative Route 165, the public road leading from Bossardsville to Saylorburg and from which pin the most southerly corner of lands of Allen D. Hayden bears the two following courses and distances (Bearings from magnetic Meridian of 1955: 1 SOUTH eighty degrees twenty-nine minutes East eighty-six and twenty-seven one hundredths feet; 2. NORTH eight degrees fifty-eight minutes fifteen seconds East thirty feet; thence by lands of the grantors, of which this tract was formerly a part, South eighty degrees twenty-nine minutes East eighty-six and twenty-seven one hundredths feet to an iron pin; thence by the same South eighty-one degrees thirty-four minutes thirty seconds East two hundred sixty-seven and forty-six one hundredths feet to an iron pin; thence still by the same South no degrees twenty-eight minutes fifty seconds West three hundred forty-nine and twenty-seven one hundredths feet to an iron pin on line of lands of Russell L. Bittenbender; thence by lands of the said Russell L. Bittenbender North eighty-seven degrees thirty-six minutes thirty seconds West fourteen and four one hundredths feet to an iron pin, thence by the same, and along a stone row, North eighty-nine degrees thirty-one minutes ten seconds West three hundred thirty-six feet to a nail in the base of a six inch wild cherry tree; thence by lands of the grantors North no degrees twenty-eight minutes fifty seconds East (passing an iron pin at nineteen and ninety-four one hundredths feet) three hundred ninety-nine and thirty-one one hundredths feet to the place of BEGINNING. CONTAINING three and one one-thousandths (3.001) acres, more or less.

TOGETHER with the free and unrestricted right and liberty of ingress, egress and regress to and from the aforesaid Legislative Route 165 of the grantees, their heirs and assigns, on a strip of land thirty feet in width, the center line of which is described as follows, to wit: BEGINNING at a point in or near the middle of the said Legislative Route 165, and from which point the most westerly corner of lands of aforesaid Allen D. Hayden bears North sixty-seven degrees fifty-nine minutes East distant twenty-eight and sixty-eight one hundredths feet; thence over, through and across lands of the grantors, parallel to and at a uniform distance of fifteen feet southerly from the division line between lands of the grantors and lands of the said Allen D. Hayden, and partly parallel to and at a uniform distance of fifteen feet northerly from the first line of the hereinabove tract. South eighty degrees twenty-nine minutes East four hundred ten and eighty-nine one hundredths feet to a point; thence still over, through and across lands of the said grantors, parallel to and at a uniform distance of fifteen feet northerly from the second line of the hereinabove

described tract, South eighty-one degrees thirty-four minutes thirty seconds East two hundred sixty-seven and thirty-two one hundredths feet to a point, and from which point the third corner of the hereinabove described tract bears South eight degrees twenty-five minutes thirty seconds West distant fifteen feet, to be used in common with the Grantors, their heirs and assigns.

TITLE TO SAID PREMISES VESTED IN Ronald A. McCready and Patricia R. McCready, his wife, by Deed from Frank Fusco and Debra A. Fusco, his wife, dated 04/10/1996, recorded 04/15/1996, in Book 2024, Page 335.

TAX CODE: 07/4/1/5-10
TAX PIN: 07628800126246

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

RONALD A. MCCREADY
PATRICIA R. MCCREADY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JOSEPH E. DEBARBERIE,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 3220 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, MARCH 30, 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 PREMISES 'A'

ALL THAT CERTAIN lot or piece of ground situate in the township of Polk, county of Monroe and commonwealth of Pennsylvania, being known as lot no. 48, on a plan of lots known as plotting I, Pleasant Valley estates, prepared by Leo A. Achterman, Jr., P.E., civil engineer, Stroudsburg, PA, dated 20 July, 1961, and recorded in the office of the recorder of deeds, to, and for the county of Monroe at Stroudsburg, Pennsylvania, in plot book 13, page 61, and being more fully described as follows, to wit:

BEGINNING at an iron pipe on the easterly line of Elm lane, said iron pipe being the southwesterly corner of lot no. 49 on the above mentioned plan; thence along lot no. 49 (a radial line to the last hereinafter descri-

bed curve) south 88 degrees 53 minutes 40 seconds east 245.85 feet to a point; thence along lands now or late of William Baumgartner, Jr., south 7 degrees 33 minutes 50 seconds west 99.98 feet to a point; thence along lot no. 47 as shown on said map (a radial line to the next hereinafter described curve) north 82 degrees 26 minutes 10 seconds west 233.38 feet to an iron pipe; thence along the easterly line of Elm lane as shown on said map on a curve to the left having a radius of 40.00 feet an arc length of 7.94 feet to a point on the reverse curvature; thence by the same on a curve to the right having a radius of 760.00 feet an arc length of 65.25 feet to the place of beginning.
PARCEL number: 13/8A/1/41

PREMISES 'B'

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the township of Polk, county of Monroe and state of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron on the westerly lien of a forty foot (40.00 foot) turn-around at the southerly end of Elm lane, said iron being the southwesterly corner of lot no. 48 as shown on map entitled 'plotting I, Pleasant Valley estates, 26 July 1961'; thence along lot no. 48 (a radial lien to the hereinafter described curve), south eighty-two degrees twenty-six minutes ten second east two hundred thirty-three and thirty-eight hundredths feet (S 82 degrees 26 minutes 10 second E 233.38 feet) to an iron in line of lands of William Baumgartner, Jr.; thence along lands of William Baumgartner, Jr., south seven degrees thirty-three minutes fifty seconds west two hundred ninety-two and eighty hundredths feet (S 7 degrees 33 minutes 50 seconds W 292.80 feet) to a point, said point being the southeasterly corner of lot no. 46 as shown on said map; thence along lot no. 46 (a radial line to the hereinafter described curve), north thirty-five degrees twenty-eight minutes fifteen second west three hundred sixty and fifty-nine hundredths feet (N 35 degrees 28 minutes 15 second W 360.59 feet) to an iron on the southeasterly line of the above mentioned forty foot (40.00 foot) turn-around at the southerly end of Elm lane; thence along said turn-around in a northerly direction on a curve to the left having a radius of forty feet (40 feet) an arc length of thirty-two and seventy-nine hundredths feet (32.79 feet) to the place of beginning.

BEING lot no. 47, section I on the plot or plan known as 'Pleasant Valley Estates, Inc.,' as laid out for the grantor herein by Leo A. Achterman, Jr., R.P.E., Stroudsburg, Pennsylvania, nd recorded in the office of the recorder of deeds of Monroe county in map book 13, page 61.
PARCEL number: 13/8A/1/42-1

TITLE TO SAID PREMISES IS VESTED ION Adolph Torres, by Deed from Edward A. Ward and Kim L. Ward, dated 02/12/2009, recorded 02/18/2009 in Book 2348, Page 8501.

TAX CODE: 13/8A/1/41 and 13/8A/1/42-1
TAX PIN: 13622903132567 and 13622903132474

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ADOLPH TORRES

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
LAUREN L. SCHULER, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 3, 10, 17

**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 4260 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, MARCH 30, 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 ONE: 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:

BEING shown and designated as Lot 66 on a certain map entitled "Section 1, Winona Lakes, Middle Smithfield Township, Monroe County, Pennsylvania, December, 1964, scale 1"-100' as prepared by Monroe Engineering, Inc., Stroudsburg, Pennsylvania, said map being recorded in the Office for the Recording of Deeds in Stroudsburg, PA., in and for the County of Monroe in Plat Book Volume 9, Page 119, and more particularly described as follows:

BEGINNING at an iron pin at the intersection of the northwesterly side of Hollow Road with the northeasterly side of Kingbird Trail, thence along the northeasterly side of said Kingbird Trail, North 31 degrees, 40 minutes West, 152.85 feet to an iron pin, a corner common to lot 66 and Redbird Park; thence leaving said road and along said Redbird Park, North 61 degrees, 59 minutes East, 110.00 feet to an iron pin, a corner common to Lots 65 and 66; thence, along said Lot 65, South 28 degrees, 01 minutes East, 150.00 feet to an iron pin on the northwesterly side of the aforementioned Hollow Road, a corner common to Lots 65 and 66; thence along the northwesterly side of said Hollow Road, south 61 degrees, 59 minutes West 79.41 feet to an iron pin; thence along the same, 53 degrees 02 minutes West, 21.00 feet to the place of BEGINNING.

CONTAINING 15,809 square feet, more or less.

BEING Lot No. 66 on the above mentioned plan.

PARCEL TWO: 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:

Being shown and designated as Lot 65 on a certain map or plan of lots entitled "Section One, Winona Lakes, Middle Smithfield Township, Monroe County, Pennsylvania, December, 1964, Scale 1"-100'. As prepared by Monroe Engineering, Inc., Stroudsburg, Pennsylvania, said map being recorded in the Office for the Recording of Deeds, Stroudsburg, Pennsylvania, in and for the County of Monroe, in Plat Book Volume 9, Page 119, and more particularly described as follows:

BEGINNING at an iron pin on the northwesterly side of Hollow Road, a corner common to Lots 64 and 65; thence

1) along the northwesterly side of said road, South 61 degrees 59 minutes West 100.00 feet to an iron pin, a

corner common to Lots 65 and 66; thence 2) leaving said road and along said Lot 66, North 28 degrees 01 minutes West 150.00 feet to an iron pin on line of Redbird Park, a corner common to Lots 65 and 66; thence

3) along said Redbird Park North 61 degrees 59 minutes East 100.00 feet to an iron pin, a corner common to Lots 64 and 65; thence

4) along said Lot 64 South 28 degrees 01 minute East 150.00 feet to the place of beginning.

CONTAINING 15,000 square feet, more or less. BEING Lot No. 65 on the above mentioned plan. Prepared by Monroe Engineering, Inc.

BEING known and numbered as 821 Hidden Lake Drive, East Stroudsburg, PA 18302.

BEING the same property conveyed to Bruce A. Boring who acquired title by virtue of a deed from Bruce A. Boring and Virginia A. Boring, dated February 24, 1996, recorded April 8, 1996, in Deed Book 2023, Page 7587, Monroe County, Pennsylvania records.

Tax Code: 09/3F/1/114, 09/3F/1/2

Pin No: 09735403008199

09735403008122

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

THE UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF BRUCE A. BORING TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
KIMBERLY A. BONNER, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 3, 10, 17

**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 562 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, MARCH 30, 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 lying, situate in the Township of Tunkhannock, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the northwesterly line of Tekiri Lane, being a common corner of Lot No. 1 and Lot No. 2 as shown on a plan titled "Final Plan, Minor Subdivision of Lands of Ann F. and Larry L. Moyer, dated May 4, 2001, and recorded September 6, 2001,

in the Monroe County Office for Recording of Deeds in Plot Book Vol. 73, page 154; thence along said northwesterly line of Tekiri Lane on a curve to the right having a radius of 175.00 feet for an arc length of 100.44 feet (chord bearing and distance being South 29 degrees 49 minutes 59 seconds West 99.06 feet) to an iron pin, a point of reverse curvature; thence by the same on a curve to the left having a radius of 325.00 feet for an arc length of 204.23 feet (chord bearing and distance being South 28 degrees 16 minutes 20 seconds West 200.89 feet) to an iron pin, a point of reverse curvature; thence by the same on a curve to the right having a radius of 275.00 feet for an arc length of 31.17 feet (chord bearing and distance being South 13 degrees 30 minutes 59 seconds West 31.15 feet) to an iron pin. Thence by lands of Larry and Ann Moyer, of which this lot was formerly a part North 63 degrees 53 minutes 23 seconds West 192.00 feet to an iron pin; Thence by the same North 26 degrees 06 minutes 37 seconds East 405.58 feet to an iron pin on the southwesterly line of the aforementioned Lot No. 1; thence by said Lot No. 1 South 43 degrees 06 minutes 54 seconds East 213.07 feet to the place of BEGINNING. CONTAINING 1.582 acres of land.

TOGETHER WITH, AND UNDER AND SUBJECT TO, the rights of the grantees, their heirs, executors and assigns, in common with the rights of the grantors, their heirs, executors, and assigns, to ingress, egress and regress in, over, along and across a roadway to be known as "Tekiri Lane", a 50.00 feet wide strip of land being adjacent, in a southeasterly direction, to the southeasterly lines of the above described lot, and extending northeastwardly to Pa. S.R. 4001 (Kuh-beaker Road) as shown on the above described plan.

UNDER AND SUBJECT ALSO, to the conditions and restrictions which are deemed covenants running with the land as more fully set forth in the aforementioned deed.

Being Lot No. 2 as shown on the above described plan.

TOGETHER with all and singular, the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances; whatsoever thereunto belonging, or in any wise appertaining, and the reversion and remainders, rents, issues, and profits thereof; and all the estate, right, interest, property, claim and demand whatsoever of Grantors in law or equity, or otherwise howsoever, of, in, and to the same and ever part thereof.

Being the same premises conveyed to Michael J. Tucker and Marguerite M. Tucker, by deed of Larry L. Moyer and Ann F. Moyer dated September 11, 2001 and duly recorded in Deed Book 2104 at page 4898.

The property is located at 116 Tekiri Lane, Long Pond, PA.

The property is improved with a single family dwelling.

The Assessment Map Number of the property is 20/93325; pin control 20/6332/00/09/7941.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MICHAEL J. TUCKER AND

RITA M. TUCKER A/K/A

MARGUERITE M. TUCKER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds

received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 3, 10, 17

**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 2436 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, MARCH 30, 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, situated in the Borough of East Stroudsburg, County of Monroe and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

PARCEL NO. 1:

BEGINNING at a pipe, said pipe being south 77 degrees 58 minutes west a distance of 84.45 feet from a concrete monument located at the northerly corner of Lots Nos. 52 and 53; Thence south 6 degrees 7 minutes east a distance of 110 feet along Lot No. 53, being lands now or formerly of Lester and Virginia Whitman, to a pipe; Thence along Maple Avenue along an arc whose radius is 186.28 feet and whose chord has a bearing of south 78 degrees west a distance of 88.18 feet to a point; Thence along a tangent whose bearing is south 56 degrees 45 minutes west a distance of .9 feet to a point, Thence still along Maple Avenue along an arc whose radius is 146.28 feet and whose chord has a bearing of south 58 degrees 56 minutes west a distance of 10.92 feet to a pipe; Thence along Lot No. 56 north 21 degrees 5 minutes west a distance of 126 feet to a pipe; Thence north 77 degrees 58 minutes east a distance of 130 feet to the place of BEGINNING. BEING all of Lots Nos. 54 and 55 on plotting of lots of Stroud Realty Company, Berwick Development, recorded in the Office for the Recording of Deeds at Stroudsburg, in and for the County of Monroe, in Plot Book Vol. 4, page 93, and containing .31 of an acre, more or less.

EXCEPTING AND RESERVING from the above described premises a strip of land 5 feet in width on the north side of Maple Avenue for sidewalk purposes.

ALSO EXCEPTING AND RESERVING from the above described premises all that certain lot or piece of land which Stephen F. Mery and Leona D. Mery, his wife by their deed dated September 22, 1944 and recorded in the aforesaid Recorders Office in Deed Book Vol. 147, Page 298, granted and conveyed unto Lester Whitman and Virginia Whitman, his wife.

The above conveyance is made under and subject to all covenants, conditions and restrictions of record.

PARCEL NO. 2

BEGINNING at a pipe drive in the ground on the northerly side of Maple Avenue, a corner of Lots Nos. 56 and 55 as designated on Plotting of Lots of Stroud Realty Company, Berwick Development, recorded in the Office for the Recording of Deeds, at Stroudsburg in and for the County of Monroe, in Plot Book Vol. 4, page 93; Thence along the northerly side of Maple

Avenue on a curve to the right, the chord bearing a distance being South 73 degrees 523 minutes west 72.3 feet to a pipe driven in the ground; Thence by Lot No. 57 north 6 degrees 43 minutes west 134.15 feet to a pipe driven in the ground; Thence by Lot No. 61 north 83 degrees 17 minutes east 40 feet to a pipe driven in the ground; Thence by Lot No. 55 now property of Stephen F. Mery south 21 degrees 7 minutes east 126.3 feet to the place of Beginning. Being Lot No. 56 as designated on said plotting of Berwick Development.

EXCEPTING AND RESERVING from the above described premises a strip of land five feet in width on the north side of Maple Avenue for sidewalk purposes.

BEING THE SAME PREMISES which Sue LaBar Yohey, joined by her husband David Yohey, by deed dated 12/3/2009 and recorded 12/9/2009 in Book 2363 Page 9120 conveyed to Jose G. Castillo and Nube E. Vazquez, husband and wife.

Pin #: 05730111664853
Tax Code #: 05-5/24/15

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JOSE G. CASTILLO
NUBE R. VAZQUEZ**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

REBECCA A. SOLARZ, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - March 3, 10, 17

**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 5744 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, MARCH 30, 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 Barrett Township[, County of Monroe, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at an iron pipe, the most northwesterly corner of the overall tract of which this lot was formerly a part; thence along lands now or formerly, of Della W. DeKay North 63 degrees 52 minutes East 240.00 feet to an iron pipe;

Thence along the westerly side of private R.O.W. 18.00 feet in width, South 40 degrees 33 minutes East

125.20 feet to an iron pipe; thence along lands of Richard W. Harrison and wife and Ralph E. Fish and wife South 63 degrees 52 minutes West 240.00 feet to an iron pipe;

Thence along said lands now or formerly of Della W. DeKay North 40 degrees 33 minutes West 125.20 feet to the place of beginning.

Also the right of ingress, egress and regress over a strip of land, 18.00 feet in width, the center-line description being as follows:

Beginning at a point in line of lands now or formerly of Della W. DeKay from which the most northeasterly corner of the above describes premises bears South 63 degrees 52 minutes West distant 9.29 feet;

Thence South 40 degrees 33 minutes East 490.71 feet to a point; thence parallel to an 9.00 feet distant from the most southerly boundary line of other lands of Edward L. Harrison North 63 degrees 52 minutes East 253.11 feet to a point;

Thence by the same North 64 degrees 57 minutes East 212.59 feet to a point in line of lands now or formerly of Joseph Hardy. Property identification number: 1/32/0/10-3

Being known as: 321 Lizzie Lane a/k/a RR3 Box 3304, Cresco, PA 18326

TAX CODE: 01/32/1/10-3

PIN NO.: 01637602587730

TITLE TO SAID PREMISES IS VESTED IN James R. Musselman and Nina M. Musselman, his wife by deed from Edward L. Harrison and Elizabeth F. Harrison, his wife dated 01/05/1967 recorded 01/09/1967 in Deed Book 344 Page 1027.

Having been erected thereon a single family dwelling.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

BARRY JAMES MUSSELMAN, SR., KNOWN HEIR OF JAMES R. MUSSELMAN AND NINA M. MUSSELMAN

DEBRA ANN WILKINSON, KNOWN HEIR OF JAMES R. MUSSELMAN AND NINA M. MUSSELMAN

JANE MUSSELMAN, KNOWN HEIR OF GARRY JAMES MUSSELMAN, SR., KNOWN HEIR OF JAMES R. MUSSELMAN AND NINA M. MUSSELMAN

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GARRY JAMES MUSSELMAN, SR., KNOWN HEIR OF JAMES R. MUSSELMAN AND NINA M. MUSSELMAN

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES R. MUSSELMAN, DECEASED

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER NINA M. MUSSELMAN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County

Pennsylvania
NICOLE LABELLETTA, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 90 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 , MARCH 30, 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 Eldred, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the southerly line of Township Road No. 373, being the northeasterly corner of lands of Harvey Beers; thence along said southerly line of Township Road No. 373 North 71 degrees 58 minutes 44 seconds East 255.17 feet to an iron pin; thence by lands of Philip; and Edna Lapenta, of which this tract was formerly a part, South 18 degrees 31 minutes 07 seconds East 1290.62 feet to an iron pin in line of lands of Leah Leiby; thence by said lands of Leah Leiby South 88 degrees 23 minutes 16 seconds West 371.38 feet to a stone corner; thence by the same North 0 degrees 11 minutes 35 seconds East 302.88 feet to an iron pin; thence by the aforementioned lands of Harvey Beers North 18 degrees 12 minutes 10 seconds West 897.33 feet to the place of **BEGINNING**. CONTAINING 7.773 acres of land, more or less, as shown on a plan titled "Subdivision of Lands of Philip and Edna Lapenta" dated August 12, 1982, prepared by Robert G. Beers, R.S. #23669E. **EXCEPTING** out of the above parcel: All that certain lot or parcel of land which was deeded from Jean E. Knutsen, singlewoman, to Karl E. Knutsen and Karen M. Knutsen, h/w dated July 24, 1991, and recorded August 8, 1991, in the Monroe County Recorders Office in Record Book Volume 1789, page 72 and by Corrective Deed dated August 15, 1991 and recorded August 21, 1991, in Record Book 1790, Page 1315, bounded and described as follows:

BEGINNING at an iron pin in line of lands of Harvey Beers, being a common corner of Lot No. 1 and Lot No. 2 as shown on a plan titled "Subdivision of Lands of Jean Knutsen; dated May 11, 1988, and recorded August 10, 1988, in Plot Book Volume 60, page 319; thence by said lands of Harvey Beers North 4 degrees 06 minutes 30 seconds West 577.00 feet to an iron pin on the southerly line of Township Road No. 373 (Getz Hollow Road); thence along said southerly line of Township Road No. 373 North 86 degrees 04 minutes 24 seconds East 225.17 feet to an iron pin; thence by lands of Jean Knutsen, of which this lot was formerly a part, South 4 degrees 04 minutes 27 seconds East 577.02 feet to an iron pin; thence by the same South 86 degrees 04 minutes 24 seconds West 228.35 feet to the place of **BEGINNING**. CONTAINING 3.004 acres of land, more or less. **BEING** Lot No. 1 as shown on the above described plan.

UNDER AND SUBJECT to all restrictions, restrictive covenants, recorded public and private easements, rights of way, exceptions and reservations, if any of record and all easements and rights of way of public utility companies, if any, appearing in record in and

pertaining to the chain of title to the within premises. **BEING THE SAME PREMISES** which Jean K. Knutsen, by Deed dated 10/19/2006 and recorded 10/23/2006, in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2285, Page 1453, Instrument #200645378, granted and conveyed unto Javier Garcia and Johanna E. Garcia.

Tax ID #: 06/11/1-12-16
Pin: 06622600061677

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JAVIER GARCIA AND
JOHANNA E. GARCIA**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
SARAH K. MCCAFFERY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 3964 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 , MARCH 30, 2017
AT 10:00 A.M.**

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

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

BEGINNING at a stone corner of a fifteen acre lot conveyed by Franklin VanVliet and wife to William C. Cramer, et al., by deed dated December 1, 1869 and recorded in the Recorder's Office at Stroudsburg, in Deed Book Vol. 18, Page 41, etc., said corner being North twenty degrees West thirty-four perches from the Southwest corner of the tract of land in the warrantee name of David Hoops; thence, along tract of land in the warrantee name of David Dills, now or late Ransberry, North twenty degrees West eighty-nine perches, more or less, to a stone corner; thence by land of Brodheads Forest & Stream Association the following courses and distance North sixty-six degrees East forty perches to a stone; North fifty-seven degrees East thirty-two perches to a stone; North thirty-four degrees East twenty-five perches to a dead chestnut, and North fifty-five degrees East two hundred two perches to the line of the tract of land in the warrantee name of Hannah Hood, now or late of

John Brush; thence along said Hood tract, South twenty degrees East ninety-five perches, more or less, to a pin oak; thence by lands now or late of Sherman VanVliet, as described in a deed from Chester A. Coleman and wife to Sherman VanVliet, dated November 30, 1921, and recorded in the aforesaid office in Deed Book Volume 87, Page 204, South seventy degrees West on hundred thirty-two perches to a stone; thence, still by the same, South fifty-nine degrees East forty-seven and six-tenths perches to a black oak, and South forty-six degrees thirty minutes East seventy and three-tenths perches to a white oak in the line of the tract of land in the warrantee name of David Dills, now or late Ransberry; thence by said David Dill's tract, South seventy degrees West on hundred sixty-five perches, more or less, to the corner of the lot described in the Cramer deed, hereinabove mentioned; thence by said lot, sometimes known as the Quarry lot, North twenty degrees West forty-six perches to a stone, and thence, still by the same South sixty degrees West sixty perches to the place of BEGINNING.

CONTAINING two hundred acres, more or less. Description and contents estimated and prepared from records and magnetic meridians of various dates.

BEING the same premises which Elsie P. Rogowicz, widow by her deed dated February 6, 2004, and recorded on February 25, 2004 in the Office of the Recorder of Deeds, in and for the County of Monroe in Record Book Volume 2182, Page 7558, granted and conveyed unto Frank S. Rogowicz and Pamela Rogowicz, husband and wife.

TAX PARCEL NO.: 14/6/1/13
PIN NO.: 14-7303-00-19-0327

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**FRANK S. ROGOWICZ AND
PAMELA ROGOWICZ,
HUSBAND AND WIFE**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
DAVID L. HORVATH, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 8308 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, MARCH 30, 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 (2) certain parcels or pieces of ground, situate, lying and being in Dorshimer Village, in the Township of Tobyhanna, in the County of Monroe, in the Commonwealth of Pennsylvania, more fully described as follows:

Parcel No. 1: Lot Numbered Thirteen (13) in Section Four (4) of Plan of Dorshimer containing in front or breadth on Pine Street fifty (50) feet, and extending of that width Northwestwardly two hundred (200) feet to the rear line of Lot Numbered Fourteen (14) Section Four (4) on the Southwestwardly side of Maple Street; together with a lot or piece of land adjoining said Lot Numbered Thirteen (13) on the southeastwardly side thereof, containing in front or breadth on said Pine Street fifty (50) feet, and extending of that same width or breadth Northeastwardly two hundred (200) feet to line of other land now or formerly of the Lehigh Coal and Navigation Company. Containing 20,000 square feet. Bounded Northwestwardly by Lot Numbered Eleven (11); Northeastwardly by Lot Numbered Fourteen (14) and other land now or formerly of said Lehigh Coal and Navigation Company; South-eastwardly by other land now or formerly of said Lehigh Coal and Navigation Company and Southwestwardly on Pine Street.

Parcel No. 2: Beginning at a point in the Northeasterly line of Pine Street, said point being fifty (50) feet Southeastly from the Southeastly corner of Lot Numbered Thirteen (13) in Section Four (4) on Plan of Dorshimer thence extending in a Southeastly direction along the Northeasterly line of Pine Street, in front or breadth on said Pine Street fifty (50) feet, and containing (SIC) Northeastwardly of that width or breadth perpendicular to said Pine Street, a distance of two hundred (200) feet, bounded Northeasterly and Southeastly by other land now or formerly of the Lehigh Coal and Navigation Company, Southwestly by Pine Street and Northwestly by Parcel No. 1 hereinafter described.

Being the same premises conveyed to Anna M. Brown by deed of Timothy A. Musser, single, dated May 27, 1995 and recorded May 31, 1995 in Book 2007 Page 1280.

Together with all rights and privileges and Under and Subject to the covenants, exceptions, conditions, reservations and restrictions as of record.

Map/Tax Code: 19/20/1/77

PIN 19-5394-04-73-2476

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**KENNETH GARRETT HEIR OF ANNA M. BROWN, DECEASED
CHERYL GARRETT HEIR OF ANNA M. BROWN, DECEASED**

**ANNA MARIE BROWN, DECEASED
ANY AND ALL OTHER UNKNOWN HEIRS SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANNA MARIE BROWN, DECEASED
THE ESTATE OF ANNA MARIE BROWN, LAST REAL 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
 JAMES T. SHOEMAKER, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 3, 10, 17

**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 2893 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, MARCH 30, 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. 1075 as shown on a plan entitled, "Final Land Development Plan, Country Club of the Poconos, Phase III, Sections 1, 2 and 3" dated July 10, 202 last revised May 5, 2003, pages 1 through 9 of 26, prepared by R.K.R. Hess Associates, Inc. East Stroudsburg, Pennsylvania and recorded May 22, 2003 in Plat Book 75 Pages 74 through 81, more particularly described as follows:

Beginning at a common corner of Lots No. 1074 and 1075 on the northeasterly side of Pine Valley Way (50 FEET RIGHT OF WAY); thence

1) Along Lot No. 1075, North 48 degrees 31 minutes 49 seconds East, a distance of 137.00 feet to a corner on line of Lot No. 1077; thence

2) Along Lots No. 1077 and No. 1076, South 41 degrees 28 minutes 11 seconds East, a distance of 120.01 feet to a corner on the northwesterly side of Big Ridge (60 FEET RIGHT OF WAY); thence

3) Along the northwesterly side, passing along an arc of a circle curving to the right, having a radius of 970.00 feet, an arc distance of 93.12 feet to a point of compound curve; thence

4) Passing along an arc of a circle curving to the right, having a radius of 50.00 feet, an arc distance of 78.71 feet to a point of reverse curve on the aforementioned side of Pine Valley Way; thence

5) Along the northeasterly side, passing along an arc of a circle curving to the left, having a radius of 525.00 feet, an arc distance of 44.00 feet (omitted from the recorded plan) to a point of tangency; thence

6) Continuing along said side, North 41 degrees 28 minutes 11 seconds West, a distance of 19.02 feet to the first mentioned point and place of beginning.

Containing 15,845 square feet or 0.36 acres of land.

Subject to a Twenty Foot Wide Drainage, Slope and Utility Easements shall be provided along all road right of ways, except as shown on aforesaid referenced Final Land Development Plan. Subject to a Ten Foot Wide Drainage and Utility Easement shall be provided adjacent to all side and rear lot lines, except as shown on aforesaid referenced Final Land Development Plan.

The improvements thereon being known as 3104 Pine Valley Way, East Stroudsburg, Pennsylvania - 18335.

BEING THE SAME PREMISES WHICH TOLL PA IV, L.P., by Deed dated 12/03/2004 and recorded 01/07/2005 in the Office of the Recording of Deeds, in

and for Monroe County, in Record Book Volume 2212, Page 9224, granted and conveyed unto Maria V. Albarracin.

Improvements: Residential property
 Tax Code No. 9/96936
 Pin #09733403230164

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MARIA V. ALBARRACIN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 3, 10, 17

**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 5413 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, MARCH 30, 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 Barrett, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a found concrete monument in line of lands of Skytop Lodges, Inc., being the northeasterly corner of lands conveyed by Harry F. Miller and Laura B. Miller, his wife, to Frank G. Turner and Annie R. Turner, his wife, by deed dated June 6, 1949, and recorded in Deed Book Volume 170, page 482; thence by lands now or formerly of Frank G. Turner North 89 degrees 12 minutes 06 seconds West 520.00 feet to a point; thence by lands of Ralph G. James of which this tract was formerly a part, North 0.0 degrees 47 minutes 54 seconds East 420.00 feet to a point; thence by the same South 89 degrees 12 minutes 06 seconds East 611.99 feet to a point in line of lands of Skytop Lodges, Inc., thence by lands of Skytop Lodges, Inc., South 13 degrees 09 minutes 09 seconds West 429.96 feet to the place of BEGINNING. CONTAINING 5.457 acres of land, more or less.

TOGETHER with the rights of the grantees, their heirs and assigns in common with the right of the grantors, their heirs and assigns to ingress, egress and regress in over, along and across a right of way having the

following described center line:
BEGINNING at a point in the second course of the above described tract from which the beginning of the said second course bears South 00 degrees 47 minutes 54 seconds West distant 287.55 feet; thence North 45 degrees 38 minutes 42 seconds West 205.42 feet to a point; thence South e41 degrees 35 minutes 06 seconds West 161.54 feet to a point of curvature of a tangent curve; thence along a curve to the right having a radius of 150.00 feet for an arc length of 96.12 feet (chord bearing and distance being South 59 degrees 56 minutes 31 seconds West 94.48 feet to a point of tangency; thence South 78 degrees 17 minutes 56 seconds West 57.28 feet to a point of curvature of a tangent curve; thence along a curve to the left having a radius of 150.00 feet for an arc length of 38.58 feet (chord bearing and distance being South 70 degrees 55 minutes 50 seconds West 38.47 feet) to a point of tangency; thence South 63 degrees 33 minutes 44 seconds West 199.67 feet to a nail in the center line of a private road, said right of way shall have a width of 25 feet on each side of the above described center line.

BEING THE SAME PREMISES which Lisa Dash, by deed dated 1/4/2007 and recorded 1/8/2007 in Book 2293 Page 42 conveyed to Lisa Dash and Robert I. Elms, her father, and the said Robert I Elms departed this life on 12/19/2011, vesting title solely in Lisa Dash.

Pin #: 01730900126289

Tax Code #: 01/3/1/9-1

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**LISA E. DASH A/K/A
 LISA ELLYN DASH**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania

MATTHEW K. FISSEL, ESQUIRE

Sheriff's Office
 Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
 PR - March 3, 10, 17

**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 8907 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 , MARCH 30, 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: 217 North 9th Street, Stroudsburg, PA**

18360

TAX MAP OR PARCEL ID NO.: 18730006382969

TAX CODE NO.: 18-4/1/11/8

ALL THOSE TWO CERTAIN tracts or pieces of land, situate in the **Borough of Stroudsburg** , County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

No. 1: BEGINNING at a stake on the Southwest side of North Ninth Street, the corner of Lots Nos. 7 and 8; thence, South 17 degrees West a distance of 118 24/100 feet, more or less, to a stake in land now or late of Charles Eilber; thence, North 87 degrees West 41 2/10 feet to an iron pin in corner of land about to be conveyed to Harry W. Roth, thence North 17 degrees East a distance of 127 9/10 feet to and along Lot No. 9 to an iron pin in the line of said North Ninth Street; thence, along North Ninth Street 73 degrees East a distance of 40 feet to the place of **BEGINNING**. **BEING** Lot No. 8 on Plan of the Stroud Realty Company, North Ninth Street, Stroudsburg, Pennsylvania, dated March 21, 1921 made by John L. Westbrook and recorded at Stroudsburg, in the Office for the Recording of Deeds, etc., at Stroudsburg, in and for the County of Monroe, in Plat Book Vol. 1, page 220.

No. 2: BEGINNING at an iron pin driven in the ground, a corner also of land of the Stroud Realty Company and Harry W. Roth; thence, by land of said Harry W. Roth South 17 degrees West 26 feet, more or less, to a stake in line of lands of William H. Kohl; thence, by land of said William H. Kohl south 67¼ degrees East 40 feet, more or less, to a post; thence, by land of Charles L. Eilber, of which this was a part, North 17 degrees East 45 feet, more or less to a stake in line of land of the Stroud Realty Company, thence, by land of said Stroud Realty Company North 87 degrees West 41 2/10 feet to the place of **BEGINNING**.

EXCEPTING and **RESERVING** out of and from the above described premises, a strip of land approximately 5 feet in width running across the full width of the property fronting on North Ninth Street condemned and taken by the Department of Highway of the State of Pennsylvania, for road and sidewalk purposes.

BEING the same premises which Heng Swee Chia and Thye Chu Lin, his wife, by Deed dated June 2, 2006 and recorded June 8, 2006 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2270, Page 3306, as Instrument Number 200624512, granted and conveyed unto Raymundo Quintanar, an individual, in fee.

COMMONLY KNOWN AS: 217 North 9th Street, Stroudsburg, PA 18360

ASSESSOR'S PARCEL NUMBER: 18-4/1/11/8

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

RAYMUNDO QUINTANAR

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 3, 10, 17

**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 2622 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, MARCH 30, 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 Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner in the public road leading from Poplar Bridge to Girard College Camp (known as the Coolbaugh Road) and a corner of land of Victor and Raymond Fontana; thence by their land No. 58-15. E. 877.0 feet to a stone corner; thence by land of A. Scerbo N. 23-00. W. 103.5 feet to a stake in a swamp and in line of land formerly of Dale H. Learn; thence by land formerly of the said Dale H. Learn S. 58-15. W. 877.0 feet to a corner in the above mentioned public road; thence in and along said road S. 23-00 E. 103.5 feet to the place of beginning. Containing two (2.0) acres more or less. Surveyed November 1949 by H.E. Frankenfield, C.E.

TITLE TO SAID PREMISES IS VESTED IN Rose Marie Neglia, an adult individual, by Deed from Rose Marie Neglia, Administratrix of The Estate of Frank Neglia, dated 04/28/2014, recorded 04/28/2014 in Book 2437, Page 1597.

By virtue of Lena Neglia's death on or about 03/01/1999, her ownership interest was automatically vested in the surviving joint tenant(s).

Mortgagor Frank Neglia died on 07/26/2008, and Rose Marie Neglia was appointed Administrator/trix of his estate. Letters of Administration were granted to her on 10/30/2008 by the Register of Wills of Monroe County, No. 4508-0529. Decedent's surviving heirs at law and next-of-kin are Rose Marie Neglia, Michael J. Neglia, Bridget A. Neglia, Frank J. Neglia a/k/a Frank Neglia and Louis A. Neglia a/k/a Louis Neglia.

By executed waivers Frank J. Neglia a/k/a Frank Neglia and Louis A. Neglia a/k/a Louis Neglia waived their right to be named as a defendant in the foreclosure action.

TAX CODE: 9/10/1/52

TAX PIN: 09732400453423

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ROSE MARIE NEGLIA, INDIVIDUALLY AND IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE AND HEIR OF THE ESTATE OF FRANK NEGLIA

BRIDGET A. NEGLIA A/K/A BRIDGET NEGLIA, IN HER CAPACITY AS HEIR OF THE ESTATE OF FRANK NEGLIA

MICHAEL J. NEGLIA A/K/A MICHAEL NEGLIE, IN HIS CAPACITY AS HEIR OF THE ESTATE OF FRANK NEGLIA

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER FRANK NEGLIA, DECEASED

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 1343 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, MARCH 30, 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 Coolbaugh, County of Monroe and State of Pennsylvania, designated as Lot #1, Block #2, on a map of The Mushroom Farm to be recorded in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania bounded and described as follows, to wit:

BEGINNING at a 2" pipe on the edge of Penna. Route 196 from Mount Pocono to South Sterling, being also a corner of lands of the Weiss Development Corporation, thence along the edge of Penna. Rt. 196 North 22 degrees 51 minutes 50 seconds East for 89.16 feet to an iron pin;

THENCE along the same, North 23 degrees 43 minutes 20 seconds East for 24.77 feet to an iron pin on the edge of a 40 foot road known as Old Post Road;

THENCE along the edge of Old Post Road on a curve to the right with a radius of 30 feet for 47.12 feet to an iron pin;

THENCE along the same, South 66 degrees 16 minutes 40 seconds East for 225.0 feet to an iron pin, being also a corner of lot 2;

THENCE along lot 2, South 23 degrees 43 minutes 40 seconds West for 200.87 feet to an iron pin in line of lands of the Weiss Development Corporation;

THENCE along lands of the Weiss Development Corporation, North 53 degrees 37 minutes 30 seconds West for 259.99 feet to the point of BEGINNING.

BEING THE SAME PREMISES which Carmine Taffuri, single, by deed dated 12/5/2003 and recorded 1/15/2004 in Book 2179 Page 5160 conveyed to Carmine Taffuri, single and Rosemarie Schermerhorn, single and the said Carmine Taffuri departed this life on 8/10/2014, vesting title solely in The Unknown Heirs of Carmine Taffuri, Deceased, Katrina Taffuri,

Solely in Her Capacity as Heir of Carmine Taffuri, Deceased, Samantha Taffuri, Solely in Her Capacity as Heir of Carmine Taffuri, Deceased and Rosemarie Vega a/k/a Rosemarie Schermerhorn, Solely in Her Capacity as Heir of Carmine Taffuri, Deceased.

Pin #: 03635602865559

Tax Code #: 03/4A/2/81

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

THE UNKNOWN HEIRS OF CARMINE TAFFURI, DECEASED

**KATRINA TAFFURI, SOLELY IN HER CAPACITY AS HEIR OF CARMINE TAFFURI, DECEASED
SAMANTHA TAFFURI, SOLELY IN HER CAPACITY AS HEIR OF CARMINE TAFFURI, DECEASED
ROSEMARIE VEGA A/K/A ROSEMARIE SCHERMERHORN, SOLELY IN HER CAPACITY AS HEIR OF CARMINE TAFFURI, DECEASED
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

REBECCA A. SOLARZ, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 4767 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 , MARCH 30, 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 FOLLOWING** lot situate in the Township of Tunkhannock , County of Monroe and State of Pennsylvania, and being more particularly described as follows:

Beginning at an iron pipe on the Northerly line of Lake View Drive, said iron pipe being the Southeasterly corner of Lot No. 741 as shown on map entitled, "Section D, Indiana Mountain Lake, 24 May 1962"; thence along Lot No. 741 as shown on said map, (a radial line to the hereinafter described curve) North 33 degrees 35 minutes 20 seconds West 245.40 feet to a point; thence along Lot No. 707 and 708 as shown on said map, North 54 degrees 19 minutes 35 seconds East 72.39 feet to a point; thence along Lot No 743 as shown on said map (a radial line to the hereinafter de-

scribed curve), South 46 degrees 44 minutes 50 seconds East 239.70 feet to an iron pipe; thence along the Northerly line of Lake View Drive as shown on said map, on a curve to the right having a radius of 557.33 feet an arc length of 127.99 feet to the place of beginning.

Being Lot No. 742, Section D, as shown on Plotting of Indian Mountain Lake Development Corp., made by Leo A. Achterman, Jr., dated May 24, 1962.

Being the same premises which Indian Mountain Lake Development Corp., by deed dated September 11, 1963 and recorded September 24, 1963, in the Office for the Recorder of Deeds, etc., in and for the County of Monroe at Stroudsburg, Pennsylvania, in Record Book Volume 312, Page 481, granted and conveyed unto Stanley C. Dzwilewski, in fee. And the said Stanley C. Dzwilewski, departed this life on November 23, 2010, having first made his last Will and Testament, dated June 3, 2008, which was admitted to probate by the Register of Will of Northumberland County, Pennsylvania, December 2, 2010, file No. 4910-0524, with Letter Testamentary granted to Lucille Chesney. Under and subject to Covenants, Conditions, Restrictions, Rights, Rights of Way, etc, as appear in the aforementioned deed.

BEING known and numbered as 742 Lakeview Drive n/k/a 63 Lakeview Drive, Albrightsville, PA 18210.

Being the same property conveyed to Jennifer L. Mischeshin, no marital status shown who acquired title by virtue of a deed from Lucille Chesney, Executrix of the Estate of Stanley C. Dzwilewski, deceased, dated June 15, 2011, recorded June 28, 2011, at Instrument Number 201113284, and recorded in Book 2388, Page 3541, Monroe County, Pennsylvania records.

TAX CODE: 20/8A/1/35

PIN NO: 20631120912766

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JENNIFER L. MISCHESHIN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

KIMBERLY A. BONNER, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 3535 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 , MARCH 30, 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 Hamilton, Monroe County, Pennsylvania, being Lot or Lots No. 110, Ridgewood Acres, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 49, Page 109.

BEGINNING at an iron pin on the east side of Walbert Drive, said pin being the most northerly corner of Lot 109, as shown on Final Plan of Lots of Ridgewood Acres, owned and developed by Walter Young, dated July 3, 1972, Revised March 19 1973, August 1, 1973, April 16, 1981 and recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plat Book Volume 49, page 109; thence along the east side of the said Walbert Drive (Bearings from the True Meridian) North fourteen degrees fifty-nine minutes thirty seconds East one hundred fifty feet to a pin, the most westerly corner of Lot 111, as shown on the said Final Plan of Lots of Ridgewood Acres; thence by the said Lot 111 South seventy-five degrees no minutes thirty seconds East six hundred sixty and eighty-six one hundredths feet to a pin on the west side of Legislative Route 796-3 (Traffic Route 33), the Limited Access highway leading from Bartonsville to Snyder'sville; thence along the west side of the said Legislative Route 796-3 (Traffic Route 33) in a southwesterly direction, on a curve to the right having a radius of five thousand six hundred fifty-nine and sixty-five one hundredths feet, one hundred fifty-one and forty-nine one hundredths feet to a pin, the most easterly corner of Lot 109; thence by Lot 109 North seventy-five degrees no minutes thirty seconds West six hundred thirty-nine and sixty-one one hundredths feet to the place of BEGINNING.

CONTAINING two and two hundred forty one thousandths (2.240) acres, more or less.

SUBJECT to all Restrictive Covenants and Easements set forth on the aforesaid Final Plan of Lots of Ridgewood Acres.

BEING Lot 110 on the aforesaid Final Plan of Lots of Ridgewood Acres.

Title to said premises is vested in Cheryl A. Howie by deed from Brian R. Howie and Cheryl A. Huntly n/b/m Cheryl A. Howie dated January 24, 2007 and recorded January 31, 2007 in Instrument Number 200704398. Parcel No. 0777A/3/18 Pin No. 07638001378652

Being Known As: 35 Walbert Drive, Stroudsburg, Hamilton Township, Monroe County, PA 18360

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CHERYL A. HOWIE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin

Sheriff of Monroe County
Pennsylvania
JACOB M. OTTLEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 1540 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, MARCH 30, 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 in the Township of Paradise, County of Monroe, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northerly side of PA State Highway #196, said point being the southwest corner of Lot No. 34 as shown on the hereinafter mentioned plot plan; thence running from said beginning point along the said northerly side of PA State Highway #196, south 49 degrees 09 minutes 45 seconds west 93.98 feet to a point of curvature; thence by the same along a curve to the right having a radius of 130 feet for an arc distance of 36.95 feet to a point of tangency; thence by the same, south 65 degrees 28 minutes 45 seconds west 45.62 feet to a point, the southeast corner of Lot No. 30 as shown on the hereinafter mentioned plot plan; thence along the easterly line of said Lot No. 30, north 24 degrees 31 minutes 15 seconds west 207.19 feet to a point, the northeasterly corner of said Lot No. 30; thence along the southerly line of Lot No. 32 as shown on the hereinafter mentioned plot plan, north 66 degrees 48 minutes east 120.05 feet to a point, the northwesterly corner of the aforementioned Lot No. 34; thence along the westerly line of said Lot No. 34, south 40 degrees 50 minutes 15 seconds east 180 feet to the place of beginning. Being Lot No. 33 as shown on "Map of Henryville Acres" filed in the office for the recording of deeds, in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plat Book Vol. 14, Page 59./ Parcel #11/1/2/24

(Pin #11638402976305)

BEING THE SAME PREMISES which Wells Fargo Bank, N.A., as Trustee for ABFC Asset-Backed Certificates, Series 2004 Opt 1, by its Attorney-in-Fact, American Home Mortgage Servicing, Inc., by Deed dated 6/18/2009 and recorded 7/8/2009, in the Office of the Recorder of Deeds in and for the county of Monroe, in Deed Book 2356, Page 3868, Instrument #200916893, granted and conveyed unto Roberto J. Scadutto and Graciela Scadutto.

Tax ID #: 11/1/2/24

(Pin #11638402976305)

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ROBERT SCADUTTO

A/K/A ROBERTO J. SCADUTTO

A/K/A ROBERTO SCODUTTO

A/K/A ROBERTO J. SCODUTTO

GRACIELA SCADUTTO A/K/A

GRACIELA SCODUTTO A/K/A

GRACIELA SCODUTTO

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
 SARAH K. MCCAFFERY, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 3, 10, 17

**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 71 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 , MARCH 30, 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 and being in Polk Township, Monroe County, Pennsylvania, known and described as Lot No.2 on a plan of lots known as "Major Subdivision for Elwood H. & Dorothy M. Beers" dated November, 1982 and recorded in the Recorder of Deeds Office in and for Monroe County, Pennsylvania in Map Book Volume 51, Page 81.

Containing 43.272 acres more or less.

Together with the right-of-way to be used in common by the Grantees with the grantor, his heirs and assigns, and other and subsequent Grantees of the property from the Grantor, his heirs and assigns, a certain forty (40) foot right-of-way more particularly described as follows:

Beginning at a concrete monument on the southerly side of twenty (20) feet wide Birch Drive; said monument marking a corner of Section B, and a corner of property of Earl E. Kreider; thence extending along the southerly side of White Birch Drive, North Sixty (60) degrees fifty-four (54) minutes thirty-five (35) seconds West, forty four and fourteen hundredths (44.14) feet to a point thence extending through property of El-Do Lakes Lot Owners Associations, Inc. and Elwood H. Beers and Dorothy M. Beers, his wife, South four (04) degrees four (04) minutes fifty (150) seconds West five hundred forty eight and twenty four hundredths (548.24) feet to an iron pin marking the northeast corner of 12.550 acres of woodland now or formerly owned by William J. Genz; thence extending North fifty-five (55) degrees seven (07) minutes no (00) seconds, East fifty-one and forty four hundredths (51.44) feet to an iron pin; thence extending along property of Earl Kreider, North four (04) degrees four (04) minutes fifty (50) seconds East four hundred ninety seven and twenty-three hundredths (497.23) feet to the place of Beginning.
 BEING known and numbered as 173 Karaman Lane, Kunkletown, PA 18058.

Being the same property conveyed to Todd E. Karaman and John Rogers who acquired title, with rights of survivorship; by virtue of a deed from Todd E. Karaman, dated June 10, 2014, recorded July 16, 2014, at Instrument Number 201416376, and recorded in Book 2440, Page 7678, Monroe County, Pennsylvania.

TAX CODE: 13-11A-1-99
 PIN NO: 13621900149907

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JOHN ROGERS
 TODD E. KARAMAN**

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
 KIMBERLY A. BONNER, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 3, 10, 17

**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 2595 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 , MARCH 30, 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 of land situate on the easterly side of Maple Road in Sun Valley, Chestnut-hill Township, Monroe County, being known as Lot 430 on the plot plan of Michael Policelli, Registered Engineer, drawing No. E-713, revision of June 17, 1966 and being more particularly bounded and described as follows, to wit:

BEGINNING at a point on the easterly line of Maple Road, said point being distant one hundred (100-) feet from the intersection of the northerly line of sunset Road and the easterly line of Maple Road along a course north eighteen degrees forty-two minutes West (N18-42W); thence along the easterly line of said Maple Road north eighteen degrees forty-two minutes west (N18-42) one hundred (100) feet to a point; thence along the southerly side of said Lot 248 north seventy-one degrees eighteen minutes east (N71-18E) one hundred fifty (150) feet to a point; thence along the westerly side of Lot 431 South eighteen degrees forty-two minutes east (S18-42E) one hundred (100) feet to a point; thence along the northerly side of Lot 432 south seventy-one degrees eighteen minutes west (S71-18W) one hundred fifty (150) feet to

the place of BEGINNING.

BEING the same premises which Chester R. Nechet-sky by indenture bearing date the 15th day of April, 1991 and being recorded in the Office of the Recorder of Deeds in and for Monroe County, Stroudsburg Pennsylvania on the 29th day of April 1991 in Deed Book Volume 1775 Page 0679, granted and conveyed unto Lucille N. LiCausi, in fee.

UNDER AND SUBJECT to restrictions, conditions and covenants as appear in Monroe County Deed Book Volume 394 at Pages 960 and 961.

TITLE TO SAID PREMISES VESTED IN Lucille M. Li-causi, by Deed from Lucille N. Licausi, Dated 10/15/1991, Recorded 11/14/1991, in Book 1802, Page 709.

Property Address: Lot 430 Maple Road, a/k/a 1718 Silver Maple Road, Effort, PA 18330

TAX CODE: 02/15/2/67-5

TAX PIN: 02633001156505

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MICHAEL CHARLES RANSOM, IN HIS CAPACITY AS HEIR OF LUCILLE M. LICAUSI, DECEASED

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LUCILLE M. LICAUSI, 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
VISHAL J. DOBARIA, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 4870 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, MARCH 30, 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 No. 11A, as shown on the final plan, of the minor subdivision of El-Do Lake, Sections A and B, as recorded in Fine Number 58-68 in the Recorder of Deeds Office in and for the County of Monroe, located along the southerly side of twenty (20) feet wide Red Oak Lane, in the Township of Polk, County of Monroe and Commonwealth of Penn-

sylvania, being more fully bounded and described as follows to wit:

Beginning an iron pin along the southerly side of twenty (20) feet wide Red Oak Lane; said pin also marking the northeast corner of Lot No. 10A, thence extending along the southerly side of Red Oak Lane, South eighty-five (85) degrees thirty three (33) minutes East one hundred (100) feet to an iron pin; thence extending along the westerly line of Lot No. 32, Section A, Red Oak Lane, now or formerly of De-Nunzio, South one (01) degree fifty nine (59) minutes West one hundred fifty (150.00) feet to an iron pin; thence extending along the northerly side of Lot No. 16A, North eighty five (85) degrees thirty three (33) minutes West one hundred (100.00) feet to an iron pin; thence extending along the easterly side of Lot No. 10A, North one (01) degree fifty nine (59) minutes East one hundred fifty (150.00) feet to the place of beginning.

Under and Subject to any and all reservations, restrictions, conditions covenants, etc., that are contained in the chain of title.

Being the same premises which Kal-Tac In., by indenture dated 05/13/2003 and recorded in the Office for the Recorder of Deeds in and for the County of Monroe on 05/14/2003 in Deed Book 2153, Page 2517 did hereby grant and convey unto Jimmy Greer and Meagan Greer.

Being Known As: 2139 Sassafrass Lane a/k/a 11 A Red Oak Ln., Kunkletown, PA 18058

TAX CODE: 13/11A/1/63

PIN NO.: 13621901068334

TITLE TO SAID PREMISES IS VESTED IN Santiago Rodriguez, Jr. and Kristine M. Grams, as joint tenants with the right of survivorship by Deed from Jimmy Greer and Meagan Greer, now known as Meagan Henry dated 04/25/2008 recorded 05/05/2008 in Deed Book 2332 Page 7569.

Having been erected thereon a single family dwelling

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**KRISTINE M. GRAMS
SANTIAGO RODRIGUEZ, JR.**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
DAVID NEEREN, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 2452 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 , MARCH 30, 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,pieces or parcels of land situate in the Borough of Stroudsburg , County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

NO. 1: BEGINNING at a point o the South side of Scott Street, a corner also of Lot No. 11 on the Map or plan hereinafter referred to: thence along the East side of Lot No. 11, South twelve degrees forty minutes East one hundred fifty-one feet to a corner on the North side of a fourteen foot alley; thence along the North side of said alley North seventy-five degrees twenty minutes East fifty feet to the Southwest corner of Lot No. 9; thence along the Western side of Lot No. 9, North twelve degrees forty minutes West, one hundred fifty-one feet to a corner on the South side of Scott Street; thence along the South side of Scott Street, South seventy-five degrees twenty minutes West fifty feet to the place of beginning.

BEING Lot No. 10 on Map or plan of lots of said Elmer Stone's Diamond Orchard Property which is recorded in the Office for the Recording of Deeds, &c., at Stroudsburg, Pennsylvania, in and for the County of Monroe, in Plat Book Volume 1, Page 99.

NO.2: BEGINNING at a corner, being the Southwest corner of Scott Street; thence along the West side of North Eighth Street South twelve degrees forty-minutes East eighty-four and five-tenths feet to a stake; corner also of property belonging to J.L. Brewer; thence along said Brewer's land, South seventy-five degrees twenty minutes West eighty-six feet to a iron pin; thence along the same South twelve degrees forty minutes East sixty-four feet to an iron pin on the North side of a fourteen foot alley; thence along said alley, South seventy-five degrees twenty minutes West fourteen feet; thence along land belonging to William A. Weber, Jr., North twelve degrees forty minutes West one hundred fifty and five-tenths feet to the South side of Scott Street; thence along the South side of Scott Street, North seventy-six degrees eight minutes East one hundred feet to the place of beginning.

PARCEL #: 18-3-1-6-18

PROPERTY ADDRESS: 809 Scott Street, Stroudsburg, PA 18360

PIN NUMBER: 18730006493637

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

94 EAST 25TH STREET LIMITED LIABILITY COMPANY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JANET L. GOLD, ESQUIRE**

**Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17**

**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 7969 CIVIL 2006, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , MARCH 30, 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 in Pocono Township , Monroe County, Pennsylvania designated as Lot 106 of The Woodlands, bounded and described as set forth on "Exhibit A" annexed hereto and made part herein.

Under and subject to the restrictive covenants of The Woodlands, recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Volume 2034, Page 9788, as amended by an amendment recorded in such office in Volume 2052, Page 6200, and as may be further amended from time to time.

Also under and subject to the notes, covenants, easements and restrictions as appear on the plan of Phase III of The Woodlands, recorded in the said Office of the Recorder of Deeds in Plot Book Volume 71, Page 216 (which revises the plan recorded in Plot Book Volume 71, Page 181)

Said, lot or parcel being part of the same premises which were granted and conveyed to Pine Ridge Equities Inc, (1) by Raymond E. Marsh and Melissa Schnap Marsh, husband and wife, and Elaine Erickson Schoch, now by marriage Elaine Erickson Williams, and John Williams, her husband, by their deed dated November 4, 1996 and recorded on November 12, 1996 in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Record Book Volume 2030, Page 9339; and (II) by Raymond E. Marsh and Melissa Schnap Marsh, husband and wife, by their deed dated November 4, 1996 and recorded on November 12, 1996 in the said Office of the Recorder of Deeds in Record Volume 2030, Page 9344.

Being known and numbered as Lot 106 Sycamore Drive, Stroudsburg, Pa 18360, n/k/a 509 Mulberry Court, East Stroudsburg, P 18301.

BEING THE SAME PREMISES which Pine Ridge Equities, Inc., a Delaware Corporation, by deed dated 3/30/2000 and recorded 4/3/2000 in Book 2076 Page 9954 conveyed to Shawn D. Chaney & Alicia Lamar-Chaney, husband and wife.

Pin #: 12638100268801

Tax Code #: 12/91297

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ALICIA L. CHANEY A/K/A
ALICIA L. LAMER A/K/A
ALICIA LAMAR-CHANEY A/K/A
ALICIA LAMER CHANEY**

SHAWN D. CHANEY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MATTHEW K. FISSEL, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 6448 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, MARCH 30, 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, State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in Township road No. 601, said point being the southeast corner of lands now or formerly of Floyd Singer, said beginning point being distance of 414.3 feet on a course of South 78 degrees 21 minutes East from the southwest corner of said lands of Floyd Singer; thence by said lands of Floyd Singer North 4 degrees 32 minutes West 802.5 feet to a stone corner the northeast corner of said lands of Floyd Singer; thence by lands of the Commonwealth of Pennsylvania North 70 degrees 14 minutes East 269.49 feet to a tone corner; thence by other lands of Vincent Caprista of which this lot was formerly a part South 3 degrees 9 minutes East 803.09 feet to a point in the aforesaid Township Road No. 601; thence in said road South 78 degrees 50 minutes West 250 feet to the place of BEGINNING.

This description was prepared from records and not from actual survey.

CONTAINING 4.75 acres more or less.

Parcel Identification No: 12/10/1/37-2

Map #: 12-6362-00-66-6659

TITLE TO SAID PREMISES IS VESTED IN Ditmar Boetticher, by Deed from Ditmar Betticher, a/k/a Ditmar Boetticher and Helen M. Betticher, a/k/a Helen M. Boetticher a/k/a Helen O'Neil, his wife, dated 06/28/1996, recorded 07/19/1996 in Book 2027, Page 3936.

NOTE: Ditmar Boetticher departed this life 12/19/2013.

Improvements: Residential dwelling

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF:

ROSE ANN BOETTICHER AS ADMINISTRATRIX AND HEIR-AT-LAW OF THE ESTATE OF DITMAR BOETTICHER, DECEASED, VICTORIA T. BOETTICHER, VERONICA B. BOETTICHER AND DEIRDRA A. BOETTICHER AS HEIRS-AT-LAW OF THE ESTATE OF DITMAR BOETTICHER, DECEASED, AND UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS, REPRESENTATIVES, DEVISEES, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DITMAR BOETTICHER, 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
HEATHER RILOFF, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 4025 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, MARCH 30, 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 CERTAIN message and lot parcel or piece of land situate in the Township of Smithfield, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at an iron on the southerly line of Highland Terrace, said iron being the northwesterly corner of Lot No. 6H as shown on map entitled "Revision of Map of Subdivision, Plotting IV Lake Valhalla Inc" made by Leo A. Achterman, Jr., revised 29 August 1972 and recorded in the Office for the Recording of Deeds, &c., at Stroudsburg, PA, in and for the County of Monroe, in Plot Book No. 17 Page 85; thence along Lot No. 6H, South 20 degrees 17 minutes 20 seconds East 252.67 feet to a point on the northerly line of Beaver Drive thence along the northerly line of Beaver Drive in a westerly direction on a curve to the right having a radius of 150 feet an arc length of 41.97 feet to a point of reverse curvature; thence along the same on a curve to the left having a radius of 1140 feet an arc length of 82.86 feet to an iron the south-easterly corner of Lot No. 503, as shown on said map; thence along Lot No. 503, North 6 degrees 50 minutes 20 seconds West 115.54 feet to an iron; thence along

the same North 18 degrees 22 minutes 50 seconds West 110.20 feet to an iron on the southerly line of Highland Terrace; thence along the southerly line of Highland Terrace, North 71 degrees 37 minutes 10 seconds East 44.83 feet to a point of curvature; thence along the same on a curve to the left having a radius of 1657.02 feet an arc length of 55.19 feet to the place of beginning.
Being all of Lot No. 504 as shown on said map.
Tax ID #: 16/10B/1/46
PIN #: 16731201175190

BEING THE SAME PREMISES which Charles W. Ecenbarger and Anneliese E. Ecenbarger, his wife and Wayne W. Ecenbarger, single, by Deed dated 7/17/2007 and recorded 7/23/2007, in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed book 2311, Page 4944, Instrument #200727944, granted and conveyed unto Wayne L. Treible, Sr. and Cindy L. Treible.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
WAYNE L. TREIBLE SR.
CINDY L. TREIBLE**

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

SARAH K. MCCAFFERY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 2344 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, MARCH 30, 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 Price, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:**

BEGINNING at an iron on the northerly line of Legislative Route 45020 said iron being the most easterly corner of Lot No. 225 as shown on map entitled "Plotting III, Rock Ledge Manor Estates, James O. Gregersen and Richard V. Kubiak, 15 December 1970"; **THENCE** along Lot No. 225 (a radial line to the second hereinafter described curve), North seventeen degrees twenty-two minutes forty seconds West 149.40 feet to an iron, the southeasterly corner of Lot No.

228 as shown on said map; **THENCE** along Lot No. 228, North no degrees thirty-three minutes thirty seconds East 244.52 feet to an iron, the southwesterly corner of Lot No. 230 as shown on said map; **THENCE** along Lot No. 230 North eighty-seven degrees fifty-one minutes thirty seconds East 107.55 feet to an iron, the northwesterly corner of Lot No. 224-A as shown on said map; **THENCE** along Lot No. 224-A (a radial line to the first hereinafter described curve), South thirteen degrees twenty-one minutes fifty seconds East 376.25 feet to an iron on the northerly line of Legislative Route 45020; **THENCE** along the northerly line of Legislative Route 45020 in a westerly direction on a curve to the right having a radius of 325 feet an arc length of 59.58 feet to a point of reverse curvature; **THENCE** along the same on a curve to the left having a radius of 375 feet an arc of 95.02 feet to the place of **BEGINNING**. CONTAINING 1.27 Acres, more or less.

Being Lot Number 224-B as shown on said map.
Being the same premises which Michael F. Stossel and Jennifer L. Stossel, husband and wife, by Deed dated 10/15/2003, recorded 11/18/2003 in the office of the Recorder of Deeds in and for Monroe County, in Book 2174, Page 3431, conveyed unto Felipe Machado and Daisy Machado, Grantees herein.
Parcel No. 14/9A/1/72
Pin No. 14-6396-01-48-3592

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

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

RICHARD M. SQUIRE, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 745 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, MARCH 30, 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 Paradise, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:**

1. **BEGINNING** at an iron in line of land of O. Marjory

Long, and which iron is the north west corner of the land of Turybyfill, thence along the said Long property North 45 degrees 08 minutes West 264 feet to a stone corner; thence along other land of Ethel S. Wakefield, and of which this was formerly a part South 38 degrees 11 minutes West 830 feet (passing an iron at 810 feet) to the middle of the public road leading from Swiftwater to Henryville; thence in the road South 37 degrees 30 minutes East 80 feet to a point; thence still in the road South 34 degrees 00 minutes East 200 feet to a point in the road; thence along the Turybyfill land North 37 degrees 22 minutes East (passing the iron at 20 feet) 853.8 feet to an iron which was the iron of BEGINNING. CONTAINING 5.178 acres, more or less.

2. BEGINNING at the northwest corner of Lot No. 1 in line of the Long property thence along the lot about to be sold to Clarence Lambert and Clata Lou Lambert, his wife, South thirty seven degrees twenty two minutes West 883 feet to a point in the middle of the public road leading from Swiftwater to Henryville; thence in the middle of the road North thirty five degrees thirty minutes West 211 feet; thence by other lands of the Grantor which this was a part North thirty seven degrees twenty two minutes East 853.8 feet to a stone corner in the line of Long; thence along Long's line South forty five degrees eight minutes East 208 feet to the place of BEGINNING. CONTAINING 4.19 acres, more or less.

TITLE TO SAID PREMISES VESTED IN Geraldine R. Molinelli, by Deed from Federal National Mortgage Association, dated 12/27/1999, recorded 12/30/1999, in Book 2073, Page 7356.

TAX CODE: 11/6/2/26

TAX PIN: 11637400583453

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

GERALDINE R. MOLINELLI

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin

Sheriff of Monroe County

Pennsylvania

JENNIE C. TSAI, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - March 3, 10, 17

**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 9153 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, MARCH 30, 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 parcels of land situate in the Township of Barrett, County of Monroe, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

1. BEGINNING at a post on the West side of bed and public road leading from Mountainhome to Canadensis, a corner also of land of Raymond J. Weiland; thence by land of said Raymond J. Weiland, North 54.75 degrees West 300 feet to a post; thence by other land of said Casper Buck, of which this lot was formerly a part, North 22 degrees East 146 feet to a post; thence by the same, South 54.75 degrees East 300 feet to a post West of road bed of said public road leading from Mountainhome to Canadensis; thence West of said road bed, South 22 degrees West 146 feet to the place of BEGINNING. CONTAINING one acre, more or less. Bearing from Magnetic Meridian of 1914.

2. BEGINNING at a post on West side of bed of public road leading from Mountainhome to Canadensis, a corner also of land of Frederick a. Heberling; thence by land of said Frederick A. Heberling, North 54.74 degrees West 300 feet to a post; thence by land of Casper Buck, of which lot was formerly a part, North 22 degrees East 73 feet to a post; thence by the same South 54.75 degrees East 300 feet to a post, West of road bed of said public road leading from Mountainhome to Canadensis; thence West of said road bed, South 22 degrees West 73 feet to the place of BEGINNING. CONTAINING one half acre, more or less. (Bearings from Magnetic Meridian of 1914). BEING part of tract of land in the warrantee name of Martin Hoover.

TITLE TO SAID PREMISES VESTED IN Ralph Miller, by Deed from Jean Siglin, n/k/a Jean Williams, dated 04/28/2006, recorded 05/10/2006, in Book 2267, Page 2205.

TAX CODE: 1/14/1/16, 1/14/1/14

TAX PIN: 01638701262708,

01638701262829

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

RALPH 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

PETER WAPNER, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - March 3, 10, 17

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
J. ERIC KISHBAUGH, ESQUIRE

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 3875 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 , MARCH 30, 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 following described lot or parcel of land situate, lying and being in the Development of Monroe Lake Shores, Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, to wit;

BEING Lot No. 16, Block No. 5, of Unit No. 8, as shown on a map recorded in Plot Book 59, Page 196, of Monroe Lake Shores, Middle Smithfield Township, Monroe County, Pennsylvania, made for ownership purposes only.

BEING the same premises granted and conveyed unto Steven T. Daley and Collette C. Daly, husband and wife, from Diane E. Dungee, a/k/a Dee Dungee, Executrix of the estate of Jacqueline L. Moyer, by deed dated October 15, 1991 and recorded at Monroe County Record Book 1798, Page 243.

ALSO BEING the same premises granted and conveyed unto Steven T. Daly and Collette C. Daly, his wife from Priscilla Sue Martin and Thomas Martin and Dane E. Dungee by deed dated February 7, 1992 recorded at Monroe County Record Book 1820 Page 1602.

BEING the same premises granted and conveyed unto Terry Rode and James Fisher, from Steven T. Daly and Collette C. Daly, his wife, by deed dated ___ and recorded ___ in Monroe County Instrument Number ___ BK 2207 PG 2809 .

Being Known As: 16 Elmhurst Road, East Stroudsburg, PA 18301 n/k/a 2313 Elmhurst Rd, East Stroudsburg, PA 18302

TAX CODE: 9/14D/8-5/16

PIN NO.: 09732503239357

TITLE TO SAID PREMISES IS VESTED IN Terry Rode and James Fisher, as Joint Tenants with Right of Survivorship by deed from Steven T. Daly and Collette C. Daly, his wife dated 11/03/2004 recorded 11/09/2004 in Deed Book 2207 Page 2809.

Having been erected thereon a single family dwelling.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JAMES FISHER
A/K/A JAMES J. FISHER**

TERRY RODE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 1090 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 , MARCH 30, 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 state of Pennsylvania being lot no. 1071 as shown on a plan entitled, 'final land development plan, country club of the Poconos, phase III, sections 1, 2 and 3' dated July 10, 2002 last revised May 5, 2003, pages 1 through 9 of 26, prepared by R.K.R. Hess Associates, Inc. East Stroudsburg, PA. and recorded May 22, 2003 in plat book 75 pages 74 through 81, more particularly described as follows:

BEGINNING at a common corner of lots no. 1071 and 1072 on the northeasterly side of Pine Valley Way (fo feet R.O.W.); thence 1. Along the northeasterly side, north 41 degrees 28 minutes 11 seconds west, a distance of 66.27 feet to a point of curvature; thence 2. Continuing along the northeasterly side, passing along an arc of a circle curving to the right, having a radius of 586.00 feet, an arc distance of 17.92 feet to a corner of lot no. 1070; thence 3. Along lot no. 1070, north 50 degrees 16 minutes 57 seconds east, a distance of 136.79 feet to a corner on line of lot no. 1081; thence 4. Along lots no. 1081 and 1080, south 41 degrees 28 minutes 11 seconds east, a distance of 80.00 feet to a corner of lot no. 1072; thence 5. Along lot no. 1072, south 48 degrees 31 minutes 49 seconds west, a distance of 137.00 feet to the first mentioned point and place of beginning. 6. Containing 11,246 square feet or 0.26 acres of land.

The Real Property or its address is commonly known as 1084 Big Ridge Ests, East Stroudsburg, PA 18301-7957. The Real Property parcel identification number is 9/96932.

Parcel Identification No: 9/96932

Map #: 09-7334-03-13-8305

Improvements: Residential dwelling

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CAMILLE CONWAY, IN HER CAPACITY AS EXECUTRIX OF

**THE ESTATE OF
PHILIP S. HIRSCH, A/K/A
PHILIP S. HIRSCH, 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."

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
HEATHER RILOFF, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Bary J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 8336 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 , MARCH 30, 2017
AT 10:00 A.M.**

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

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

BEGINNING at a point on the southerly side of Mohawk Trail and being common corner with a twenty foot drainage easement; thence along said easement South six degrees forty-eight minutes ten seconds West one hundred fifty feet to a pipe in line of land now or late of the Brown Development; thence along said Brown Development North eighty-three degrees eleven minutes fifty seconds West one hundred ten feet to a pipe; thence along Lot No. 105 of the hereinafter designated Plan of Lots North six degrees forty-eight minutes ten seconds East one hundred fifty feet to a point on the southerly side of the aforesaid Mohawk Trail; thence along the southerly side of the Mohawk Trail South eighty-three degrees eleven minutes fifty seconds East one hundred ten feet to the place of **BEGINNING**. **BEING** Lot No. 104 on a Plan of Lots known as Subdivision of Lands of Frank J. Young, Stroud Township, Monroe County, Pennsylvania, 2 February 1970, Leo A. Achterman, Jr., P.E. and being the same Plot Plan as recorded in the Office for the Recording of Deeds, in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plot Book Volume 13, Page 37.

TITLE TO SAID PREMISES VESTED IN Christina A. Catalano and Kevin Scott Strunk and Christina M. Strunk, his wife, by Deed from Christina A. Gasink, a/k/a Christina A. Catalano, widow, dated 09/13/2004, recorded 09/15/2004, in Book 2202, Page 962.

TAX CODE: 17/4A/2/10

TAX PIN: 17730109066540

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**KEVIN SCOTT STRUNK
CHRISTINA M. STRUNK
CHRISTINA A. CATALANO
A/K/A CHRISTINA A. GASINK**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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
Bary J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 3958 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 , MARCH 30, 2017
AT 10:00 A.M.**

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

ALL THAT CERTAIN tract of land, being Lot 401, Section C, situated and located in Tobyhanna Township, Monroe County, Commonwealth of Pennsylvania, and encompassed and included within one of the following plats: a subdivision drawn by L.A. Achterman, Jr., P.E. of East Stroudsburg, Pennsylvania, known and designated as "Section C, Stillwater Lake Estates., Inc., dated July 2, 1960", and approved by the Supervisors of the Township of Coolbaugh on July 31, 1961, and the Supervisors of the Township of Tobyhanna on July 31, 1961 and duly filed and recorded in the Office for the Recording of Plats, in and for the County of Monroe on the 16th day of August, 1961, which said plat is recorded in Plat Book 8, on Page 159, and a subdivision plat drawn by L.A. Achterman, Jr., P.E. of East Stroudsburg, Pennsylvania, known as Section F of Stillwater Lake Estates, Sundance Stillwater Corp., dated April 16, 1968, and approved by the Supervisors of the Township of Coolbaugh on June 3, 1968, and approved by the Monroe county Planning and Zoning Commission on May 8, 1968, and duly filed and recorded in the Office for the Recording of Plats, in and for the County of Monroe on the 6th day of June, 1968, in Plat Book 11, Page 131; said lot having a frontage on Larch Lane of 90.01 feet and a rear line of 146.00 +/- feet; southerly side line of 166.36 feet and a Northerly side line of 211.00 +/- feet. Dimensions are more or less and actual stream and lake location governs and determines stream and lake lot side line and real line dimensions. **BEING THE SAME PREMISES** which Arthur Brandenburg and Eileen C. Brandenburg, his wife, by deed dated 8/24/1999 and recorded 8/26/1999 in Book 2068 Page 3376 conveyed to Herbert Ray and Anna Ray, his wife and the said Ana Ray departed this life on 11/27/2011, vesting title solely in Herbert Ray.

Pin #: 19634504831576

Tax Code #: 19/4C/1/64

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF:

HERBERT RAY

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MATTHEW K. FISSEL, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

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 6843 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, MARCH 30, 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 tract of land situate in Tunkhannock Township, Monroe County, Pennsylvania, being Lot 5, Section A on the Plan of lots of High Country Estates, recorded in the Office of the Recorder of Deeds in and for Monroe County in Map Book Volume 42 Page 87 and being more fully described as follows:

Beginning at an iron pin in the westerly right-of-way line of High Country Drive said pin being the north-easterly corner of the herein described lot:

Thence along the westerly right of way line of High Country Drive South 16 degrees 28 minutes 54 seconds West two hundred seventy and 00/100 feet (270/00) to an iron pin;

Thence through land of Northeast Lane Company, a former grantor, North 73 degrees 31 minutes 06 seconds West six hundred feet (600') to an iron pin in the line of land now or formerly of John and Russell Coleman;

Thence along land now or formerly of John and Russell Coleman, North 16 degrees 28 minutes 54 seconds East two hundred seventy (270') feet to an iron pin;

Thence along land now or formerly of Wayne Bommer South 73 degrees 31 minutes 06 seconds East six hundred (600') feet to an iron pin, the place of beginning.

Containing 3.719 acres of land, more or less.

Being the same premises conveyed to Guy A. Pieroth by deed of Debra Pieroth dated December 11, 2003 and recorded in Monroe County Book 2178 Page 2849.

Subject to certain Declaration of Covenants, Restrictions, and Conditions for High Country Estates as recorded in Deed Book Volume 1015 Page 345.

Tax Map No. 20/4A/1/11
Pin No. 20-6332-01-39-3110

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

GUY A. PIEROTH
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
JAMES T. SHOEMAKER, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

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 2706 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, MARCH 30, 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, hereditaments and appurtenances, situate in the Township of Chestnuthill, County of Monroe and State of Pennsylvania, being shown and designated as Lot No. 10, Section W, on a certain map entitled 'Map of Sun Valley', belonging to William Hall Cameron, Jr., prepared by Michael A. Policelli, Registered Engineer, Drawing No. E-713, being more particularly described as follows:

BEGINNING at a point on the Easterly side of lie of Cedar Road as shown on the above-captioned map, said point being a corner common to Lots Nos. 10 and 11; thence (1) along the Easterly side line of said road, North 18°48' West, 169 feet to a point on line of lands now or formerly of James G. Price; thence (2) leaving said road and along lands now or formerly of said Price, North 84°57' East, 103 feet to a point, a corner common to Lots Nos. 10 and 12; thence (3) along said Lot No. 12, South 18°48' East, 144 feet to a point, a corner common to Lots Nos. 10 and 11; thence (4) along said Lot No. 11, South 71°21' West, 100 feet to the point of BEGINNING.

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

BEING THE SAME PREMISES WHICH Federal Home Loan Mortgage Corporation and Prudential Home Mortgage Company, Inc., by Deed dated 2/24/1993 and recorded 3/4/1993 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book

Volume 10981, Page 1009, granted and conveyed unto of Richard Golembiewski.

Improvements: Residential property

Tax Code No. 02/15/2/1

Pin #02-6320-02-87-9534

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CHARLES A.J. HALPIN, III,

ESQUIRE

PERSONAL REPRESENTATIVE OF THE ESTATE OF

RICHARD GOLEMBIEWSKI

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 3, 10, 17

**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 2913 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 , MARCH 30, 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 Smithfield** , County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly line of a forty (40) foot road, said point being the northwesterly corner of Lot No. 139 as shown on map entitled "Subdivision of lands of John Detrick, 25 June 1965", thence along lands now or formerly of Claude Hester as shown on said map, South 47 degrees 34 minutes 30 seconds West 150 feet to a point; thence along Lot No. 141 as shown on said map, North 42 degrees 25 minutes 30 seconds West 300 feet to a point; thence along the southerly line of said forty (40) foot road North 47 degrees 34 minutes 30 seconds East 150 feet to the place of **BEGINNING**. **CONTAINING** 1.03 acres, more or less. Being Lot No. 140 as shown on said map.

TOGETHER with the right and privilege with others of ingress, egress, and regress over the abovementioned forty (40) foot road.

In relation to the forty foot road mentioned in the above description, John E. Detrick agrees to maintain

said road in safe and passable condition until such time as it is accepted as a township road.

UNDER AND SUBJECT to the conditions and restrictions as appear in Deed Book 858, Page 270.

BEING PARCEL #16/11/3/2

Pin #16730304644642

BEING THE SAME PREMISES which Roland Foster, single person, by Deed dated 05/31/1988 and recorded 06/01/1988 in the Office of the Recorder of Deeds in and for the County of Monroe in Deed Book 1620, Page 1391, Instrument No. 000005, granted and conveyed unto Herbert H. Graver, Jr.

Tax ID #: 16/11/3/2

Pin #16730304644642

PIN #: 16730304644642

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

HERBERT H. GRAVER, JR.

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin

Sheriff of Monroe County

Pennsylvania

SARAH K. MCCAFFERY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - March 3, 10, 17

**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 7058 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 , MARCH 30, 2017

AT 10:00 A.M.

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

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

BEGINNING at a point on the southwesterly line of a proposed road forty (40) feet in width, said point being the most northerly corner of Lot No. 301, Section B, as shown on a map entitled "Section B, Pocono Laurel Lake, Joseph R. Mattioli, 29, March 1965"; **THENCE** along Lots Nos. 301 and 302, Section B, South fifty degrees sixteen minutes fifty seconds West one hundred fifty and ninety-eight one-hundredths feet to a point; **THENCE** along Lot No. 304, North forty degrees twenty-eight minutes fifty-five seconds West one hundred and one one-hundredths feet to a point, said point being the most southerly corner of Lot No. 320, Section B; thence

along Lot No. 320, Section B, North fifty degrees sixteen minutes fifty seconds East one hundred fifty-two and thirty-one one-hundredths feet to a point on the southwesterly line of said proposed road forty (40) feet in width; thence along said proposed road, South thirty-nine degrees forty-three minutes ten seconds East one hundred feet to the place of BEGINNING. CONTAINING 0.35 acres, more or less. BEING Lot No. 321, Section B, as shown on said map.

BEING THE SAME PREMISES which Richard J. Kressner and Lillian Kressner, his wife, by Deed dated 06/18/2003 and recorded 06/20/2003 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2157, Page 3180, granted and conveyed unto Michael J. Deiter and Jennifer A. Deiter.

Improvements: Residential property
Tax Code No. 12/9A/2/19
Pin #12638203110894

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**MICHAEL J. DEITER
JENNIFER A. DEITER**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 3, 10, 17

**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 3332 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 , MARCH 30, 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, being commonly known as Lot 43, Woodwind Estates, as set forth on Plot Book Vol. 61, page 43 and bounded and described as follows:

Beginning at an iron pin on the northeasterly right of way of Meadow Run Court, said in common with Lot 42, thence, along a line in common with Lot 42, north 54 degrees 49 minutes 40 seconds east a distance of 175.00 feet to an iron pin in common with Remaining Lands of Woodwind Estates, south 35 degrees and 10

minutes 20 seconds east a distance of 80.00 feet to an iron pin in common with Lot 44; thence, along a line in common with Lot 44, south 54 degrees 49 minutes 40 seconds west distance of 175.00 feet to an iron pin northeasterly right of way of Woodwind Court; thence, along the northeasterly right of way of Woodwind Court, north 35 degrees 10 minutes 20 seconds west a distance of 80.00 feet to the point of the beginning. Containing 14,000 square feet, more or less.

Being more particularly set forth on Sincavage Associates, Inc. drawing number P-5296-1 "Woodwind Estates-Final Subdivision Plan" recorded in Monroe County Courthouse, Plat Book 73, Page 86 on June 1, 2001.

Title to said Premises vested in LaVelle Bert and Virginia Baltimore, husband and wife by Deed from Classic Quality Homes, A Corporation dated July 7, 2014 and recorded on July 15, 2014 in the Monroe County Recorder of Deeds in Book 2440, Page 6501 as Instrument No. 201416225.

Being known as: 3206 Goldenrod Road, Stroudsburg, PA 18360

Tax Parcel Number: 17/91803
Tax Pin Number: 17639102862530

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**LAVELLE BERT
VIRGINIA BALTIMORE
A/K/A VIRGINIA BERT**

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 925 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 , MARCH 30, 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 two lots or parcels of land situate in the Township of Coolbaugh , County of Monroe and Commonwealth of Pennsylvania, being Lots 101 and 102 in A Pocono Country Place, Section L, as recorded in the Recorder's Office of Monroe

County, Pennsylvania in Plot Book Volume No. 24 at Page No. 7, 9 and 11 and in the Minor Subdivision of A Pocono Country Place, Lots 101 & 102, Section L, as recorded in the Recorder's Office of Monroe County, Pennsylvania in Plot Book Volume No. 76 at Page No. 103.

Tax ID/Parcel Number 3/9B/2/31

BEING THE SAME PREMISES which Patrick G. Enright and Jenifer A. Enright, husband/wife by deed dated February 27, 2002 and recorded February 28, 2002 in Monroe County in Deed Book Volume No. 2116 at Page No. 3827 conveyed unto Walter Popailo and Gail Popailo, husband/wife, in fee. (Lot No. 101)

ALSO BEING THE SAME PREMISES which The Tax Claim of Monroe County by deed dated July 7, 2003 and recorded July 16, 2003 in Monroe County in Deed Book Volume No. 2159 at Page No. 9893 granted unto Gail and Walter Popailo, in fee. (Lot No. 102)

UNDER AND SUBJECT to restrictions, covenants, conditions, etc., as set forth of record in Monroe County Courthouse.

BEING THE SAME PREMISES WHICH Walter Popailo and Gail Popailo, husband and wife, by Deed dated May 18, 2007 and recorded May 30, 2007 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2306, Page 65544, granted and conveyed unto J. Henrik I. Petersen and P. Alexandria Ferrell, both single.

Improvements; Residential property

Tax Code No. 3/9B/2/31

Pin Number 03635915720575

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

J. HENRIK I. PETERSEN

P. ALEXANDRIA FERRELL

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
HARRY B. REESE, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 5080 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, MARCH 30, 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 NO.: 14/9E/1/68

PIN: 14639704919401

ALL THAT CERTAIN lot or parcel of land situate in the Township of Price, County of Monroe and Commonwealth of Pennsylvania, designated as Lot Number 17, Block 5, on a map of Sunset Estates as recorded in the Office for the Recording of Deeds, &c., in Plat Book 25, Page 105, bounded and described as follows, to wit:

BEGINNING at a point on the edge of a 40 foot road known as Spring Run Drive, said point being also a corner of Lot Number 16; thence along the edge of the said Spring Run Drive the following courses, on a curve to the left with a radius of 120 feet for 74.89 feet, North 46 degrees 43 minutes 12 seconds West 55.60 feet, on a curve to the right with a radius of 160 feet for 126.99 feet, North 1 degree 14 minutes 47 seconds West 187.06 feet, on a curve to the right with a radius of 80 feet for 125.66 feet, and North 88 degrees 45 minutes 13 seconds East 172.50 feet to a point in line of lands formerly of James O. Gregerson now Stony Run Estates; thence along Stony Run Estates, South 1 degrees 14 minutes 47 seconds East 463.00 feet to a point. Said point being also a corner of Lot Number 16; thence along Lot Number 16, South 79 degrees 2 minutes 15 seconds West 132.83 feet to the point of BEGINNING. CONTAINING 2.486 acres.

Being Lot Number 17, Block 5, as shown on said map.

Fee Simple Title Vested in John McCarthy, single by deed from Stephen L. Wiktorchik and Rosalind M. Wiktorchik, husband and wife, dated August 18, 1995, recorded August 18, 1995, in the Monroe County Recorder of Deeds Office in Deed Book 2017, Page 4801 and Instrument Number 199519110.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOHN W. MCCARTHY A/K/A

JOHN MCCARTHY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 J. MARLEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 468 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, MARCH 30, 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 point in the middle of Hillside Drive, said drive being thirty feet wide, and said point being also the southwest corner of Lot No., 25; thence along the middle of said Hillside Drive, South eighty-six degrees fifty-eight minutes West one hundred ninety-seven and one-tenth feet to a corner of Lot No. 29; thence along the East side of said Lot No. 29, North three degrees two minutes West one hundred seventy and four-tenths feet to a corner of Lot No. 28; thence along the South side of said Lot No. 28, South eighty-eight degrees forty-five minutes East one hundred ninety-eight and five-tenths feet to a corner of Lot No. 25; thence along the West side of said Lot No. 25, South three degrees two minutes East one hundred fifty-five and two-tenths feet to a point in the middle of Hillside Drive, the place of beginning. Being Lot No. 27 as shown on map of Castle Rock situate in the Pocono Mountains, Middle Smithfield Township, Monroe County, PA, belonging to William H. Davis and Kathryn M. Davis, surveyed and drawn Nov-Dec 1957 revised March 1958, Section 2, by Michael A. Policelli, Reg. Engineer.

Title to said premises is vested in Louis O'Grady by deed from Mountainside Properties, LLC dated May 5, 2008 and recorded May 15, 2008 in Instrument Number 200814789.

Parcel No. 9/10/1/16-34

Pin No. 09732402880244

Being Known As: 228 Timber Drive f/k/a Timber Drive, East Stroudsburg, Middle Smithfield Township, Monroe County, PA 18302

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LOUIS O'GRADY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
JACOB M. OTTLEY, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 3, 10, 17

**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 4987 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 , MARCH 30, 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 Tobyhanna , County of Monroe, and State of Pennsylvania**, described as follows, to wit:

BEING designated as Unit 62 as shown on a map titled 'Site Plan, Crestwoods, a Planned Residential Development, Tobyhanna Township, Monroe County, PA', dated January 12, 1984 revised January 19, 1984, prepared by R.K.R. Hess Associates, Stroudsburg, Pennsylvania, said map being recorded August 22, 1984, in Plot Book 55, Page 95; the southerly corner of said Unit being South 68 degrees 20 minutes 10 seconds East 648.39 feet from the intersection of the centerline of Crestwoods Lane with the centerline of Crestwoods Drive, said corner also being South 16 degrees 33 minutes 14 seconds East 257.56 feet from the intersection of the centerline of Driveway 'F' with the centerline of Crestwoods Lane; the easterly corner of said Unit being South 70 degrees 28 minutes 40 seconds East 647.99 feet from the intersection of the centerline of Crestwoods Lane with the centerline of Crestwoods Drive, said corner also being South 19 degrees 59 minutes 42 seconds East 238.44 feet from the intersection of the centerline of Driveway 'F' with the centerline of Crestwood lane; said Unit having the dimensions as shown on the attached plat titled 'Foundation survey of Unit #62, Crestwoods, a Planned Residential Development'.

TITLE TO SAID PREMISES IS VESTED IN Kathleen Korpi, by Deed from Kathleen Korpi, (whose name was incorrectly vested as Katherine Korpi, by deed 11/05/03, recorded 12/17/03 in volume 2177, page 729), dated 08/05/2006 recorded 08/25/2006 in Book 2278, Page 7313.

TAX CODE: 19/7A/1/62

TAX PIN: 19633401193468B62

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

KATHLEEN S. KORPI A/K/A

KATHLEEN KORPI

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 P. WENDT, ESQUIRE

less exceptions are filed within said time.

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 5227 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, MARCH 30, 2017

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIER'S 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. 67, section C, 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. 32, page(s) 105, 109.

Parcel no. 17/15D/1/84

BEING THE SAME PREMISES which Peter L. De Lotto Jr. and Barbara A. De Lotto, his wife, by deed dated 10-23-96 and recorded 11-04-96 in the office of the recorder of deeds in and for the county of Monroe in record book 2030 page 6954, granted and conveyed unto John E. Finelli.

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.)

TITLE TO SAID PREMISES VESTED IN John E. Finelli, unmarried, by Deed from Peter L. DeLotto, Jr. and Barbara A. DeLotto, his wife, dated 10/23/1996, recorded 11/04/1996, in Book 2030, Page 6954.

TAX CODE: 17/15D/1/84

TAX PIN: 17639201256847

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOHN E. FINELLI

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of 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-

**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 378 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, MARCH 30, 2017

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIER'S CHECK OR CASH ALL THAT CERTAIN lot, piece or parcel of land situate in the Township of Tobyhanna, County of Monroe and State of Pennsylvania, being designated as Lot #302 as set forth on map entitled "Plot of Lots Harvest Acres, Section 1, Tobyhanna Township, Monroe County, Pennsylvania, dated September 15, 1972, scale 1" to 100', by Achterman Associated, Consulting Engineers, East Stroudsburg, Pennsylvania", and filed in the Office for the Recording of Deeds, in and for Monroe County, Pennsylvania, in Plot Book Volume 21, page 105.

Beginning at a point on the southerly line of Beaver Lane, said point being the northwesterly corner of Lot No. 303 as shown on map entitled, "Section 1, Harvest Acres," dated 15 September 1972; thence along Lot No. 303, S 1°04'00" W 200.00 feet to a point in line of other lands of Paul Hoffman; thence along said other lands of Paul Hoffman, N 88°56'00" W 110.00 feet to a point, the southeasterly corner of Lot No. 301 as shown on said map; thence along Lot No. 301, N 1°04'00" E 200.00 feet to a point on the southerly line of Beaver Lane; thence along the southerly line of Beaver Lane, S 88°56'00" E 110.00 feet to the place of beginning.

Title to said Premises vested in Ramon Figueroa and Lana Figueroa, as tenants by the entirety by Deed from Lana Games, now known as Lana Games Figueroa dated 02/23/2007 and recorded 05/01/2007 in the Monroe County Recorder of Deeds in Book 2303, Page 8003.

Being known as 302 Beaver Lane Pocono Summit, PA 18346

Tax Parcel Number: 19/4A/2/38

Tax Pin Number: 19633504926852

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LANA FIGUEROA

RAMON FIGUEROA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 3, 10, 17

**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 1830 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 , MARCH 30, 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 Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Easterly side of a forty foot wide street called Linden Street, said point being common corner of Lots Nos. 24 and 25 on the hereinafter designated plan of lots; thence, along Lot No. 25, North sixty-four degrees East one hundred seventy-two and one-half feet to a point, being common corner of Lots Nos. 2, 3, 24, 25; thence along Lot No. 3, North twenty-six degrees West fifty feet to a point; being common corner of Lots Nos. 3, 4, 23 and 24; thence along Lot o. 23, South sixty-four degrees West one hundred seventy-two and one-half feet to a point on the Easterly side of there heretofore mentioned Linden Street, said point being common corner of Lots Nos. 23 and 24; thence along the Easterly side of said Linden Street, South twenty-six degrees East fifty feet to the place of **BEGINNING. BEING** Lot No. 24 on "Plan of Lots at the Mple in the Pines," surveyed 1932 by John Seern, C.E., revised 1939 by Edward C. Hess, C.E.

**PARCEL ID: 17/5/1/63
 PIN NO. 17730114346807**

TITLE TO SAID PREMISES IS VESTED IN Susan Cannan-Bustamante, married, as sole and separate property, by deed from Norman J. Terrell and Audrey B. Andrew-Terrell, formerly husband and wife and now unmarried individuals, dated July 30, 2004, recorded March 18, 2005 in the Monroe County Clerk's /Register's Office in Deed Book 2219, Page 3789.

Subject to Divorce Decree recorded on May 31, 2007 in Docket Number 2005-04644.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

SUSAN CANNAN-BUSTAMANTE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file

in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 3, 10, 17

**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 2610 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 , MARCH 30, 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 Coolbaugh , County of Monroe and State of Pennsylvania, designated as lots 26 and 28 on a map of lands of Bonner and Messina as recorded in the Office for the Recording of Deeds, &c., in and for the County of Monroe at Stroudsburg, Pa., in Plat Book 10, Page 61, bounded and described as follows, to wit:

Beginning at a point in the center of the intersection of two unnamed 40 foot roads, said point being also a corner of lot 25,

Thence along lot 25 and along lot 27, North 59 degrees 35' West 220.00 feet to a point, said point being also a corner of lot 10,

Thence along lot 10, North 44 degrees 41' East 138.00 feet to a point, said point being also a corner of lot 12,

Thence along lot 12 and lot 14, South 64 degrees 40' East 180.00 feet to a point in the center of one of the above mentioned unnamed roads,

Thence along the center of the unnamed road, South 27 degrees 47' West 150.00 feet to the point of Beginning.

BEING known and numbered as 385 1/2 Green Road n/k/a 1117 Knecht Road, Tobyhanna, PA 18466.

BEING the same property conveyed to Antonio Ortiz III and Marisa Ortiz, husband and wife who acquired title by virtue of a deed from William H. Werkheiser and Frederica K. Werkheiser, his wife, dated March 20, 2006, recorded April 4, 2006, at Deed Book 2262, Page 9512, Monroe County, Pennsylvania records.

TAX CODE: 3/7J/4/10

PIN NO: 03635601471764

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ANTONIO ORTIZ, III

MARISA ORTIZ

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
KIMBERLY A. BONNER, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 2827 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, MARCH 30, 2017
AT 10:00 A.M.

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

Being all of Lot 1312 in Section W, as shown and designated on Plan of Indian Mountain Lakes, Section W, made by Leo A. Achterman, Jr., Civil Engineer and Surveyor, dated April 22, 1975 and recorded June 18, 1975 at the Recorder of Deeds for Monroe County in Map Book 26, page 63.

TITLE TO SAID PREMISES VESTED IN Barbara A. Barnwell, by Deed from George Dixon and Barbara A. Barnwell, brother and sister, dated 09/29/2010, recorded 09/29/2010, in Book 2376, Page 5345.

Mortgagor Barbara A. Barnwell, a/k/a Barbara Simpson a/k/a Barbara Barnwell a/k/a Barbara Simpson Barnwell died on 04/01/2014, and Brian Barnwell and appointed Administrator/trix of her estate. Letters of Administration were granted to him on 05/14/2014 by the Register of Wills of Monroe County, No. 4514-0247. Decedent's surviving heir at law and next-of-kin is Brian Barnwell.

TAX CODE: 20/8i/1111
TAX PIN: 20632103207924

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

GEORGE DIXON

BRIAN BARNWELL, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF BARBARA A. BARNWELL A/K/A BARBARA SIMPSON A/K/A BARBARA BARNWELL A/K/A BARBARA SIMPSON BARNWELL

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BARBARA A. BARNWELL A/K/A BARBARA SIMPSON, 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
VISHA J. DOBARIA, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 9426 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, MARCH 30, 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 located in the Township of Middle Smithfield, County of Monroe and State of Pennsylvania, being shown and designated as Lot 33 on a certain map entitled "Sierra Trails" dated March 1975 and revised April, May and June 1975 as prepared by Lawrence R. Bailey, Registered Surveyor, and recorded in Monroe County Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 27, Page 97.

UNDER AND SUBJECT to the covenants, conditions and restrictions set forth in the Declaration of same, dated May 30, 1986 and intended to be recorded.

UNDER AND SUBJECT to conditions and restrictions in the chain of title.

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.

HAVING THEREON ERECTED a dwelling house known as: Lot #33 Sierra Trails Drive n/k/a 1185 Sierra Trails Drive, East Stroudsburg, PA 18301

TAX CODE # 9/18B/1/28

PIN # 09-7305-04-71-7710

BEING THE SAME PREMISES which Joseph Eshun and Sussie Eshun, his wife, by Deed dated March 17, 2005 and recorded March 22, 2005 in Monroe County Record Book 2219 Page 7542, granted and conveyed unto Terrance Willis.

To be sold as the property of Terrance Willis on Judgment No. 9426 CV 2015

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

TERRANCE WILLIS AND

THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written 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
LEON P. HALLER, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 3, 10, 17

**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 4332 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, MARCH 30, 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 situate in the Township of Jackson, County of Monroe and State of Pennsylvania, being Lot No. 10, Jackson Corner's, Section One, recorded in Plot Book Volume 61, Page 46, being described as follows, to wit:

Beginning at an iron on the Southerly side of Church View Drive, being also a corner of Lot No. 9, Jackson Corner's, Section One, thence along the Southerly side of Church View Drive North 85 degrees 41 minutes 11 seconds East (Magnetic Meridian) for 150.00 feet to an iron, a corner of Lot 11, South 04 degrees 18 minutes 49 seconds East for 292.00 feet to an iron in line of lands of Glenn Wallingford, thence along lands of Glenn Wallingford, South 85 degrees 41 minutes 11 seconds West for 150.00 feet to an iron, a corner of Lot No. 9 Jackson Corner's, Section One, thence along Lot No. 9, North 04 degrees 18 minutes 49 seconds West for 292.00 feet to the place of beginning.

Containing 1.005 acres, more or less.
 BEING known and numbered as 20 Church View Drive n/k/a 2230 Church View Drive, Jackson Twp, PA 18360

BEING the same property conveyed to Robert V. Roberti and Nina M. Roberti, husband and wife, as tenants by the entireties, who acquired title by virtue of a deed from John E. Diehl and Carol A. Diehl, husband and wife, dated January 6, 2009, recorded January 23, 2009, at Deed Book 2347, Page 7702, Monroe County, Pennsylvania records.

TAX CODE: 08/86139
 PIN NO.: 08635000991458
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
 ROBERT V. ROBERTI
 NINA M. ROBERTI**

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 3, 10, 17

**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 4689 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, MARCH 30, 2017
 AT 10:00 A.M.**

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

ALL THAT CERTAIN tract or piece of land situate in the Township of Chestnuthill, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit: Beginning at a point on the North line of Cameron Road, which road is twenty-four (24) feet wide, and which point is located North seventy-six degrees East three hundred forty-five and eight tenths feet from the East line of the old public road leading from Effort to Wilkes-Barre; thence along the said North line of Cameron Road, North seventy-six degrees East one hundred feet to a corner of Lot No. 3; thence along the West side of said Lot No. 3; North fourteen degrees West one hundred fifty feet to a corner of Lot No. 12, which lot is about to be conveyed by Helen Eglauf, Grantor hereof, to others; thence along the South side of said Lot No. 12, South seventy-six degrees West one hundred feet to a corner of Lot No. 1; thence along the East side of said Lot No. 1; South fourteen degrees East one hundred fifty feet to the place of beginning. Being Lot 4 in Block "O" on map of development to be known as "Sun Valley", made by M.A. Policelli, Registered Engineer, July 1952. Under and Subject to restrictions, easements, covenants, etc., as of record.

Being Known As: 1107 Cameron Road, Effort, PA 18330

TAX CODE: 02/15/1/9
 PIN NO.: 02632002870038

TITLE TO SAID PREMISES IS VESTED IN JIMMIE E. LOFTEN, an individual by deed from Francine Diolosa, single dated 10/13/2004 recorded 10/20/2004 in Deed Book 2205 Page 2921.

Having been erected thereon a single family dwelling.
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
 JIMMIE E. LOFTEN**

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 2915 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, MARCH 30, 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 the Township of Chestnuthill, in the County of Monroe and Commonwealth of Pennsylvania, being described as follows: 2 Acres, Chestnuthill Township, being more fully described in a deed dated 11/01/79 and recorded 2/07/08, among the land records of the county and state set forth above, in Deed Volume 1004 and 257. Parcel ID No: 2/12/1/14

Prior Instrument Reference: Mortgage Book No. 2114, Page 690;

Being more fully described in Deed as the following:

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

Adjoining lands formerly of Magdelena Osler now or late of Samuel Felker, formerly Stephen Flick, now lot mentioned in Deed from Fred S. Wagner, Administrator, C.T.A to Harry M. Schoch, and land now or late of James Kresge.

Containing 2 Acres, more or less.

BEING THE SAME PREMISES which Harold E. Everitt, single, by deed dated 11/01/79 and recorded 2/07/80 in Book 1004 Page 257 conveyed to Robert W. Kunkle and Janet L. Kunkle, his wife and the said Robert W. Kunkle departed this life on 12/9/13 and the said Janet L. Kunkle departed this life on 6/26/10, vesting title solely in Robert W. Kunkle, Jr. as Executor of the Estate of Robert W. Kunkle deceased.

Pin #: 02623802889863

Tax Code #: 02/12/1/14

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ROBERT W. KUNKLE, JR. AS EXECUTOR OF THE ESTATE OF ROBERT W. KUNKLE 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 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
NORA C. VIGGIANO, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 4406 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, MARCH 30, 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 Tobyhanna Township, Monroe County, Pennsylvania being Lots Sixty-three (63) and Sixty-four (64), Unit 1, on Map of Section 3 Lake Naomi, Pocono Pines and recorded in Plot Book 10, page 37, in the Monroe County Recorder's Office.

BEING THE SAME PREMISES which Anna Vecchio, now by marriage, Anna Vecchio Gogola and Chester A. Gogola, wife and husband, by deed dated 7/10/1997 and recorded 7/15/1997 in Book 2037 Page 9644 conveyed to Anthony M. Homan, a single individual and the said Anthony M. Homan, departed this life on 6/29/2014, vesting title solely in Denise Dowdell, solely in her capacity as heir of Anthony M. Homan, deceased, Frances Maini a/k/a Frances Homan, solely in her capacity as heir of Anthony M. Homan, deceased, Steven Homan, solely in his capacity as heir of Anthony M. Homan, deceased and Anthony M. Homan, Jr. solely in his capacity as heir of Anthony M. Homan deceased.

Pin #: 19632516846661

Tax Code #: 19/5C/1/116

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DENISE DOWDELL, SOLELY IN HER CAPACITY AS HEIR OF ANTHONY M. HOMAN, DECEASED
FRANCES MAINI A/K/A FRANCES HOMAN, SOLELY IN HER CAPACITY AS HEIR OF ANTHONY M. HOMAN, DECEASED
STEVEN HOMAN, SOLELY IN HIS CAPACITY AS HEIR OF ANTHONY M. HOMAN, DECEASED
ANTHONY M. HOMAN, JR. SOLELY IN HIS CAPACITY AS HEIR OF ANTHONY M. HOMAN, DECEASED

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 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
 REBECCA A. SOLARZ, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 3, 10, 17

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
 JOSEPH E. DEBARBERIE,
 ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 3, 10, 17

**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 5938 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 , MARCH 30, 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 Polk, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of Creek Drive, said point being situate on a course of North seventy degrees twelve minutes East distant twenty-four feet from the intersection of the southwesterly corner of Creek Drive with the easterly line of Lot No. 154; thence along the said southerly side of Creek Drive, North seventy degrees twelve minutes East two hundred forty feet, more or less, to a point, a corner of Lot No. 178; thence, along line of Lots Nos. 178, 177, 176, 175 and 174, South seven degrees eighteen minutes East two hundred twenty feet, more or less to a point in line of Lot No. 174, a corner of Lot No. 159; thence, along line of Lot No. 159, South sixty-four degrees forty-five minutes West one hundred eighty-seven feet, more or less, to a point; thence, North twenty-four degrees thirty-four minutes West two hundred thirty feet, more or less, to the place of **BEGINNING**. BEING part of lands shown on map or draft of lots of Hemlock Lake Development Co., as revised August 1957, said map or plan being recorded in the Recorder's Office at Stroudsburg, PA, in and for the County of Monroe, in Plot Book Vol. 8, Page 80.

TITLE TO SAID PREMISES VESTED in Michael N. Chlopik, by Deed from Corinne Saylor, widow, dated 04/13/2007, recorded 04/17/2007, in Book 2302, Page 5339.

TAX CODE: 13/3/1/6-2
TAX PIN: 13623813031492

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MICHAEL N. CHLOPIK
TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

**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 2887 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 , MARCH 30, 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 situated in the Township of Hamilton, County of Monroe, State of Pennsylvania, more particularly described as follows to wit: Tax Code 7/10/1/16, County Map #07 627800 78 3976, a/k/a 1004 Middle Easton Belmont Pike, Stroudsburg, PA.

Being the same premises conveyed to Carl Mathes and Barbara Mathes, his wife by deed of Robert W. Grimm, dated October 31, 1999 and duly recorded in Monroe County Deed Book Volume 2079, at page 2516.

Subject to the same conditions exceptions, restrictions and reservations as are contained in prior deeds forming the chain of title.

The property located at 1004 Middle Easton Belmont Pike, Stroudsburg, a/k/a 3220 Middle Easton Belmont Pike, Stroudsburg, PA.

The property is improved with a single family dwelling.

The names of the owner or reputed owner of the property is Carl Mathes and Barbara Mathes, his wife. Seized and taken in execution at the suit of Tobyhana Federal Credit Union, now by change of name Val or Federal Credit Union against in proceedings filed in the Court of Common Pleas of Monroe County to No. 2887 of 2013.

Sheriff to collect \$235,961.91 plus interest at a per diem rate of \$22.11 from February 16, 2015 to the date of sale, plus costs of suit.

Tax Code 7/10/1/16
County Map #07 627800 78 3976

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**CARL MATHES
 BARBARA MATHES**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 3, 10, 17

**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 5569 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, MARCH 30, 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 Tunkhannock, county of Monroe and Commonwealth of Pennsylvania, being Lot No. 12 as shown on a map entitled, 'Final Plan Mountain Terrace Estates at Tunkhannock', recorded in Plot Book Volume 74, page 38 bounded and described as follows, to wit:

BEGINNING at an iron in the westerly right-of-way of Mountain Terrace Drive being a corner of Lot No. 11, Mountain Terrace Estates of Tunkhannock, thence along Lot No. 11, S 87 degrees 45 minutes 47 seconds W for 265.64 feet to an iron a corner of Lots No. 11, 17 and 18, thence along Lot No. 17 the following two courses and distances:

1. N 09 degrees 01 minutes 34 seconds E for 90.54 feet to an iron;

2. N 12 degrees 54 minutes 43 seconds W for 92.81 feet to an iron, a corner of Lot No. 13, thence along Lot No. 13, N 87 degrees 45 minutes 47 seconds E for 265.15 feet to an iron in the westerly right-of-way Mountain Terrace Drive, thence in the westerly right-of-way of Mountain Terrace Drive, S 02 degrees 14 minutes 13 seconds E for 180.00 feet to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Michael D. Gardner and Crystal D. Gardner, h/w, by Deed from Crecencio Rivas and Mirca Rivas, h/w, dated 04/15/2005, recorded 04/20/2005 in Book 2222, Page 6558.

TAX CODE: 20/96333

TAX PIN: 20632200106459

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MICHAEL D. GARDNER
CRYSTAL D. GARDNER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's 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

LAUREN L. SCHULER, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 4664 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, MARCH 30, 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 situate in the Township of Chestnuthill, County of Monroe, and State of Pennsylvania, being Lot No. 11B, on a map entitled Final Plan Major Subdivision lands of Anthony Frank Silvestri, recorded in Plot Book Volume 64, Page 198, bounded and described as follows, to wit:

BEGINNING at a point in or near the center of an existing private road leading to Township Route No. 434 (Gould Development Road), thence in said private road, S 88 degrees 18 minutes 00 seconds E (Magnetic Meridian) for 150.00 feet to a point, corner of Lot No. 11C, thence along Log No. C, S 01 degrees 42 minutes 00 seconds W (at 25.00 feet to an iron pin) for 342.77 feet to an iron pin in line of lands of Robert VanBuskirk, thence along lands of Robert VanBuskirk, S 81 degrees 55 minutes 00 seconds W for 152.21 feet to an iron pin in line of lands of Robert VanBuskirk and a corner of Lot No. 11A, thence along Lot No. 11A, N 01 degrees 42 minutes 00 seconds E (at 343.64 feet passing over an iron pin) for 368.64 feet to the place of BEGINNING.

TITLE TO SAID PREMISES VESTED IN Shawn Ridilla and Jennifer Ridilla, h/w, by Deed from Gertrude Silvestri, Administrator of the Estate of Anthony Silvestri, a/k/a Anthony F. Silvestri, deceased, dated 06/02/2003, recorded 06/06/2003, in Book 2155, Page 7923.

TAX CODE: 02/112041

TAX PIN: 02625900724241

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JENNIFER RIDILLA A/K/A
JENNIFER L. RIDILLA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds

received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
 LAUREN L. SCHULER, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 3, 10, 17

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 3, 10, 17

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 768 CIVIL 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 , MARCH 30, 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 Tunkhannock**, County of Monroe and State of Pennsylvania, more particularly described as follows:

BEGINNING at an iron pin on the southeasterly side of an eight inch marked oak tree in line of land of Jacob Miller, thence along the said line, South seventy-six degrees fifty-eight minutes East two hundred feet to an iron corner; thence along the same South twenty-four degrees fifteen minutes West three hundred sixty-three and five-tenths feet to a point in the middle of the macadam road leading from Pocono Summit to Long Pond; thence in an near the center line of said road, North seventy-eight degrees forty-five minutes West two hundred feet to a point in the middle of the road; thence along other land of the Duffy place and of which this was formerly part, North twenty-four degrees fifteen minutes East (passing an iron at 18 feet) three hundred sixty-eight feet to the place of **BEGINNING**.

TITLE TO SAID PREMISES VESTED in Peter Ranalli and Lynn Marie Ranalli, h/w, as tenants by the entirety, by Deed from Bonnie Marie Detzi, Executrix under the Last Will and Testament of Donald C. Marshall, dated 05/01/1992, recorded 05/07/1992, in Book 1827, Page 922.

Upon the death of Peter Ranalli his interest in the property was passed to Lynn Marie Ranalli by operation of law.

TAX CODE: 20/5/1/6
TAX PIN: 20633300694570

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LYNN MARIE RANALLI

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

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

**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 4985 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 , MARCH 30, 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 situate in the **Township of Chestnuthill** , County of Monroe and State of Pennsylvania, being Lot No. 26, Harvest Hill Estates, recorded in Plot Book Volume 59 page 318, being described as follows, to wit:

BEGINNING at an iron on the easterly side of Maltese Road being a corner of Lot No. 25, Harvest Hill Estates, thence along Lot No. 25 the following two courses and distances: (1) S 35 degrees 35 minutes 42 seconds E (Magnetic Meridian) for 45.00 feet to an iron; (2) S 74 degrees 42 minutes E for 250 feet to an iron in line of Lot No. 24, Harvest Hill Estates; thence along Lot No. 24, S 23 degrees 16 minutes 57 seconds W for 151.47 feet to an iron in line of lands of Edith Gould, thence along lands of Edith Gould, N 74 degrees 42 minutes 27 seconds W for 408.89 feet to an iron on the easterly side of Maltese Road, thence along the easterly side of Maltese Road, N 54 degrees 24 minutes 18 seconds E for 229.90 feet to the place of **BEGINNING**.

UNDER AND SUBJECT to covenants, easements, restrictions and reservations appearing in the chain of title or otherwise visible upon the land.

TITLE TO SAID PREMISES VESTED in James Egglinger and Mary E. Egglinger, h/w, by Deed from Charles F. Beamer and Colleen K. Beamer, h/w, dated 10/22/2004, recorded 10/28/2004, in Book 2206, Page 1306.

TAX CODE: 02/7/1/46-29
TAX PIN: 02633000808331

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JAMES EGGLENGER
 MARY E. EGGLENGER**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of 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
 VISHAL J. DOBARIA, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 3, 10, 17

Sheriff of Monroe County
 Pennsylvania
 MATTHEW K. FISSEL, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 3, 10, 17

**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 4690 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 , MARCH 30, 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 Coolbaugh , County of Monroe, and State of Pennsylvania, bounded and described as follows, to wit:

BEING Lot 4229, Section H-IV being situated and located in Coolbaugh Township, Monroe County, Pennsylvania and encompassed and included within one of the following plats: A subdivision plat drawn by Spotts, Stevens and Mccoy, Inc., Consulting Engineers of Wyomissing, Pa, known as Section H-IV of Stillwater Lake Estates, Sun Dance Stillwater Corp., dated May 25th, 1973, approved by the Monroe County Planning and Zoning Commission on August 28th, 1973 and approved by the Supervisors of Township of Coolbaugh on October 1st, 1973 and filed and recorded in the Office for the Recording of Plats in Monroe County on October 3rd, 1973, in Plat Book 20, Page 109, said lot having a frontage on Birchwoods Boulevard of 75.00 feet and a rear line of 75.00 feet; northerly side line of 105.00 feet and a southerly side line of 105.00 feet, more or less, as described in Deed Book Volume 794, Page 237.

BEING THE SAME PREMISES which Todd W. Mittel and Maria Mittel, his wife, by deed dated 5/9/2008 and recorded 6/30/2008 in Book 2337 Page 8319 conveyed to Brandon Chicaiese.

Pin #: 03634604712686

Tax Code #: 03/14F/2/279

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**BRANDON M. CHICAIESE
 A/K/A BRANDON CHICAIESE
 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

**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 1175 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 , MARCH 30, 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 situate in the Township of Jackson , County of Monroe and State of Pennsylvania, being Lot No. 9, Jackson Corner's, Section One, recorded in Plot Book Volume 61 page 46, being described as follows, to wit:

BEGINNING at an iron on the southerly side of Church View Drive, being also a corner of Lot No. 8, Jackson Corner's, Section One, thence along the southerly side of Church View Drive, N 85°41'11" E (Magnetic Meridian) for 150.00 feet to an iron, a corner of Lot No. 10, Jackson Corner's, Section One, thence along Lot No. 10, S 04°18'49" E for 292.00 feet to an iron in line of lands of Glenn Wallingford, thence along lands of Glenn Wallingford, S 85°41'11" W for 150.00 feet to an iron, a corner of Lot No. 8, Jackson Corner's, Section One, thence along lot No. 8, N 04°18'49" W for 292.00 feet to the place of BEGINNING.

CONTAINING: 1.005 acres more or less.

UNDER AND SUBJECT to the Declaration of Protective Covenants, Restrictions, Exceptions, Reservations and Conditions as in Deed Book Volume 1689 page 1255.

Title to said premises is vested in Ernest H. Smith by deed from Marketing Technology, Inc. dated July 12, 1990 and recorded August 15, 1990 in Deed Book 1747, Page 1032.

Parcel No. 08/86138

Pin No. 08635000990415

Being Known As: 18 Churchview Drive, Stroudsburg, Township of Jackson, Monroe County, PA 18360

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ERNEST H. 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
JACOB M. OTTLEY, ESQUIRE

Pennsylvania
KIMBERLY A. BONNER, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 3, 10, 17

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 3, 10, 17

**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 (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6424 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

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 2829 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 , MARCH 30, 2017
 AT 10:00 A.M.**

**Thursday , MARCH 30, 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

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

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, being known as Lot 5801, Section P of Pocono Farms as shown on a plan of lots recorded in the Office of the Recorder of Deeds in Plot Book Volume 15, page 61. **UNDER AND SUBJECT** to restrictions, covenants and conditions which shall run with the land as they appear in the chain of title.

Parcel No. 1

BEING known as Parcel No. 3/71/1/35

ALL THE FOLLOWING lot situate in the **Township of Paradise**, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 1014, as shown on Plotting IIIB, Timber Hill, Inc., Monroe County, Pennsylvania, made by Achterman Associates and recorded in Monroe County, Pennsylvania, in Plot Book Volume No. 21 at Page No. 23.

ALSO BEING known as Pin Number 03635704515395 Title to said premises is vested in Joseph Mezzatesta and Marilyn Mezzatesta by deed from Carmela M. DeCicco dated January 30, 2002 and recorded February 5, 2002 in Deed Book 2114, Page 5452. The said Marilyn Mezzatesta died on August 9, 2014 thereby vesting title in Joseph Mezzatesta. The said Joseph Mezzatesta a/k/a Joseph J. Mezzatesta died on May 4, 2015 thereby vesting title in Theresa M. Dougherty and Unknown Surviving Heirs of Joseph Mezzatesta a/k/a Joseph J. Mezzatesta by operation of law.

Parcel No. 2

Parcel No. 3/71/1/35

ALL THE FOLLOWING lot situate in the **Township of Paradise**, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 1015 as shown on Plotting IIIB, Timber Hill, Inc., Monroe County, Pennsylvania, in Plot Book Volume No. 21 at Page No. 23.

Pin No. 03635704515395

BEING known and numbered as 1014-1015 Tahoe Lane n/k/a 167 Tahoe Lane, Henryville, PA 18332.

Being Known As: 5158 Iroquois Street f/k/a 5801 Iroquois Street, Tobyhanna, Township of Coolbaugh, Monroe County, PA 18466

BEING the same property conveyed to Sandra L. Wenner and Robert J. Ingram who acquired title, with rights of survivorship, by virtue of a deed from Warren G. Todd and Vicki L. Todd, his wife, dated May 5, 2006, recorded May 10, 2006, at Deed Book 2267, page 1374, Monroe County, Pennsylvania records.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

TAX CODE: 11/3A/1/62

THERESA M. DOUGHERTY, KNOWN SURVIVING HEIR OF JOSEPH MEZZATESTA A/K/A JOSEPH J. MEZZATESTA

PIN NO: 11639503014465

UNKNOWN SURVIVING HEIRS OF JOSEPH MEZZATESTA A/K/A JOSEPH J. MEZZATESTA

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

ROBERT INGRAM A/K/A

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

ROBERT J. INGRAM

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

SANDRA WENNER A/K/A

Todd A. Martin

SANDRA L. WENNER

Sheriff of Monroe County

Pennsylvania
 JACOB M. OTTLEY, ESQUIRE
 Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 3, 10, 17

Sheriff of Monroe County
 Pennsylvania
 VISHAL J. DOBARIA, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 3, 10, 17

**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 6940 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 , MARCH 30, 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 tract of land known as Lot No. 1014, situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, known as Section G-III of Stillwater Lake Estates, Sun Dance Stillwater Corp., dated December 28, 1968, approved by the Monroe County Planning and Zoning Commission on March 4, 1969 and filed and recorded in the Office for the Recorder of Deeds, Monroe County, in Plat Book Volume 12, page 65. **UNDER AND SUBJECT**, nevertheless, to the Declaration of Covenants, Conditions and Restrictions for Stillwater Lake Estates, Section G-III, as recorded in Deed Book Volume 421, page 190.

TITLE TO SAID PREMISES VESTED IN Ivan E. Flores, by Deed from Ivan E. Flores and Margarita Flores, deceased, dated 06/07/2010, recorded 06/17/2010, in Book 2372, Page 1148.

By virtue of Margarita Flores's death on or about 10/05/2009, her ownership interest was automatically vested in the surviving tenant by the entirety. Ivan E. Flores died on 09/27/2014, and upon information and belief, his surviving heir is Mayra Mata.

TAX CODE: 3/14E/1/126

TAX PIN: 03634502970714

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MAYRA MATA, IN HER CAPACITY AS HEIR OF IVAN E. FLORES, DECEASED

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER IVAN E. FLORES, 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

**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 3353 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 , MARCH 30, 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 known as Lot #404, located on Analomink Point as shown on final plans Phase 9, Blue Mountain Lake, a Planned Unit Development, approve by the Stroud Township Board of Supervisors and filed of Record in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in plot Book 73 page 227

TOGETHER with all and singular the buildings and improvements, ways, streets, alleys, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it in law as in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

BEING THE SAME PREMISES which Sandra L. Gray and Michael P. Gray, wife and husband, by deed dated 3/4/2008 and recorded 3/10/2009 in Book 2349 Page 8134 conveyed to Maura Hallinan, a single person, and Norma J. Swint, a single person.

Pin #: 17730201283039

Tax Coder #: 17/96082

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**MAURA HALLINAN
 NORMA J. SWINT
 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

Pennsylvania
JACOB M. OTTLEY, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 3, 10, 17

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 3, 10, 17

**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 1974 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 , MARCH 30, 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. 19, Section E, 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 Deed, in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plat Book Volume 9, Page 103, now Plat Book 29, Page 21.

The exact dimensions of the aforesaid lot are as follows:
 Along the center line of Timberland Drive one hundred feet; along Lot No. 20, Section E, one hundred ninety feet; along the rear one hundred feet; along Lot No. 18, Section E, one hundred ninety feet.

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

Title to said premises is vested in Ursula Jungk by deed from Lenore Franc dated October 20, 2004 and recorded October 27, 2004 in Instrument Number 200449210.

Parcel No. 09/13B/17
 Pin No. 09731604746104

Being Known As: 6014 Timber Lane Drive n/k/a 3853 Lumberjack Drive, East Stroudsburg, Middle Smithfield Township, Monroe County, PA 18301

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

URSULA JUNGK

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in 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 4219 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 , MARCH 30, 2017
 AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT PARCEL of land in the Township of Stroud, County of Monroe, State of Pennsylvania as more fully described in Book 2283 Page 8918 and being particularly described as follows:

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Stroud , County of Monroe and Commonwealth of Pennsylvania, being Lot No. 31 as shown on plan entitled, Final Plan to Stokes Mill Manor' , dated March 30, 1975, Edward C. Hess Associates, Inc., and recorded in the Office for the Recording of Deeds, etc., at Stroudsburg, PA, in and for the County of Monroe in Plot Book Volume 27, Page 67 on September 10, 1975.

Subject to restrictions and covenants contrained in Deed from William Coffin and Bonnie Coffin, his wife, recorded July 29, 1977 in Deed Book Vol. 805, Page 68.

Subject to the covenants, exceptions, conditions, reservations and restrictions as of record.

Being Monroe County Tax Code #17/4/5/19 and Pin #17-7301-06-38-5607

BEING THE SAME PREMISES which Michael D. Price by Deed dated August 30, 2006 and recorded on October 11, 2006 in the office for the Recording of Deeds in and for the County of Monroe at Deed Book 2283, Page 8918, granted and conveyed unto Angel A. Robles, a single individual, his heirs and assigns.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ANGEL A. ROBLES

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
THOMAS A. CAPEHART, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 3, 10, 17

**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 5920 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 , MARCH 30, 2017
AT 10:00 A.M.**

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

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

BEGINNING at a point in the centerline of Robin Hood Drive, (33 feet in width); thence running from said Beginning point along the said centerline of Robin Hood Drive South 78 degrees 56 minutes West 200 feet to a point; thence along the easterly line of Lot No. R-5 South 11 degrees 4 minutes West 160 feet to a point, the southeast corner of Lot No. R-5; thence along the northerly lines of Lot Nos. L-4, L-5 and L-6 and partial Lot L-7 North 78 degrees 56 minutes East 200 feet to a point; thence along the westerly line of Lot R-11 North 111 degrees 4 minutes East 160 feet to the place of BEGINNING.

BEING the same premises which Gerald Mausberg by deed dated of December 12, 2007 and recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, on December 17, 2007 in Record Book Volume 2323, Page 4021, granted and conveyed unto Garret W. Fitzner and Ashley N. Fitzner.

Tax Parcel No.: 13/10A/1/134

Pin No.: 13-6219-06-29-8569

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**GARETT W. FITZNER
A/K/A GARRET W. FITZNER
ASHLEY N. FITZNER**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JAMES VINCENT FARERI,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 1667 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 , MARCH 30, 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 Price, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 1, Section J, as shown on 'Plotting of Lots of Pocono Highland Lake Estates, Inc., Price and Middle Smithfield Townships, Monroe County, Pennsylvania, made by Edward C. Hess, P.E.', as recorded in Monroe County, Pennsylvania, in Plot Book 10, Page 145 (incorrectly referenced as Plot Book 9, Page 39 in previous deed).

BEING THE SAME PREMISES which Britton Detrick and Sarah-M. Detrick, his wife, by Deed dated December 8, 2006 and recorded December 15, 2006 in the Office of the Recorder of Deeds in and for the County of Monroe in Record Book 2290, Page 7803, granted and conveyed unto Robert K. Ace, Jr., the Grantor herein, in fee.

UNDER AND SUBJECT to covenants, conditions and restrictions set forth in Deed Book 375, Page 439 and Deed Book 896, Page 155.

Parcel Identification No: 14/6A/1/55
Map #: 1407304-02-65-4731

Improvements: Residential dwelling
TITLE TO SAID PREMISES IS VESTED IN Elizabeth A. Ferguson, single, by Deed from Robert K. Ace, Jr., single, dated 07/20/2007, recorded 07/24/2007 in Book 2311, Page 5639.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ELIZABETH A. FERGUSON AND
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
JENIECE D. DAVIS, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 35729 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 , MARCH 30, 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 tract of land known as Lot No. 309, situate in the Township of Tobyhanna, County of Monroe, State of Pennsylvania, and encompassed and included within the following plat; a subdivision drawn by L.A. Achterman, Jr., P.E. of East Stroudsburg, Pennsylvania, known and described as 'Section C. Stillwater Lake Estates, Inc., dated July 2, 1960' and approved by the Supervisors of the Township of Coolbaugh on July 31, 1961, and the Supervisors of the Township of Tobyhanna on July 31, 1961, and duly filed and recorded in the Office for the Recording of Plats, in and for the County of Monroe, on the 16th day of August, 1961, which said plat is recorded in Plat Book 8, Page 159.

UNDER AND SUBJECT to any existing covenants, easements, encroachments, conditions, restrictions, and agreements affecting the property. BEING THE SAME PREMISES WHICH Federal National Mortgage Association, by Deed dated 8/5/2002 and recorded 8/12/2002 in the Office of the Recording of Deeds, in and for Monroe County, in REcord Book Volume 2128, Page 7178, granted and conveyed unto Brad L. Chasse and Susan Chasse. Improvements: Residential property Tax Code No. 19/4C/1/3 Pin #19-6345-04-84-5231

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
BRAD L. CHASSE
SUSAN CHASSE**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 3, 10, 17

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 977 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 , MARCH 30, 2017
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT PARCEL of land in Township of Tobyhanna, County of Monroe, State of Pennsylvania, as more fully described in Document 200362909 and being more particularly described as follows: 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 3306, Section C1 according to plan of Emerald Lakes, prepared by Fogarasi and Moyer Inc., and recorded in the Recorder of Deeds Office in and for Monroe County, at Stroudsburg, PEnnsylvania, in Plot Book 15, Page 29. In Plot book Volume and Page Number according to aforementioned plan on record. APN: 19-6344-03-42-0353

BEING 211 Beaver Dam Road, Long Pond, PA 18334
BEING Parcel Number 19/3F/1/77
PIN 19634403420353

BEING the same premises Builders Mortgage Services, Inc. a Pennsylvania Corporation, by: Pamela Bender, President, by Deed dated December 8, 2003, and recorded December 16, 2003, in the Office of the Recorder of Deeds in and for the County of Monroe, Deed Book 2176, Page 8397, granted and conveyed unto David Scott and Diane Scott, husband and wife, in fee

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

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
KERI P. EBECK, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 236 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 , MARCH 30, 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
JONATHAN ERLER v.**

GABRIELLE LARISSA POSA

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 4004, Section CIIA, according to Plan of Emerald Lakes, prepared by Thomas Tyler Moore Assoc., Inc. and recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe at Stroudsburg, Pennsylvania in Plot Book Volume 16, Page 91, bounded and described as follows, to wit: In Plot Book Volume and Page Number according to aforementioned Plan on record.

BEING THE SAME PREMISES which John K. Erler as Trustee for the John K. Erler Living Trust, by his deed dated July 22, 2014 and intended to be recorded simultaneously herewith in the aforesaid Recorder's Office, granted and conveyed unto Gabrielle Larissa Posa.

UNDER AND SUBJECT to the covenants, conditions and restrictions of record as appear in Deed Book Volume 451, Page 98 and Volume 630, Page 197.

Address: 400 Cedar Drive a/k/a Lot 4004 Sec C II A, Long Pond, Pennsylvania 18334

P.I.N. 19634401459372

Tax Code No.: 19/3G/1/124

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

GABRIELLE LARISSA POSA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 W. WEITZMANN, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - March 3, 10, 17

**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 10303 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 , MARCH 30, 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 Tunkhannock, County of Monroe and State of Pennsylvania, and being more particularly described as follows, to wit:

BEING all of Lot 424 in Section P-I, as shown and designated on Plan of Indian Mountain Lakes, Section P-I, made by Leo Achterman, Jr., Civil Engineer and Surveyor, dated March 1, 1973 and recorded May 1973 at the Recorder of Deeds for Monroe County in Map Book 19, page 39.

BEING Lot No. 424, Section I-I as shown on Plotting of Indian Mountain Lakes Development Corp., made by Leo A. Achterman, JR., dated March 1, 1973.

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

TITLE TO SAID PREMISES VESTED IN Ronald McLane, as an individual, by Deed from M & B Builders, Inc., a Pennsylvania Corporation, dated 09/14/2000, recorded 09/22/2000, in Book 2084, Page 5759.

TAX CODE: 20/8H.1.87

TAX PIN: 20632103111359

covenants, conditions, restrictions

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

RONALD W. MCLANE A/K/A

RONALD MCLANE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

VISHAL J. DOBARIA, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - March 3, 10, 17

**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 1855 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, MARCH 30, 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, with buildings and improvements thereon erected, situate in the Township of Tunkhannock, County of Monroe and State of Pennsylvania, and being more particularly described as follows:

BEING all of Lot 4606, Section RR-II, as shown and designated on Plan of Indian Mountain Lake, Section RR-II, made by Leo Achterman, Jr., Civil Engineer and Surveyor, dated January 11, 1982 and recorded January 13, 1984 at the Recorder of Deeds for Monroe County in Map Book 53, page 111.

BEING County Parcel No. 20/8K/1/59
PIN #20632103414166

TITLE IS VESTED IN Cecilia L. Spivey, by Deed from Arkady Goyfman and Yelena Goyfman, husband and wife, dated 7/24/2012 and recorded 7/26/2012 at County of Monroe, Pennsylvania in Record Book 2420, Page 2615.

Improvements: Single Family Residential.

TO ALL PARTIES IN INTERESTS AND CLAIMANTS take notice that a Schedule of Distribution will be filed within thirty (30) days from the date of sale and distribution unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of Schedule of Distribution will be given.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CECILIA L. SPIVEY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
CRAIG H. FOX, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 4629 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, MARCH 30, 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. 17 of Unit No. 8 of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe county, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated August 5, 1985 and recorded on December 20, 1985 in Record Book Volume 1473 at Page 754 granted and conveyed unto Gary W. Mc Daniels and Jacqueline Mc Daniels.

Being part of Parcel No. 16/2/1/1-7-2C and Pin No. 16732102774601

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

GARY W. MC DANIELS

JACQUELINE MC DANIELS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 5589 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, MARCH 30, 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 Smithfield, County of Monroe and Commonwealth of Pennsylvania, marked and designated as Lot Nos. 71 to 78 inclusive and Lot No. 102 to 108 inclusive, Section 2-G, as shown on 'Plotting No. 2, Lake Valhalla, Inc., Smithfield Township, Monroe County, Pennsylvania, made by G. Kempter, dated November 5, 1956' and recorded in Monroe County, Pennsylvania in Plot Book No. 8, page 75.

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

BEING THE SAME PREMISES which Patrick S. Cunningham and Gem N. Cunningham, his wife, by their Indenture dated August 31, 1988 and recorded in the Office for the Recorder of Deeds, in and for Monroe County, Pennsylvania, in Deed Book Volume 1638, page 1639, did grant and convey unto Frank Rosalli, in fee.

**Being Known as Tax Parcel #16/10/2/10-3
Pin 16 7312 0324 5717**

**Improvements: Residential dwelling
TITLE TO SAID PREMISES IS VESTED IN Darren R. Mattushik, by Deed from Frank Rosalli and Patricia Rosalli, dated 10/29/2003, recorded 11/17/2003 in Book 2174, Page 1872.**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DARREN R. MATTUSHIK

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JENIECE D. DAVIS, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 2520 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, MARCH 30, 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 and piece of ground situated in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot No. 530, Section G as shown on map of A Pocono Country Place of file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book 19, Pages 11, 17 and 19.

TOGETHER with and under and subject to all of the rights, obligations and responsibilities as set forth in the Restrictive Covenants as appear in the chain of title.

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

BEING THE SAME PREMISES WHICH Josef F. Schama and Cynthia M. Schama, by Deed dated 9/3/2004 and recorded 3/14/2004 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2201, Page 9599, granted and conveyed unto Michael D'Angelo and Pamela D'Angelo.

**Improvements: Residential property.
Tax Code No. 03/8D/1/157
Pin #03-6358-13-24-0996**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MICHAEL D'ANGELO

PAMELA D'ANGELO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 3, 10, 17

**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 3669 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 , MARCH 30, 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. 51 of Unit No. R1, of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive). **BEING THE SAME** premises which Mah Legha Arfaa, M.D., Kamiar Khajavi Kaveh Khajavi, Mahsheed Khajavi and Michelle Khajavi, by deed dated April 6, 2012 and recorded April 11, 2012 in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 2400 at Page 7227 granted and conveyed unto Cooper Family Holdings, LLC.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

COOPER 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 - March 3, 10, 17

**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 334 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 , MARCH 30, 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, pie or parcel of land situate in the **Township of Middle Smithfield**, County of Monroe and Commonwealth of Pennsylvania, being more particularly described as follows, to wit:

BEING all of Lot No. 46, Section 4, as shown on "Final Subdivision Plan of Ledgewood North, Section 4, prepared by Frank J. Smith, Jr., Inc., dated June 14, 1995 and recorded May 28, 1996, in the Office for the Recording of Deeds, in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Plot Book Vol. 68, page 83.

BEING THE SAME PREMISES which James W. Halterman and Shirley M. Halterman, his wife, by deed dated 8/2/1999 and recorded 9/20/1999 in Book 2069 Page 3590 conveyed to Everton Rock and Carl Arduini, joint tenants with right of survivorship.

Pin #: 09730400873197
Tax Code #: 09/89969

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**CARLA ARDUINI
EVERTON L. ROCK
A/K/A EVERTON ROC K
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
REBECCA A. SOLARZ, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 2657 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 , MARCH 30, 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, known as Lot No. 13 of Tara Hills as shown on a map recorded in Plot Book Volume 56 page 115.

UNDER AND SUBJECT to Declaration of Protective Covenants, Restrictions, Exceptions, Reservations and Conditions as recorded in Deed Book Volume 1432 page 86 and amended in Declaration as recorded in Record Book Volume 1706 page 1091.

Title to said premises is vested in Samantha Thomas and Karmel Thomas, husband and wife, by deed from Pocono Lane and Homes, Inc dated December 15, 2005 and recorded January 24, 2006 in Deed Book 2255, Page 5910.

Parcel No. 12/9E/1/13
Pin No. 12637204910254

Being Known As: 322 Tara Hills Drive, Stroudsburg, Pennsylvania 18360 f/k/a 13 Tara Hills Drive, Bartonsville, Pennsylvania 18321

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**SAMANTHA THOMAS
KARMEL THOMAS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ANDREW L. MARKOWITZ,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 3311 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 , MARCH 30, 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 Barrett , Monroe County, Pennsylvania: Being Known As 402 POB 402 Beartown Road n/k/a 2432 Beartown Road, Canadensis, PA 18325

Parcel Number: 1/7A/1/19
Pin Number: 01639702865695

Improvements: Residential property
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ARON AJ SADURA, KNOWN HEIR OF CHANA SADURA A/K/A CHANA L. SADURA A/K/A ANNA SADURA A/K/A ANNA L. SADURA

ARTHUR SADURA, KNOWN HEIR OF CHANA SADURA A/K/A CHANA L. SADURA A/K/A ANNA SADURA A/K/A ANNA L. SADURA

RICHARD SADURA A/K/A R. SADURA, INDIVIDUALLY AND AS KNOWN HEIR OF CHANA SADURA A/K/A CHANA L. SADURA A/K/A ANNA SADURA A/K/A ANNA L. SADURA

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHANA SADURA A/K/A CHANA L. SADURA A/K/A ANNA SADURA A/K/A ANNA L. SADURA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 LABELLETA, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 3757 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 , MARCH 30, 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 Stroud**, Monroe County, Pennsylvania, being Lot No. 51, Section E, 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. 32, Pages 123 and 125.

BEING THE SAME PREMISES WHICH James G. Mehalakes and Mary P. Mehalakes, by Deed dated 6/26/1997 and recorded 7/14/1997 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2037, Page 9092, granted and conveyed unto Henry Ithier and Brenda A. Ithier. Henry Ithier departed this life on October 8, 2010. Brenda A. Ithier departed this life on July 29, 2014.

Improvements: Residential property
Tax Code No. 17/15E/1/51
Pin #17-6382-04-93-9293

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
NATASHA ITHIER-VERAS,
PERSONAL REPRESENTATIVE OF THE ESTATE OF
BRENDA A. ITHIER, 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

GREGORY JAVARDIAN, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4770 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on
Thursday , MARCH 30, 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 state of Pennsylvania, bounded and described as follows, to wit: Beginning at a corner, at the stable, in the public road leading from Kresgeville to Albrightsville; thence in and along said road, north fourteen (14) degrees east, eight (8) perches to a post in said road; thence by lands now or late of E. Borger Brothers, south eighty-eight (88) degrees west twenty-three and nine-tenths (23.9) perches to a post; thence by lands now or late of Mrs. Christian Weust, eight (8) perches to a post; thence by lands now or late of Sophia Sterner; thence north eighty-eight (88) degrees east, twenty-three and nine-tenths (23.0) perches to the place of beginning. Being further identified as Monroe county tax Id no. 13/11/1/30.

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

TAX CODE: 13/11/1/30
TAX PIN: 13621900503795

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

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

LAUREN L. SCHULER, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 5105 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 , MARCH 30, 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 Middle Smithfield** , County of Monroe and Commonwealth of Pennsylvania, being designated as Lot No. 97, 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 17, Page 57 and re-recorded in Plot Book Volume 18, Page 19.

Tax Map No. 9/4C/3/97
PIN: 09-7344-03-43-6063

Subject to the same rights, reservations, exceptions, covenants and conditions as are found in the prior chain of title.

Being the same premises conveyed to Francis Garnsey by deed of Fannie Mae a/k/a Federal National Mortgage Association organized and existing under the laws of the United States of America, by its Attorney in Fact, KML Law Group, PC, dated October 18, 2013 and recorded in the Office of the Recorder of Deeds of Monroe County in Deed Book Volume 2429 Page 7662.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

FRANCIS B. GARNSEY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

JAMES T. SHOEMAKER, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - March 3, 10, 17

**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 1959 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 , MARCH 30, 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 Coolbaugh**, County of Monroe and State of Pennsylvania, more particularly described as follows, to wit:

Lots 10abc, bloc, a-63, as set forth on a map entitled plan of lots, Arrowhead Lake, section eleven, Coolbaugh Township, Monroe County, Pennsylvania, dated April 1965, scale 1"100' 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 plat book 10, page 5, on June 2, 1965.

Premises being: 405 Paxinos Drive, Pocono Lake, PA 18347 a/k/a 10 Lenni Trail, Arrowhead Lake, PA 18347

TAX ID: 03/20A/2/23

PIN: 03539608898416

BEING the same premises which John F. Creedon, Sr. and Eileen M. Creedon, his wife by Deed dated March 3, 1999 and recorded April 15, 1999 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2062 Page 4432, granted and conveyed unto John F. Creedon, Sr. married.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOHN F. CREEDON 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

JESSICA N. MANIS, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - March 3, 10, 17

**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 5054 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 , MARCH 30, 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. 5557, Section CIIIB, 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, Penna., in Plot Book Volume 17 page 111, bounded and described as follows, to wit: In Plot Book Volume and Page Number according to aforementioned Plan of Record.

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.

BEING THE SAME PREMISES which Michael Buckwalter, by Deed dated 7/22/2009 and recorded 7/31/2009, in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2357, Page 6850. Instrument #3200919205, granted and conveyed unto Jeffrey B. Buckwalter.

Tax ID #: 19/31/2/164
PIN #: 19634404830637

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JEFFREY B. BUCKWALTER

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

SARAH K. MCCAFFERY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 99 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 , MARCH 30, 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 Commonwealth of Pennsylvania, being Lot Number 108, Section D, as shown on map of A Pocono Country Place, Inc., on file in the Recorder of Deeds Office at Stroudsburg, Pennsylvania in Plat Book No. 18 at Page(s) 101, 103 and 105.

TOGETHER with all rights-of-way and **UNDER AND SUBJECT** to all covenants, reservations, restrictions and conditions as set forth in the Restrictive covenants attached hereto as 'Schedule A'.

TITLE TO SAID PREMISES VESTED in Stafford G. Stephenson and Elet B. Stephenson, his wife, by Deed from Cost Control Marketing and Management, Inc., a Pennsylvania corporation, dated 03/02/1988, recorded 03/02/1988, in Book 1606, Page 163.

By virtue of Elet B. Stephenson's death on or about 07/30/2012, her ownership interest was automatically vested in Stafford G. Stephenson.

TAX CODE: 3/8B/2/247
TAX PIN: 03635820729453

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

STAFFORD G. STEPHENSON

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

PETER WAPNER, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 5888 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, MARCH 30, 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. 879, Section F according to Plan of Emerald Lakes, and recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, PA, in Plot Book Volume 24, Page 47, bounded and described as follows, to wit:

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

UNDER AND SUBJECT to covenants, conditions and restrictions as contained in Deed Book Volume 627, page 298, and in the chain of title.

TITLE TO SAID PREMISES IS VESTED in Don D. Smith, husband, by Deed from Kali R. Walker Smith and Don D. Smith, h/w, dated 08/07/2015, recorded 08/26/2015 in Book 2458, Page 8191.

TAX CODE: 19/3D/1/112

TAX PIN: 19634401277405

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

KALI R. WALKER SMITH

DON D. 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
JOSEPH E. DEBARBERIE,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 2557 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, MARCH 30, 2017

AT 10:00 A.M.

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

ALL THAT CERTAIN lot, tract, piece or parcel of land situate at Pocono Laurel Lake, Township of Pocono, County of Monroe and Commonwealth of Pennsylvania, being designated as Lot No. 208, Section B, on map entitled "Section B, Pocono Laurel Lake, Joseph R. Mattioli, Pocono Township, Monroe County, Pennsylvania, March 29, 1965, L.A. Achterman, Jr.,

P.E., recorded on April 22, 1965 in the Office for the Recording of Deeds, in and for the County of Monroe, at Stroudsburg, Pennsylvania in Plot Book 9, Page 159.

BEING the same premises which John R. Moretti and Susan A. Steiger, by their deed dated May 8, 1997 and recorded on May 19, 1997 in the Office for the Recording of Deeds, Monroe County, PA in Record Book Volume 2036, Page 2326, granted and conveyed unto John R. Moretti and Susan A. Moretti.

TAX PARCEL NO.: 12/9A/2/125

PIN NO.: 12-6382-03-02-7464

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOHN R. MORETTI AND

SUSAN A. MORETTI

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JAMES VINCENT FARERI,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 859 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, MARCH 30, 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 situate on a piece of ground known as Lot 126, Section B (situate in the Township of Pocono, County of Monroe and State of Pennsylvania, as more particularly set forth on Map of Plotting of Pocono Haven Corporation Pocono Township, Monroe County, Pennsylvania, made by Guyton Kemper, "Registered Surveyor", on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book 13, Page 3.

BEING known and numbered as 2409 White Oak Drive West, East Stroudsburg, PA 18301

Being the same property conveyed to Naronda Edwards-Proctor, married who acquired title by virtue of a deed from Albert Proctor, married, dated August 22, 2008, recorded September 5, 2008, at Official Records Volume 2341, Page 5364, Monroe County, Pennsylvania records.

TAX CODE: 12/3A/1/207

PIN NO: 12638201292766

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

NARONDA EDWARDS-PROCTOR ALBERT PROCTOR

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
KIMBERLY A. BONNER, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

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 7084 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 , MARCH 30, 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/Lots No. 382, Section K, as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 24, Pages 51, 53 and 55.

BEING THE SAME PREMISES WHICH Raintree Homes, Inc., a Pennsylvania Corporation, by Deed dated 07/24/1998 and recorded 09/17/1998 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2051, Page 8297, granted and conveyed unto Ramon E. Colon and Mona E. Colon.

Improvements: Residential property
Tax Code No. 3/9F/1/129
Pin #03636917021032

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

RAMON E. COLON MONA E. COLON 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
JILL MANUEL-COUGHLIN, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

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 4002 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 , MARCH 30, 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 in the Township of Pocono , County of Monroe, Commonwealth of Pennsylvania, known as Lot 19 as shown on that certain map entitled "The Woodlands, Stages 3 and 4, Phase 1' prepared George Fetch, Jr., PLS, and recorded in the Recorder of Deeds Office of Monroe County in Plot Book 69, page 203.

BEING THE SAME PREMISES conveyed unto the Grantor herein by Deed from Pine Ridge Equities, Inc. dated April 18, 1998 and recorded in the Office of the Recorder of Deeds of Monroe County in Record Book 2047, Page 2221.

Parcel Identification No: 12/90648
Map #: 12-6382-00-20-2476

Improvements: Residential dwelling
TITLE TO SAID PREMISES IS VESTED IN Joseph P. Abbate and Ramona Lee K. Abbate, h/w, by Deed from Ramona Lee K. Abbate, formerly Ramona Lee Arquero, dated 06/05/2000, recorded 08/24/2000 in Book 2083, Page 2541.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOSEPH P. ABBATE AND RAMONA LEE K. ABBATE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
 HEATHER RILOFF, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 3, 10, 17

**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 3965 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 , MARCH 30, 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 Stroud**, County of Monroe, and state of Pennsylvania, being Lot or Lots No. 48, Section F, 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, Pennsylvania, in Plot Book Volume 33, Pages 101 and 103.

BEING THE SAME PREMISES which Coastal Environment, Inc., a Pennsylvania corporation, by Deed dated 4/5/2002 and recorded 4/10/2002, in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2119, Page 3797, Instrument #200214443, granted and conveyed unto Miguel Polemir and Stephanie Polemir, husband and wife.

Tax ID #: 17/15F/1/48

Pin #17639203022295

PIN #: 17639203022295

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MIGUEL POLEMIR A/K/A

MIGUEL A. POLEMIR

STEPHANIE POLEMIR

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
 SARAH K. MCCAFFERY, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 3, 10, 17

**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 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 , MARCH 30, 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 Coolbaugh**, County of Monroe and State of Pennsylvania, being Lot No. 701, Section J, as is more particularly set forth on Map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 22, Pages 11, 13, 15 and 17.

UNDER AND SUBJECT all the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as may be more particularly set forth in the above recited Deed and which may run with the land.

Title to said premises is vested in Drew G. Munro by deed from Manufacturers and Traders Trust dated February 12, 2001 and recorded March 1, 2001 in Instrument Number 200114660.

Parcel No. 03/9C/1/1380

Pin No. 03635918313882

Being Known As: 9099 Idlewild Drive, Tobyhanna, Coolbaugh Township, Monroe County, PA 18466

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DREW G. MUNRO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
 JACOB M. OTTLEY, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 3, 10, 17

**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 1108 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 , MARCH 30, 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 Coolbaugh , County of Monroe and State of Pennsylvania, more particularly described as follows, to wit:
 Lot No. 171, Section No. D, as shown on Map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg in Plot Book No. 18, Page 101, 103 and 10-5.

Being Parcel I.D. No.: 3/8B/2/145
 Pin: 03635815730177

Being Known As: D-171 Briarcliff Terrace, n/k/a 4591 Briarcliff Terrace, Tobyhanna, PA 18466
BEING the same premises which Cheryl Stewart-Gaymon, single and Janice E. Stewart single, by deed dated May 24, 2002 and recorded in the Recorder of Deeds Office in and for Monroe County, Pennsylvania on June 12, 2002 in Book 2124, Page 2621, as Instrument No. 200223630 granted and conveyed unto Cesar M. Gonzalez, married, his/her heirs and assigns, in fee.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CESAR M. GONZALEZ

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania

STEPHEN M. HLADIK, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 3, 10, 17

**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 3946 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 , MARCH 30, 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 Borough of Mt. Pocono , County of Monroe, and Commonwealth of Pennsylvania, known and designated as Lot No. 16, Block G on a map of Pine Hill Park, Section One, dated December, 1972 and recorded in the Office of the Recording of Deeds in and Monroe County, Pennsylvania in Map Book 18 Page

49 as being more particularly described as follows in said subdivision map, which map is incorporated by reference and made part of this Deed.
BEING THE SAME PREMISES which Builders Mortgage Service Inc., by Deed dated 5/24/2003 and recorded 6/2/2003, in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2155, Page 1350, Instrument #200325371, granted and conveyed unto Joseph G. Fama, Sr., & Dorothy M. Fama.

Tax ID #: 10/93668
 Pin #: 10636505096049

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOSEPH L. FAMA, EXECUTOR OF THE ESTATE OF JOSEPH G. FAMA, SR., DECEASED

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania

SARAH K. MCCAFFERY, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 3, 10, 17

**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 4795 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 , MARCH 30, 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 NO.: 20/13B/3/60
 PIN NO.: 20631201057554

ALL THAT CERTAIN LOT, parcel or piece of land situate in the Township of Tunkhannock , County of Monroe and Commonwealth of Pennsylvania, being known as Lot No. 16, Section 6 of Brier Crest as shown on a plan of lots recorded in the office of the Recorder of Deeds of Monroe County in Plot Book Volume __, Page __.

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

PARCEL NO. 20/13B/3/60

Fee Simple Title Vested in Thomas D. Carter and Derrinda D. Carter, husband and wife by deed from, Wayne E. Hulehan and Margaret Hulehan, husband and wife, dated 5/31/2006, recorded 6/7/2006, in the Monroe County Recorder of deeds in Deed Book 2270, Page 2278, as Instrument No. 200624467.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**DELLRENDA D. CARTER****THOMAS D. CARTER****TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 N. MANIS, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - March 3, 10, 17

**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 1401 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 , MARCH 30, 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 Commonwealth of Pennsylvania, BEING Lot No. 44, Section No. A. as shown on Map of A Pocono Country Place, recorded in the Office of the Recorder of Deeds at Stroudsburg, Pennsylvania, in and for the County of Monroe, in Plat Book Volume 18, Page 57 and 61.

Parcel #03/3B/1/19

Pin #03635820804733

BEING THE SAME PREMISES which U.S. Bank National Association as Trustee for BAFIC 2007-7, by Suntrust Mortgage, Inc., a Virginia Corporation its Attorney-in-Fact, by Deed dated 5/21/2010 and recorded 6/4/2010, in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2371, Page 6362, Instrument #201012950, granted and conveyed unto Jewel Salaam.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**JEWEL SALAAM A/K/A****JEWEL R. SALAAM****TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale 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
SARAH K. MCCAFFERY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - March 3, 10, 17

**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 5458 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 , MARCH 30, 2017

AT 10:00 A.M.

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

ALL CERTAIN lot/lots, parcel or piece of ground situate in the Township of Barrett , County of Monroe, and State of Pennsylvania, being Lot/Lots No. 20 as shown on map of Lands of Robert J. Berish, on file in the Recorder's Office at Stroudsburg, Pennsylvania in PLOT Book No. 57, Page 8.

UNDER AND SUBJECT to covenants, restrictions and conditions as appear in Monroe County Plot Book Volume 20, Page 37 and Plot Book Volume 57, Page 8.

TITLE TO SAID PREMISES IS VESTED IN Thomas A. Calcaterra and Kathy Calcaterra, h/w, as tenants by the entirety by Deed from Robert J. Berish and Carolyn H. Berish, h/w, as tenants by the entirety, dated 09/02/1986, recorded 09/12/1986 in Book 1510, Page 1573.

TAX CODE: 01/16/2/17-10

TAX PIN: 01638702590927

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**THOMAS A. CALCATERRA****KATHY CALCATERRA****TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 A. DESSOYE, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 3, 10, 17

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4113 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , MARCH 30, 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 State of Pennsylvania, designated as Lot No. 28, Section II, according to Plan of Safari, Inc., prepared by Lawrence Bailey, R.S.. and recorded in the Office for the Recording of Deeds &c., in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Plot Book Volume 14, Page 51.

Tax ID #: 9/16/3/6
 PIN #: 09731302758781

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JEFFREY R. WILLIAMS AND
 RUTH M. WILLIAMS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
 SARAH K. MCCAFFERY, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 3, 10, 17

**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 1665 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 , MARCH 30, 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 Price**, County of Monroe and Commonwealth of Pennsylvania, being known as Lot No. 35, Section 2, South Ridge, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania in Plot Book Volume 74, Page 72.

TITLE TO SAID PREMISES VESTED IN Ann Vieira and Ricardo Vieira, by Deed from Bank of New York, as Trustee for the Certificateholders CWALT, Inc., Alternative Loan trust 2004-J7, Mortgage Pass-Through Certificates, Series 2004-J7 by Countrywide Home Loans, Inc., Attorney in Fact by Power of Attorney Recorded in Bk2130, Pg 4991, dated 04/22/2008, recorded 07/30/2008 in Book 2339, Page 5559.

TAX CODE: 14/96472
 TAX PIN: 14730400254002

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ANN VIEIRA
 RICARDO VIEIRA**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
 JENNIE C. TSAI, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 3, 10, 17

**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 8243 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 , MARCH 30, 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 situate in the Township of Smithfield, County of Monroe, Commonwealth of Pennsylvania being known and designated as Lot No. 21, Phase 1, as shown on Final Plan, Phase 1, Craigs Meadow Subdivision, recorded in Monroe County, Pennsylvania in Plot Book No. 69, Page 186.

Being Known As: 336 Sarah Way, East Stroudsburg, PA 18301

TAX CODE: 16/90575

PIN NO.: 16731202685590

TITLE TO SAID PREMISES IS VESTED IN Darren C. Skinner and Aurora C. Skinner, husband and wife by deed from Darren C. Skinner and Aurora C. Gonzalez, n/b/m Aurora C. Skinner dated 04/13/2001 recorded 04/20/2001 in Deed Book 2094 Page 8015.

Having been erected thereon a single family dwelling.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

AURORA C. SKINNER

DARREN C. SKINNER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

ELIZABETH L. WASSALL, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 364 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, MARCH 30, 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 located in Stroud Township, Monroe County, Pennsylvania, and known as Estate Lot Site Number 607, as shown on the Final Plan Blue Mountain Lake Subdivision Phase 5, approved by the Stroud Township Board of Supervisors as of November 16, 1998 and filed of record in the Office of the Recorder of Deeds of Monroe County, Pennsylvania on December 10, 1998 in Plot Book 70 at Pages 257 and 258.

UNDER AND SUBJECT to and all covenants, easements, restrictions and reservations appearing in the

chain of title or otherwise visible upon the land.

TITLE TO SAID PREMISES IS VESTED IN Lisa Primiano, a married woman, by Deed from The GRSW Stewart Real Estate Trust, dated 12/04/2009, recorded 09/09/2011 in Book 2391, Page 2848.

TAX CODE: 17/91122

TAX PIN: 17730303127334

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LISA PRIMIANO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

VISHAL J. DOBARIA, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 98 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, MARCH 30, 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 ground situate in the Township of Paradise, Monroe County, Commonwealth of Pennsylvania, as more fully described in Deed Book 2069, Page 4180, ID# 11/88815, being known and designed as Lot 19, Phase 1-A, Paradise Alpine Village.

BEING THE SAME PREMISES which Ron Frazier, by deed dated 6/11/2004 and recorded 8/10/2004 in Book 2198 Page 8366 conveyed to Ron Frazier and Louise Frazier, husband and wife.

Pin #: 11638504933446

Tax Code #: 11/88815

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LOUISE FRAZIER

RON L. FRAZIER

A/K/A RON FRAZIER

MORTGAGOR(S) AND

RECORD OWNER(S)

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 K. FISSEL, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 3, 10, 17

**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 2789 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 , MARCH 30, 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 Chestnuthill , County of Monroe and Commonwealth of Pennsylvania, being Lots 131 and 132, as shown on a plan of lots entitled 'Meadowlake Park, Chestnuthill and Hamilton Townships, Monroe County, Pa.,' by Guiton Kempter and Associates, Inc. dated July 1, 1966 Revised July 15, 1966, and recorded in the Office of the Recorder of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plot Book Volume 10 page 165. **TITLE TO SAID PREMISES VESTED IN Anna M. Frable, unmarried, by Deed from Jenna Akola n/b/a Jenna Rudolf and Christopher J. Rudolf, husband/wife, dated 04/01/2011, recorded 05/06/2011, in Book 2386, Page 3006, Instrument No. 201109400.**

**TAX CODE: 2/1A/1/99
 TAX PIN: 02626803433726**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ANNA M. FRABLE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin

Sheriff of Monroe County
 Pennsylvania
**JOSEPH E. DEBARBERIE,
 ESQUIRE**

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 3, 10, 17

**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 324 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 , MARCH 30, 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. 3816, Section CIIB 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 33, bounded and described as follows, to wit: In Plot Book Volume and Page Number according to aforementioned Plan on Record.

UNDER AND SUBJECT to covenants, conditions and restrictions as contained in the chain of title.

TITLE TO SAID PREMISES VESTED IN Lennox Campbelle, by Deed from Lancaster Reclamation, LLC, dated 10/08/2008, recorded 10/09/2008, in Book 2343, Page 2413.

**TAX CODE: 19/3H/1/155
 TAX PIN: 19634403234735**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LENNOX CAMPBELL

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 3, 10, 17

**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 3116 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 , MARCH 30, 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 State of Pennsylvania, marked and designated as lot No. 1 as shown on lands of Truco, Inc., development known as Sunset Hills II and recorded in the Office for the Recording of Deeds, &c., at Stroudsburg, Monroe County, Pennsylvania, in Plot Book No. 26, page 123.

TITLE TO SAID PREMISES IS VESTED IN Steven Brescia and Debra Brescia, his wife, by Deed from E-diverge Homes and Construction, Inc., dated 09/12/1992, recorded 09/15/1992 in Book 1848, Page 1016.

TAX CODE: 15/8B/2/34
TAX PIN: 15625704908812

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**STEVEN L. BRESCIA
A/K/A STEVEN BRESCIA
DEBRA L. BRESCIA
A/K/A DEBRA BRESCIA**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JOSEPH E. DEBARBERIE,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 5041 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 , MARCH 30, 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 NO.: 19-11B-1-173
PIN NO.: 19630604544917

ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in the **Township of Tobyhanna**, Monroe County, Pennsylvania, being Lot or Lots No. 523, Section GIV, Locust lake Village, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 11, Page 89.

Fee Simple Title Vested in Jeffrey Sperber and Linda Sperber, husband and wife, as tenants by the entireties by deed from Colleen G. Spaeth, dated September 16, 2005, recorded September 19, 2005, in the Monroe County Recorder of Deeds Office in Deed Book 2240, page 3032 and Instrument Number 200542206.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JEFFREY SPERBER
LINDA SPERBER**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 3, 10, 17

**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 4585 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 , MARCH 30, 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 #405, Section 1, of Pocono Farms East as shown on plan of lots recorded in the Office of the Recorder of Deeds of Monroe County in Plot Book Volume 16, Page 49.

The Improvements thereon being commonly known as 405 Cameron Drive.

BEING THE SAME PREMISES which Builders Mortgage Service, Inc., by deed dated 8/21/2003 and recorded 8/27/2003 in Book 2165 Page 1888 conveyed to Shem D. Quashie and Annabelle C. Walters-

Quashie, husband and wife.
 Pin #: 03636703010662
 Tax Code #: 03/4B/1/185

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**SHEM D. QUASHIE
 ANNABELLE C. WALTERS-QUASHIE**

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
NORA C. VIGGIANO, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 3, 10, 17

**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 5573 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 , MARCH 30, 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 3712, Section 7, Pocono Farms East, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 17, page 123.

BEING THE SAME PREMISES which Kevin S. Kelly and Deirdre O'Connell now by marriage Deirdre Kelly, h/w, by deed dated 2/5/2003 and recorded 2/7/2003 in Book 2144 Page 3520 conveyed to Robert B. Marowitz and Irina Marowitz, h/w.

Pin #: 03636703111144
 Tax Code #: 03/4B/2/56

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**IRINA MAROWITZ
 ROBERT B. MAROWITZ
 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 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
NORA C. VIGGIANO, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 3, 10, 17

**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 3720 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 , MARCH 30, 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 Middle Smithfield , County of Monroe and State of Pennsylvania, marked and designated as Lot No. 73, as shown on 'Plotting of Wilderness Acres' Middle Smithfield Township, Monroe County of Pennsylvania, made by Guyton Kempter and Associates, Inc., and recorded in Monroe County, Pennsylvania, in Plot Book Volume No. 20 at Page No. 17, and revised in Plot Book Volume No. 37 at Page No. 87.

TITLE TO SAID PREMISES VESTED IN Donald J./Haines and Pamela M. Haines, h/w, by Deed from Donald J. Haines and Pamela M. Haines, h/w, dated 04/23/1993, recorded 04/30/1993, in Book 1884, Page 0619.

TAX CODE: 09/14E/1/10
 TAX PIN: 09731504930835

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**DONALD J. HAINES
 PAMELA M. HAINES**

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

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 8219 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 , MARCH 30, 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 3217 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 , MARCH 30, 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, being Lot 518, Section B, Ski Haven Lake, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe in Plot Book Volume 10 page 71.

Title to said premises is vested in Connie Rinker by deed from Sherwood F. Fish and Myrtle E. Fish, husband and wife, dated July 10, 2003 and recorded July 30, 2003 in Deed Book 2161, Page 6177.

Parcel No. 12/5A/1/122

Pin No. 12637401460976

Being Known As: 339 Bumblebee Pass, fka 44 Ski Haven Estates, Cresco, Pocono Township, Monroe County, PA 18326

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CONNIE RINKER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin

Sheriff of Monroe County
Pennsylvania

JACOB M. OTTLEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Hamilton** , County of Monroe and State of Pennsylvania, known as Lot No. 301, Section A of Brislin Estates as known on a map recorded in map Plot Book 41, Page 41.

BEING THE SAME PREMISES which William C. Randell, Jr. an unmarried man and Robin L. Randell, an unmarried woman, by Deed dated 1/15/2010 and recorded 2/23/2010 in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2367, Page 735 and Instrument #201004112, granted and conveyed unto William C. Randell, Jr., an unmarried man.

Tax ID #: 07/7B/2/2

Pin: 07638002695420

PIN #: 07638002695420

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

WILLIAM C. RANDELL, JR.

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin

Sheriff of Monroe County

Pennsylvania

SARAH K. MCCAFFERY, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - March 3, 10, 17

**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 4750 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 , MARCH 30, 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 parcel or piece of ground situated in the Township of Paradise, County of Monroe, Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEING Lot No. 3116, Plotting V, Tax Code #11/3B/1/5, as shown on a map entitled Timber Hill, on file in the Office of the Recorder of Deeds in and for the County of Monroe at Stroudsburg, PA, in Plot Book Volume 21, at Page 27.

TITLE TO SAID PREMISES VESTED IN Maria Ramos, married individual, by Deed from Israel Pellet and Maria Ramos, his wife, Dated 03/04/2004, Recorded 03/08/2004, in Book 2183, Page 8463.

TAX CODE: 11/3B/1/5
TAX PIN: 11639503134924

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
MARIA RAMOS A/K/A
MARIA I. RAMOS**

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JENNIE C. TSAI, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 411 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, MARCH 30, 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 State of Pennsylvania, marked and designated as Lot No. 3310, Section 7, as shown on "Plotting of Pocono Farms-East, Coolbaugh Township, Monroe County, Pennsylvania, made by Achterman Associates" and recorded in Monroe County, Pennsylvania, in Plot Book No. 17, page 123.

BEING THE SAME PREMISES which Hector Quiros and Nadine Quiros, husband and wife and Neida Rivera, by deed dated 6/9/2003 and recorded 7/17/2003 in Book 2160 Page 1422 conveyed to Hector Quiros and Nadine Quiros, husband and wife.

Pin #: 03636703203882
Tax Code #: 03/4B/2/147

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**HECTOR QUIROS
NADINE QUIROS**

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MATTHEW K. FISSEL, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 4667 CIVIL 2006, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, MARCH 30, 2017
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
ALL THAT CERTAIN lot situate in the Township of Tunkhannock, County of Monroe and Commonwealth of Pennsylvania, marked and designated as Lot Number 46, Section 8, as shown on "Plotting of Sierra view", Tunkhannock Township, Monroe County, Pennsylvania, made by VEP & Associates and recorded in Monroe County, Pennsylvania in Plot Book No. 36, Page 57.

BEING THE SAME PREMISES which Kal-Tac, Inc., by deed dated 3/18/2004 and recorded 3/19/2004 in Book 2184 Page 8878 conveyed to Marie J. Plaismond.

Pin #: 20633101353934
Tax Code #: 20/3A/2/28

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**MARIE J. PLAISMOND
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 - March 3, 10, 17

**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 5369 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, MARCH 30, 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. 118, Section G, as shown on a map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 19 at Pages 11, 17 and 19.

BEING THE SAME PREMISES which John G. Donahue, widower, by Deed dated 11/15/2004 and recorded 11/17/2004, in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2208, Page 72, granted and conveyed unto Bruno Neri, an individual.

Tax ID #: 03/8D/1/535
Pin: 03635810356350
PIN #: 03635810356350

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

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
SARAH K. MCCAFFERY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 604 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, MARCH 30, 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 171, Section K, 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, Page 5.

TITLE TO SAID PREMISES VESTED IN Alexander Jackson and Margaret Jackson, by Deed from Elizabeth Williams, nka, Elizabeth Rao, dated 11/15/2002, recorded 11/21/2002, in Book 2137, Page 4266.

By virtue of Margaret Jackson's death on or about 12/18/2005, her ownership interest was automatically vested in the surviving joint tenant(s).

TAX CODE: 03/9E/1/103

TAX PIN: 03635920905056

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ALEXANDER JACKSON

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JENNIE C. TSAI, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 619 CIVIL 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, MARCH 30, 2017
AT 10:00 A.M.

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

ER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in the Township of Tunkhannock, Monroe County, Pennsylvania being Lot or Lots No. 5911, Section D-1 Emerald 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 19, page 109.

BEING THE SAME PREMISES which Harmon Homes, Inc., by deed dated 3/5/2007 and recorded 3/12/2007 in Book 2298 Page 9277 conveyed to mark M. Manasse and Maria Jose Gustave-Manasse, husband and wife.
Pin #: 20634302690893
Tax Code #: 20/1C/1/331

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**MARIE JOSE GUSTAVE-MANASSE
MARK M. MANASSE**

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

MATTHEW K. FISSEL, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 2482 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, MARCH 30, 2017

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot situate in the Township of Tunkhannock, County of Monroe, and State of Pennsylvania, marked and designated as Lot Number 23, Section 9, as shown on 'Plotting of Sierra View', Tunkhannock Township, Monroe County, Pennsylvania, made by VEP & Associates and recorded in Monroe County, Pennsylvania, in PLOT Book No. 34, Page 15.

TITLE TO SAID PREMISES IS VESTED IN Jose Gonzalez and Virginia Gonzalez, by Deed from Rosa M. Serrano, dated 06/06/2014, recorded 06/06/2014 in Book 2439, Page 306.

TAX CODE: 20/3D/1/34
TAX PIN: 20633101384757

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JOSE GONZALEZ
VIRGINIA GONZALEZ
ROSA M. 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

JOSEPH A. DESOYE, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 3188 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, MARCH 30, 2017

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot or piece of ground situate in the Township of Polk, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 928, Section 2, Pleasant Valley Estates as shown on Amendment to Plotting II Pleasant Valley Estates, Polk Township, Monroe County, Pennsylvania as recorded in Plot Book Volume 13, Page 65.

Title to said premises is vested in Vanessa Ferraz by deed from Robert E. Plank dated October 27, 2006 and recorded November 8, 2006 in Instrument Number 20064791.

Parcel No. 13/8B/1/80
Pin No. 13622901075187

Being Known As: 242 Hawthorn Lane a/k/a 928 Hawthorn Lane, Effort, Polk Township, Monroe County, PA 18058

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

VANESSA FERRAZ

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file

in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JACOB M. OTTLEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 326 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 , MARCH 30, 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 Jackson Township , Monroe County, Pennsylvania: being known as 405 Silver Fox Lane now known as 704 Silver Fox Ln, (Jackson Township), Stroudsburg, PA 18360

Parcel Number: 8/91885
Pin Number: 08637000296171

Improvements: Residential property

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**VINCENT DELUZIO A/K/A
VINCENT DELUZIO, JR.**

**LORRAINE DELUZIO
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS
AND ALL PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST FROM
OR UNDER VINCENT DELUZIO, SR.,
DECEASED**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ELIZABETH L. WASSALL,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 3595 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 , MARCH 30, 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 Commonwealth of Pennsylvania, being Lot Number 646, Section H, as shown on map of A Pocono Country Place on file in the Recorder of Deeds office at Stroudsburg, Pennsylvania in Plat Book No. 19 at Page(s) 21, 23, and 25. BEING 8853 Chipmunk Lane, Tobyhanna, PA 18466 BEING Parcel Number 03/8E/1/617 PIN 03635809075078

BEING the same premises Nancy Ruiz Gordon, a single woman, by Deed dated October 8, 2002, and recorded November 14, 2002, in the Office of the Recorder of Deeds in and for the County of Monroe, Deed Book 2136, Page 9292, granted and conveyed unto John A. Cobb, a married man, in fee.

SEIZED AND TAKEN IN EXECUTION AS THE

**PROPERTY OF:
JOHN A. COBB**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
KERI P. EBECK, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 6130 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 , MARCH 30, 2017
AT 10:00 A.M.**

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

ER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Coolbaugh, County of Monroe, and Commonwealth of Pennsylvania, being Lot No. 1019, Section E, Stillwater 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/Page 10/105.

Being Known As: 1019 Poplar Dr n/k/a 1142 Chickadee Dr., Pocono Summit, PA 18346
Tax Code: 3117479

Pin No.: 03634604616326

TITLE TO SAID PREMISES IS VESTED IN Rina L. Baker by deed from Loan Servicing Solutions, Inc. dated 03/21/2005 recorded 04/05/2005 in Deed Book 2221 Page 1698.

Having been erected thereon a single family dwelling.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

RINA L. BAKER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 LABLETTA, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - March 3, 10, 17

**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 2472 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, MARCH 30, 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 Coolbaugh, County of Monroe, and Commonwealth of Pennsylvania, Being Lot 426, Section H, as shown on a map or plan of A Pocono Country Place, and having a tax map identification of 3/8E/1/176, on file in the Recorder of Deeds Office at Stroudsburg, Monroe County, Pennsylvania.

TITLE TO SAID PREMISES VESTED IN Radu Gheorghe Sirbu, as sole owner, by Deed from Radu Gheorghe Sirbu and Daniela Cosmina Romasan and Nina Michaels, dated 10/31/2006, recorded 01/23/2007, in Book 2294, Page 4414, Instrument No. 200703080

TAX CODE: 03/8E/1/176

TAX PIN: 03635809065278

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

RADU GHEORGHE SIRBU

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

JENNIE C.TSAI, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - March 3, 10, 17

**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 703 CIVIL 2008, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, MARCH 30, 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 61, Section A, Penn Estates, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 31, Pages 61 and 65.

TITLE TO SAID PREMISES IS VESTED IN Michael E. Dempsey, III and Filomena Dempsey, h/w, by Deed from Kathleen Mary Bourke, unmarried, dated 06/13/2003, recorded 06/18/2003 in Book 2157, Page 562.

TAX CODE: 17/15A/2/81

TAX PIN: 17-6392-01-37-3477

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**MICHAEL E. DEMPSEY, III
FILOMENA DEMPSEY**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file

in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
PAUL CRESSMAN, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 4761 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 , MARCH 30, 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 22, Section D, 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 18, Pages 101, 103 & 105.

BEING THE SAME PREMISES which Federal Home Loan Mortgage Corporation by Daniel A. McGovern by Power of Attorney recorded 6/20/2008 BK 2337 PG 2515 Inst. # 200818509, by deed dated 10/10/2013 and recorded 10/22/2013 in Book 2429 Page 1733 conveyed to CDLITEB4U2, LLC.

Pin #: 03635820715739
Tax Code #: 03/8B/2/220

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
CDLITEB4U2 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
MATTHEW K. FISSEL, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 5387 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 , MARCH 30, 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 situated in the **Township of Tobyhanna** , County of Monroe, State of Pennsylvania, more particularly described as Lot 142, Tax Code 19/7B/1/102 as shown on a map or plan of Laurel Mountain Springs, recorded in the Office of the Recorder of Deeds in and for Monroe County, in Plat Book Volume 56, page 71. UNDER AND SUBJECT to covenants, conditions and restrictions of record.

BEING THE SAME PREMISES which Falcon Crest Homes, Inc., a Pennsylvania corporation, by deed dated 1/27/2007 and recorded 2/2/2007 in Book 2295 Page 5669 conveyed to George Carapella, III.

Pin #: 19633404530720

Tax Code #: 19.7B/1/102

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

GEORGE CARAPELLA, III

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

REBECCA A. SOLARZ, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 3875 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 , MARCH 30, 2017
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot/lots, parcel or piece of land

situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot/Lots No. 236, Section G, as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book No. 19, pages 11, 17 and 19.

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

BEING THE SAME PREMISES which D, E & S Properties, Inc. t/a Classic Quality Homes, by deed dated 7/1/2013 and recorded 7/5/2013 in Book 2423 Page 1004 conveyed to David Bryant.

Pin #: 03635810373153
Tax Code #: 03/8D/1/428

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

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
REBECCA A. SOLARZ, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 4956 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, MARCH 30, 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 Chestnut-hill, Monroe County, Pennsylvania:

Being Known As 87 Short Bull Road, Effort, PA 18330
Parcel Number: 02/8B/1/47
Pin Number: 02624903331680

Improvements: Residential property

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LOUIS ZAYAS, LAST RECORD OWNER
SARINA VASQUEZ, INDIVIDUALLY AND AS KNOWN HEIR OF LOUIS ZAYAS, LAST RECORD OWNER
LUIS ANGEL VASQUEZ

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 A. SCOTT, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 11376 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, MARCH 30, 2017
AT 10:00 A.M.

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

ALL CERTAIN lot/lots, parcel or piece of situated in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot/Lots No. 460, Section J, as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book No. 22 pages 11, 15, 17 & 19.

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

BEING THE SAME PREMISES which David S. Wengerd. by deed dated 12/21/2012 and recorded 12/28/2012 in Book 2413 Page 2305 conveyed to Ayako Wiltshire.

Pin #: 03635919528176
Tax Code #: 03/9C/1/361

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

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

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

Thursday, MARCH 30, 2017

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 9630 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, MARCH 30, 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 or lots, parcel or piece of ground situate in the Township of Stroud, Monroe County, Pennsylvania, being Lot or Lots No. 10, Section B, 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 67, 69.

TITLE TO SAID PREMISES VESTED IN Lizbeth Tapia by Deed from Cranberry Hill Corporation, a Pennsylvania Corporation, dated 02/28/2006, recorded 03/20/2006, in Book 2261, Page 3266.

TAX CODE: 17/15A/1/109

TAX PIN: 17639201382444

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LIZBETH TAPIA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

VISHAL J. DOBARIA, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 8853 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

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. 335, Section F, as shown on map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 19, pages 11, 13 and 15.

TITLE TO SAID PREMISES VESTED IN Elvis Guerra, an individual, by Deed from Salvatore Rapisardi and Anna Maria Rapisardi, his wife, dated 08/25/2000, recorded 09/01/2000, in Book 2083, Page 6856

TAX CODE: 03/8C/1/497

TAX PIN: 03635814338271

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ELVIS GUERRA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin

Sheriff of Monroe County
Pennsylvania

JOSEPH E. DEBARBERIE,

ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 11083 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, MARCH 30, 2017

AT 10:00 A.M.

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

ALL THE FOLLOWING lot situate in the Township of Chestnuthill, County of Monroe and State of Pennsylvania, marked and designated as Lot Number 104, Section 4, as shown on 'Plotting of Sierra View', Chestnuthill Township, Monroe County, Pennsylvania, made by VEP & Associates and recorded in Monroe County, Pennsylvania, in Plot Book No. 33 Page 37.

TITLE TO SAID PREMISES IS VESTED IN Tyrone E. Sims, by Deed from Kurt E. Waldner and Helga L. Waldner, h/w, dated 10/10/2008, recorded 10/14/2008 in Book 2343, Page 4265.

TAX CODE: 02/14E/1/110

TAX PIN: 02633002782597

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF:
TYRONE 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
ROBERT P. WENDT, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 3, 10, 17

**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 4987 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 , MARCH 30, 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 situated in the **Township of Coolbaugh** , County of Monroe and Commonwealth of Pennsylvania, being Lot No. 458, Section F, as shown on map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book No. 19, Pages 11, 13, 15.

TITLE TO SAID PREMISES VESTED IN Alexander Schwartz and Alla Schwartz, his wife, by Deed from Richard Melendez an individual, dated 07/17/2006, recorded 07/25/2006, in Book 2275, Page 2462.

TAX CODE: 03/8C/1/228
TAX PIN: 03635814248364

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

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

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

less exceptions are filed within said time.

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
JENNIE C. TSAI, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 3, 10, 17

**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 4064 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 , MARCH 30, 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. 298, Section G as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book No. 19, Page 11, 17 and 19.

BEING THE SAME PREMISES which Joseph Cardona Jr., single, by deed dated 5/13/2004 and recorded 5/17/2004 in Book 2190 Page 3099 conveyed to Dale L. Martenson, an individual.

Pin #: 03635814342755
Tax Code #: 03/8D/1/266

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
 DALE L. MARTENSON**

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
NORA C. VIGGIANO, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - March 3, 10, 17

**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 496 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, MARCH 30, 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 CERTAIN lot of land in the Township of Middle Smithfield, County of Monroe, Pennsylvania, shown as Lot 9 on "Final Plan, Turkey Ridge Farm", Monroe County Plot Book 60, page 114, containing 1.047 acres, more or less. Having thereon erected a dwelling house known as: 5 Pleasant Ridge Road (fka 10 Stone Ledge Drive) East Stroudsburg, PA 18302.

**TAX CODE #09/86722
PIN #09733400736574**

Monroe County Instrument No. 200010101.

To be sold as the property of Donna A. Berger Steinman on Judgment No. No. 496 CV 2016.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DONNA A. BERGER STEINMAN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

LEON P. HALLER, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 2982 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, MARCH 30, 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. 12, as is

more particularly set forth on the Plot Map of Brookside Farms, recorded in Plot book 75, Pages 137, 138 and 139.

TITLE TO SAID PREMISES IS VESTED IN Luciano Raiola, by Deed from LTS Development, LLC, s/b/m to LTS Development, Inc., dated 10/21/2005, recorded 11/01/2005 in Book 2246, Page 1328.

TAX CODE: 12/97142

TAX PIN: 12637404712932

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LUCIANO RAIOLA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JENNIE C. TSAI, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - March 3, 10, 17

**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 2394 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, MARCH 30, 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, State of Pennsylvania, known as Lot No. 9 upon the subdivision plan of Section 3, Pine Hill Park, as recorded in the Office of the Recording of Deeds in and for the County of Monroe, Stroudsburg, Pennsylvania, in Map Book 5/19/2003 in Monroe County in Deed Book 2153 Page 7072 conveyed unto Adam Misiejuk and Joanna Misiejuk, in fee.

Parcel Identification No. 10/2/2/11

Map #10-6366-17-10-6778

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ADAM MISIEJUK

JOANNA MISIEJUK

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MICHAEL K. MARTIN, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 3562 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 , MARCH 30, 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 Lot 23 Sec 3 Lake Of The Pines, East Stroudsburg, PA 18301 n/k/a, 101 Kimball Court, East Stroudsburg, PA 18302
Parcel Number: 9/4C/3/26
Pin Number: 09734403314420
Improvements: Residential property
Property is being sold subject to a mortgage

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JOSEPH YEBOAH A/K/A
JOSEPH K. YEBOAH**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ELIZABETH L. WASSALL, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17

**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 4492 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 , MARCH 30, 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 Hamilton , Monroe County, Pennsylvania:

Being Known As: 592 Brick Church Rd n/k/a 106 Jakobsen Way, Sciota, PA 18354
Parcel Number: 07/112366
Pin Number: 07627800246242

Improvements: Residential property
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**BRUCINDA HENNING KRESS
DONALD E. KRESS, JR.**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
NICOLE LABELLETTA, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - March 3, 10, 17