

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

**Number 8971 CV 2016**

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

v.  
Patricia A. Sheridan

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

**TO: Patricia A. Sheridan**

Your house (real estate) at 17 Hilltop Circle f/k/a 48 Hilltop Circle, East Stroudsburg, Pennsylvania 18302 is scheduled to be sold at Sheriff's Sale on **September 28, 2017 at 10:00 a.m.** in the Monroe County Courthouse, Stroudsburg, Pennsylvania to enforce the court judgment of \$58,342.01 obtained by Federal National Mortgage Association ("Fannie Mae"), a Corporation organized and existing under the laws of the United States of America against the above premises.

**NOTICE OF OWNER'S RIGHTS**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**LAWYER REFERRAL SERVICE**

**ASSOCIATION DE LICENCIADOS**

**Monroe County Bar Assoc.**

**Find a Lawyer Program**

**913 Main Street**

**P.O. Box 786**

**Stroudsburg, PA 18360**

**(570) 424-7288**

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

**Attorneys for Plaintiff**

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

**Phila., PA 19109**

**215-790-1010**

**PR - April 28**

**PUBLIC NOTICE  
COURT OF COMMON PLEAS  
OF MONROE COUNTY**

**FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
NO. 10700 CV 2013**

**RIVER VILLAGE PHASE III-B**

**OWNERS ASSOCIATION,**

**Plaintiff,**

**vs.**

**LAVERNE STUCKEY and MARY T. STUCKEY,**

**Defendants.**

**TO: LAVERNE STUCKEY and**

**MARY T. STUCKEY :**

The Plaintiff, River Village Phase III-B Owners Association has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the River Village Phase III-B Owners Association by virtue of your ownership of Unit 97, Interval No. 34, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania.

The Complaint which Plaintiff has filed seeks payment of \$997.92 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed against you and 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.

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**Monroe County Bar Association**

**Find a Lawyer Program**

**913 Main Street**

**Stroudsburg, PA 18360**

**Telephone (570) 424-7288**

**Fax (570) 424-8234**

**Jeffrey A. Durney, Esquire**

**Royle & Durney**

**Suite 8, Merchants Plaza**

**P. O. Box 536**

**Tannersville, PA 18372**

**PR - April 28**

**PUBLIC NOTICE  
COURT OF COMMON PLEAS  
OF MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
NO. 3250 CV 2013**

RIVER VILLAGE PHASE III-B  
OWNERS ASSOCIATION,

Plaintiff,  
vs.

YVONNE MITCHELL,  
Defendant.

TO: YVONNE MITCHELL :

The Plaintiff, River Village Phase III-B Owners Association has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the River Village Phase III-B Owners Association by virtue of your ownership of Unit 124, Interval No. 21, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania.

The Complaint which Plaintiff has filed seeks payment of \$1,339.98 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file you 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.

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Royle & Durney  
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Tannersville, PA 18372

PR - April 28

**PUBLIC NOTICE  
COURT OF COMMON PLEAS  
OF MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
NO. 349 CV 2017**

RIDGE TOP VILLAGE  
OWNERS ASSOCIATION,

Plaintiff,  
vs.

EDWARD H. BENEDICT, JR., (deceased) and  
CORRINE A. BENEDICT,  
Defendants.

TO: CORRINE A. BENEDICT :

The Plaintiff, Ridge Top Village Owners Association has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the Ridge Top Village Owners Association by virtue of your ownership of Unit 144, Interval No. 38, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania.

The Complaint which Plaintiff has filed seeks payment of \$2,026.13 in delinquent dues, fees and assessments. The Court has authorized service of the

Complaint upon you by publication.

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file you 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.

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Fax (570) 424-8234**

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Royle & Durney  
Suite 8, Merchants Plaza  
P. O. Box 536  
Tannersville, PA 18372

PR - April 28

**PUBLIC NOTICE  
COURT OF COMMON PLEAS  
OF MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
NO. 6549 CV 2016**

RIVER VILLAGE PHASE III-B

OWNERS ASSOCIATION,

Plaintiff,  
vs.

KARL O. THOMAS and LISA R. THOMAS,  
Defendants.

TO: KARL O. THOMAS and LISA R. THOMAS :

The Plaintiff, River Village Phase III-B Owners Association has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the River Village Phase III-b Owners Association by virtue of your ownership of Unit 84, Interval No. 13, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania.

The Complaint which Plaintiff has filed seeks payment of \$2,638.94 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file you 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.

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Telephone (570) 424-7288  
Fax (570) 424-8234**

Jeffrey A. Durney, Esquire  
Royle & Durney  
Suite 8, Merchants Plaza  
P. O. Box 536  
Tannersville, PA 18372

PR - April 28

**PUBLIC NOTICE  
COURT OF COMMON PLEAS  
OF MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
NO. 7404 CV 2016**

RIDGE TOP VILLAGE  
OWNERS ASSOCIATION,  
Plaintiff,

vs.  
AMABLE ALMONTE and ANA REYES,  
Defendants.

TO: **AMABLE ALMONTE and ANA REYES** :  
The Plaintiff, Ridge Top Village Owners Association  
has commenced a civil action against you for recovery  
of dues, fees, and assessments which you owe to  
the Ridge Top Village Owners Association by virtue of  
your ownership of Unit 65, Interval No. 29, of Shawnee  
Village Planned Residential Development,  
Shawnee-on-Delaware, Pennsylvania.

The Complaint which Plaintiff has filed seeks payment  
of \$3,514.30 in delinquent dues, fees and assessments.  
The Court has authorized service of the  
Complaint upon you by publication.

**NOTICE**

If you wish to defend, you must enter a written appearance  
personally or by attorney and file you 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.

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Find a Lawyer Program  
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Stroudsburg, PA 18360  
Telephone (570) 424-7288  
Fax (570) 424-8234**

Jeffrey A. Durney, Esquire  
Royle & Durney  
Suite 8, Merchants Plaza  
P. O. Box 536  
Tannersville, PA 18372

PR - April 28

**PUBLIC NOTICE  
COURT OF COMMON PLEAS  
OF MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
NO. 8680 CV 2016**

RIDGE TOP VILLAGE  
OWNERS ASSOCIATION,  
Plaintiff,

vs.  
RANDY M. BAGWELL and MARILYN V. BAGWELL,  
Defendants.

TO: **RANDY M. BAGWELL and  
MARILYN V. BAGWELL** :  
The Plaintiff, Ridge Top Village Owners Association  
has commenced a civil action against you for recovery  
of dues, fees, and assessments which you owe to  
the Ridge Top Village Owners Association by virtue of  
your ownership of Unit 54, Interval No. 46, of Shawnee  
Village Planned Residential Development,  
Shawnee-on-Delaware, Pennsylvania.

The Complaint which Plaintiff has filed seeks payment  
of \$3,514.30 in delinquent dues, fees and assessments.  
The Court has authorized service of the

Complaint upon you by publication.  
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by Plaintiff. You may lose money or property or other rights  
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Fax (570) 424-8234**

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Royle & Durney  
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Tannersville, PA 18372

PR - April 28

**PUBLIC NOTICE  
COURT OF COMMON PLEAS  
OF MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
NO. 8817 CV 2016**

RIDGE TOP VILLAGE  
OWNERS ASSOCIATION,  
Plaintiff,

vs.  
NORMAN BARTLEY, ANN MARIE BARTLY, RAPHAEL  
SEMOUR and JOAN SEYMOUR,  
Defendants.

TO: **Norman Bartley, Ann Marie Bartley, Raphael  
Seymour and Joan Seymour** :  
The Plaintiff, Ridge Top Village Owners Association  
has commenced a civil action against you for recovery  
of dues, fees, and assessments which you owe to  
the Ridge Top Village Owners Association by virtue of  
your ownership of Unit 4, Interval No. 26, of Shawnee  
Village Planned Residential Development, Shawnee-  
on-Delaware, Pennsylvania.

The Complaint which Plaintiff has filed seeks payment  
of \$3,929.12 in delinquent dues, fees and assessments.  
The Court has authorized service of the  
Complaint upon you by publication.

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Jeffrey A. Durney, Esquire  
Royle & Durney  
Suite 8, Merchants Plaza  
P. O. Box 536  
Tannersville, PA 18372

trator.

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

PR - April 28

**PUBLIC NOTICE  
COURT OF COMMON PLEAS  
OF MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
NO. 8821 CV 2016**

RIDGE TOP VILLAGE  
OWNERS ASSOCIATION,  
Plaintiff,  
vs.

VICTORIA I. BARRUELA and DAISY T. TEGGE,  
Defendants.

TO: VICTORIA I. BARRUELA and  
DAISY T TEGGE :

The Plaintiff, Ridge Top Village Owners Association has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the Ridge Top Village Owners Association by virtue of your ownership of Unit 5, Interval No. 49, of Shawnee Village Planned Residential Development, Shawneeton-Delaware, Pennsylvania.

The Complaint which Plaintiff has filed seeks payment of \$3,514.30 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed against you and 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.

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

Jeffrey A. Durney, Esquire  
Royle & Durney  
Suite 8, Merchants Plaza  
P. O. Box 536  
Tannersville, PA 18372

PR - April 28

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF ALBERT CONTI, JR., Deceased June 27, 2016, of Kresgeville, 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 Adminis-

Administrator: Richard Conti  
PR - April 14, 21, 28

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF ALFRED J. BANKS, 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 their 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.

Mary Banks Pembridge,  
Co-Executor  
355 Park View Dr.  
Scotch Plains, NJ 07076  
David A. Banks, Co-Executor  
1129 Great Oak Dr.  
East Stroudsburg, PA 18301

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

PR - April 14, 21, 28

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of Barbara E. Rabins a/k/a Barbara Ellen Rabins, late of Ross Township, Monroe County, Pennsylvania, deceased.

Letters of Administration, D.B.N. on said estate having been granted to David A. Pertile, Administrator, D.B.N. All persons having claims or demands against the estate of the said decedent are requested to make known the same, and all persons indebted to the decedent to make payment without delay to:

David A. Pertile  
c/o Jeff Fleming, Esquire  
Hippo Fleming Pertile Law Offices  
1218 Eleventh Avenue  
Altoona, PA 16601

PR - April 21, April 28, May 5

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of Bernice Berger, late of Pocono Township, Monroe County, Commonwealth of Pennsylvania, deceased.

Letters Testamentary in the above name 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 hereto 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 a Affidavit setting forth an address with the County where notice be given to Claimant.

Jerry L. Davis, Executor  
145 Marilou Lane  
Bartonville, Pennsylvania 18321  
PR - April 21, April 28, May 5

**PUBLIC NOTICE  
ESTATE NOTICE**

**ESTATE OF CAROLE MARIE OCHSEN a/k/a CAROLE M. OCHSEN**, late of Pocono Township, Monroe County, Pennsylvania, deceased.

Letters of Administration CTA 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.

Shawn E. Brosnan,  
Administrator CTA  
170 Learn Road  
Tannersville, PA 18372

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

PR - April 28, May 5, May 12

**PUBLIC NOTICE  
ESTATE NOTICE**

**ESTATE OF CAROL MORTIMER**, late of Barrett Township, Monroe County, Pennsylvania.

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.

Executor:  
Richard Mortimer  
PO Box 477  
Canadensis, PA 18325  
Elizabeth M. Field, Esquire  
Powlette & Field, LLC  
508 Park Avenue  
Stroudsburg, PA 18360

PR - April 21, 28, May 5

**PUBLIC NOTICE  
ESTATE NOTICE**

**ESTATE of David Baughan**, late of Polk Township, Monroe County, PA.

Letters Testamentary were granted to the undersigned on March 13, 2017 to file number 4517-0145 who requests all persons having claims or demands against the Estate of Decedent to make known such claims and all persons indebted to the Decedent to make payments without delay to Kelly J. Baughan, Executrix, 4618 W. Norfolk Road, Portsmouth, VA 23703; or to her attorneys:

Roberti & Roberti, LLC  
56 Broadway, P.O. Box 29  
Jim Thorpe, PA 18229

PR - April 14, April 21, April 28

**PUBLIC NOTICE  
ESTATE NOTICE**

**ESTATE OF DOROTHY T. SOMMERS**, Deceased March 7, 2017, of Saylorburg, 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: Steven Sommers  
PR - April 14, 21, 28

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Edith A. Dailey**, late of Stroud Township, Monroe County, Commonwealth of Pennsylvania, deceased.

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

Leo A. Dailey, Jr., Administrator  
4212 Buckthorn Ln  
Stroudsburg, PA 18360

PR - April 21, 28, May 5

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Eileen P. O'Toole**, late of Canadensis, Barrett Township, Monroe County, Pennsylvania. Letters of Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or 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, Orphan's 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.

Joan O. Deering, Executrix  
128 Cedar Lane  
Canadensis, PA 18325

MICHELLE F. FARLEY, ESQ.  
P.O. Box 222  
Cresco, PA 18326

PR - April 21, 28, May 5

**PUBLIC NOTICE  
ESTATE NOTICE**

**ESTATE OF ERIKA PARFOMAK, a/k/a ERIKA ELSE PARFOMAK, a/k/a/ ERIKA E. PARFOMAK**, of Hamilton Township, Monroe County, Pennsylvania.

LETTERS OF ADMINISTRATION C.T.A. in the above-named Estate having been granted to the undersigned, filed at No. 4517-0202, all persons indebted to the estate are directed 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 Courts of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, Monroe County, Pennsylvania, a particular statement of claim duly verified by an Affidavit setting forth an address within the county where notice may be given to Claimant.

John Parfomak  
213 Calyer Street  
Brooklyn, NY 11222  
Administrator

Robert M. Maskrey Jr., Esquire  
46 North Sixth Street  
Stroudsburg, PA 18360  
Attorney for Estate  
P - April 21, 28, May 5

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF FRANKLIN LLOYD WERNER late of Marshall's Creek, Monroe County, Pennsylvania, deceased.

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

PAULINE J. CORTEZ,, Administratrix  
c/o

WIESLAW T. NIEMOCZYNSKI, ESQUIRE  
752 Main Street, P.O. Box 727  
Stroudsburg, PA 18360  
(570) 476-4488

PR - April 21, April 28, May 5

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF FRANK STRUCKLE , late of Paradise Township, Monroe County, Pennsylvania, deceased.

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

Donald T. Struckle, Executor  
550 Devil's Hole Rd.  
Cresco, PA 18326

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

PR - April 28, May 5, May 12

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF HEATHER M. OAKES , Deceased December 27, 2016, of Brodheadsville, 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  
Brodheadsville, PA 18322

Administrator: Andrew Oakes  
PR - April 14, 21, 28

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF IRIS DEJESUS LAUDANO , late of Long Pond, Pennsylvania.

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 file and present the same to the undersigned, or to

LAWRENCE F. FINN, ESQUIRE  
PO BOX 745

POCONO PINES, PA 18350.

CHRISTINE SCIANDRA, TESTATRIX  
23925 FIELDSHIRE LANE

NORTH DINWIDDIE, VA 23803

PR - April 21, April 28, May 5

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF JEANNE L. HOWELL , late of the Township of Pocono, 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, 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.

Sheri J. Howell, Executrix  
2019 Howell's Lane  
Tannersville, PA 18372

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

PR - April 14, April 21, April 28

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of John A. May, a/k/a John May , late of 222 Dogwood Drive, Delaware Water Gap, Monroe County, Pennsylvania, deceased.

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

Philip Edward Farber, Executor  
c/o

David L. Horvath, Esquire  
712 Monroe Street  
Stroudsburg, PA 18360

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

By: David L. Horvath, Esq.  
712 Monroe Street  
P.O. Box 511

Stroudsburg, PA 18360-0511

PR - April 21, April 28, May 5



**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Joseph Nuzzo**, late of 10 Mossy Lane, Saylorburg, 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.

Anna Nuzzo, Administratrix  
c/o

David L. Horvath, Esquire  
712 Monroe Street  
Stroudsburg, PA 18360

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

PR - April 28, May 5, May 12

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF **JUDITH ANN RAPP a/k/a JUDITH RAPP**, Deceased February 16, 2016, of Sciota, Monroe County, PA.

Letters Testamentary 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: Anne Marie DePinto  
PR - April 14, 21, 28

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF **KATHLEEN J. PATTERSON a/k/a KATHLEEN JANE PATTERSON**, late of Coolbaugh Township, Monroe County, Pennsylvania, deceased.

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

Linda Karlovitch, Executrix  
128 South 23rd Street  
Kenilworth, NJ 07033

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

PR - April 28, May 5, May 12

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Kathryn A. Beck, a/k/a Kathryn Anne Beck**, late of the Borough of East Stroudsburg, Monroe County, Pennsylvania, deceased.

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

**Teresa E. Hon**, Executrix  
19 Smith Street  
East Stroudsburg, PA 18302

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

PR - April 28, May 5, May 12

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Linda A. Williams**, late of Hamilton Township, Monroe County, Commonwealth of Pennsylvania, deceased.

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

Mark A. Williams Sr.  
144 Poplar Valley Road West  
Stroudsburg, PA 18360

Brandie J. Belanger, Esq.  
Kash Fedrigan Belanger, LLC.  
820 Ann Street  
Stroudsburg, PA 18360  
570-420-1004

PR - April 21, 28, May 5

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **LIONEL BUTRUCH**, late of 159 Rockledge Estates, Cresco, Monroe County, Pennsylvania 18326, 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 his attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Monroe County Branch, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address within the County where notice may be given to Claimant.

Eric Butruch, Administrator  
49 Hawkins Road  
Selden, NY 11784

**WILLIAM J. REASER JR., ESQ.**  
111 N. SEVENTH STREET  
STROUDSBURG, PA 18360  
PR - April 14, 21, 28

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **LOTILDA A. ZUBROVIC**, 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 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.

Celeste Selneck  
Milford, PA 18337  
or to:

Joseph Kosierowski, Esquire  
Ridley, Chuff, Kosierowski & Scanlon, PC  
400 Broad Street  
Milford, PA 18337

PR - April 14, April 21, April 28

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF **MARGARET B. WILLIS, a/k/a MARGARET WILLIS**, of East Stroudsburg Borough, Monroe County, Pennsylvania.

LETTERS TESTAMENTARY in the above-named Estate having been granted to the undersigned, filed at No. 4517-0187, all persons indebted to the estate are directed 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 Courts of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, Monroe County, Pennsylvania, a particular statement of claim duly verified by an Affidavit setting forth an address within the county where notice may be given to Claimant.

Joseph M. Argento  
52 Puder Road  
Newton, NJ 07860

Robert M. Maskrey Jr., Esquire  
27 North Sixth Street  
Stroudsburg, PA 18360  
Attorney for Estate

P - April 14, 21, 28

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Nancy C. Myers**, late of Tannersville, Pocono Township, Monroe County, Pennsylvania. Letters of Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or 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, Orphan's 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.

Michaelynn R. Myers, Executrix  
1058 Bush Rd.  
Cresco, PA 18326

MICHELLE F. FARLEY, ESQ.  
P.O. Box 222

Cresco, PA 18326  
PR - April 14, 21, 28

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Ronald R. Smith a/k/a Ronald Robert Smith** Late of Coolbaugh Township, Monroe County

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

Kathryn Newman, Executrix  
c/o Timothy B. Fisher II, Esquire  
FISHER & FISHER LAW OFFICES  
PO Box 396  
Gouldsboro, PA 18424

PR - April 14, 21, 28

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Rosalind L. Jenkins, a/k/a Rosalind Jenkins**, late of the Township of Stroud, Monroe County, Commonwealth of Pennsylvania, deceased.

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

Richard Jenkins, Jr.  
4269 Woodacres Drive,  
East Stroudsburg, PA 18301  
or to:

Brandie J. Belanger, Esq.  
Kash Fedrigan Belanger, LLC.  
820 Ann Street  
Stroudsburg, PA 18360  
570-420-1004

PR - April 21, 28, May 5

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF **SANDRA L. PESAPANE**, late of Gilbert, 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.

John Pesapane, Executor  
167 Old Stagecoach Rd.  
Gilbert, PA 18331

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

PR - April 28, May 5, May 12



**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF WILLIE T. KIMBLE, Deceased January 5, 2017, of Kunkletown, 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  
Brodheadsville, PA 18322

Administrator: Mildred Kimble  
PR - April 21, 28, May 5

**PUBLIC NOTICE  
ESTATE NOTICE**

LETTERS TESTAMENTARY have been granted to Mark Garrahan, Executor of the estate of Roy Edward Pipher, deceased, who died on Oct. 21, 2016.

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.

Mark Garrahan - Executor

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

PR - April 14, April 21, April 28

**PUBLIC NOTICE  
ESTATE NOTICE**

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the Estate of Kathleen Sperr a/k/a Kathleen H. Sperr, deceased, late of Pocono Township, Monroe County, Pennsylvania, who died on November 11, 2016, to Joseph G. Carangi, Administrator.

All persons indebted to said estate are requested to make payment and those having claims or demands to present same to said Administrator in care of the undersigned.

Christine E. McLaughlin, Esq.  
GALLAGHER, BRENNAN & GILL  
220 Pierce Street  
Kingston, PA 18704-4641  
570-288-8255

PR - April 21, April 28, May 5

**PUBLIC NOTICE  
INCORPORATION NOTICE**

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on April 17, 2017. The corporation is incorporated under the Pennsylvania Business Corporation Law of 1988.

The name of the corporation is **RNR MOTORS INC.**

Timothy B. Fisher II, Esquire  
Fisher & Fisher Law Office, LLC  
3041 Route 940, Suite 107  
Mt. Pocono, PA 18344

PR - April 28

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY  
CIVIL ACTION - LAW  
COMMERCIAL MORTGAGE  
FORECLOSURE  
NO. 6730-CV-2016**

First Northern Bank & Trust Co.  
formerly the First National Bank of Palmerton  
Plaintiff

vs.

Randy S. Roth and Donna L. Roth  
Defendants

TO: **Randy S. Roth and Donna L. Roth**

NOTICE IS HEREBY GIVEN to Randy S. Roth and Donna L. Roth that a complaint has been filed against you in connection with your interest in the property located at 2535 Bark Lane f/k/a 30 Pike Lane, Kunkletown, PA 18058.

**NOTICE**

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

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

**Monroe County Bar Association**

Find a Lawyer Program  
913 Main Street  
Stroudsburg, PA 18360  
phone: 570-424-7288  
fax: 570-424-8234  
or

Pennsylvania Lawyer Referral Service, P.O. Box 1086,  
100 South St., Harrisburg, PA 17108; PA residents:  
800-692-7375; out-of-state: 717-238-6715

HOURIGAN, KLUGER & QUINN, PC

PR - April 28

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS  
OF MONROE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 1167 CIVIL 2017  
NOTICE OF ACTION IN****MORTGAGE FORECLOSURE**

Home Loan Investment Bank, F.S.B., acting as mortgage servicer for Bankers Trust Company of California, N.A., as Trustee for HLIB Home Equity Loan Trust 1998 - P1, Plaintiff vs. Douglas R. Myles and Bonnie E. Myles, husband and wife, Defendants, whose last known address is 3320 Clearview Road a/k/a 531 Clearview Drive, Long Pond, PA 18334.

**COMPLAINT IN  
MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, Home Loan Investment Bank, F.S.B., acting as mortgage servicer for Bankers Trust Company of California, N.A., as Trustee for HLIB Home Equity Loan Trust 1998 - P1, 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 1167 Civil 2017, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 3320 Clearview Road a/k/a 531 Clearview Drive, Long Pond, PA 18334, whereupon your proper-

ty would be sold by the Sheriff of Monroe County.

**NOTICE**

**YOU HAVE BEEN SUED IN COURT.** If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. LAWYERS REFERRAL SERVICE, Monroe County Bar Assn., Find a Lawyer Program, 913 Main St., Stroudsburg, PA 18360; 570.424-7288.**

Christopher S. Yaracs, Esquire  
Atty. for Plaintiff  
Astor Weiss Kaplan & Mandel, LLP  
200 S. Broad St., Suite 600  
Philadelphia, PA 19102  
215-790-0100

PR - April 28

**PUBLIC NOTICE**

**In The Court of Common Pleas  
Of Monroe County,  
Pennsylvania  
Civil Action-Law  
No. 7297-CV-16  
Notice of Action in  
Mortgage Foreclosure**

U.S. Bank National Association, as Trustee, Successor in Interest to State Street Bank and Trust Company, as Trustee for PNC Mortgage Securities Corp., Mortgage Pass Through Certificates, Series 1999-10, Plaintiff vs. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Virginia Foster, deceased and David C. Foster, Known Heir of Virginia Foster, deceased, Defendant(s)

To the Defendant(s), **Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Virginia Foster**, deceased: TAKE NOTICE THAT THE Plaintiff, U.S. Bank National Association, as Trustee, Successor in Interest to State Street Bank and Trust Company, as Trustee for PNC Mortgage Securities Corp., Mortgage Pass Through Certificates, Series 1999-10, has filed an action Mortgage Foreclosure, as captioned above.

**NOTICE**

**IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSES OR OBJECTIONS WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR THE RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU. YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE**

**YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

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

**Stroudsburg, PA 18360**

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

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

PR - April 28

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY,  
PENNSYLVANIA  
CIVIL DIVISION  
No. 2016-CV-05799  
JURY TRIAL DEMANDED**

**JAMES B. NOYES, JR.,  
Plaintiff**

**v.**

**DEALZ ON WHEELZ AUTO SALES, INC.,  
and FLORIN G. DRAGOMIR,  
Defendants**

**NOTICE**

To: Defendants

**DEALZ ON WHEELZ AUTO SALES, INC., and  
FLORIN G. DRAGOMIR**

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

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

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

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

**DONALD P. RUSSO  
ATTORNEY FOR PLAINTIFF  
P.O. Box 3098  
Easton, PA 18043  
phone: (610) 438-4422**

PR - April 28

**PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT OF  
COMMON PLEAS  
OF MONROE COUNTY,  
PENNSYLVANIA  
NO. 2459-CV-2012**

**PROF-2013-S3 LEGAL TITLE TRUST, BY U.S. BANK  
NATIONAL ASSOCIATION, AS LEGAL TITLE TRUSTEE**

**v.**

**FELICITA CARINO**

**NOTICE TO: FELICITA CARINO  
NOTICE OF SHERIFF'S SALE**

**OF REAL PROPERTY**

Being Premises: 21 HARVEST HILL DRIVE a/k/a 287 HARVEST HILL DRIVE, EFFORT, PA 18330-7963  
 Being in CHESTNUTHILL TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania,  
 TAX CODE: 2/7/1/46-24  
 TAX PIN: 02-6330-00-90-3335

Improvements consist of residential property.

Sold as the property of FELICITA CARINO

Your house (real estate) at 21 HARVEST HILL DRIVE a/k/a 287 HARVEST HILL DRIVE, EFFORT, PA 18330-7963 is scheduled to be sold at the Sheriff's Sale on **06/29/2017 at 10:00 AM** at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$316,027.44 obtained by, PROF-2013-S3 LEGAL TITLE TRUST, BY U.S. BANK NATIONAL ASSOCIATION, AS LEGAL TITLE TRUSTEE (the mortgagee) against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP  
 Attorney for Plaintiff

PR - April 28

**PUBLIC NOTICE  
 NOTICE OF SHERIFF'S SALE  
 IN THE COURT OF  
 COMMON PLEAS  
 OF MONROE COUNTY,  
 PENNSYLVANIA  
 NO. 3700-CV-2011**

SIWELL INC. DBA CAPITAL MORTGAGE SERVICES OF TEXAS

v.

HECTOR SALDANA and ANNETTE SALDANA

NOTICE TO: HECTOR SALDANA and ANNETTE SALDANA

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

Being Premises: 7421 VENTNOR DRIVE a/k/a G546 A POCONO COUNTRY PLACE, TOBYHANNA, PA 18466-3322

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

TAX CODE: 03/8D/1/141

TAX PIN: 03-6358-09-15-5775

Improvements consist of residential property.

Sold as the property of HECTOR SALDANA and ANNETTE SALDANA

Your house (real estate) at 7421 VENTNOR DRIVE a/k/a G546 A POCONO COUNTRY PLACE, TOBYHANNA, PA 18466-3322 is scheduled to be sold at the Sheriff's Sale on **7/27/2017 at 10:00 AM**, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115 to enforce the Court Judgment of \$95,017.15 obtained by SIWELL INC. DBA CAPITAL MORTGAGE SERVICES OF TEXAS (the mortgagee) against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP  
 Attorney for Plaintiff

PR - April 28

**PUBLIC NOTICE  
 NOTICE OF SHERIFF'S SALE  
 IN THE COURT OF  
 COMMON PLEAS  
 OF MONROE COUNTY,  
 PENNSYLVANIA  
 NO. 3881-CV-2014**

NATIONSTAR MORTGAGE LLC

v.

THOMAS A. GRILICA and THERESA M. GRILICA

NOTICE TO:

THERESA M. GRILICA and THOMAS A. GRILICA

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

Being Premises: 104-B ROUTE 940 a/k/a 1136 ROUTE 940, WAGNER FOREST, PA 18347-7806

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

TAX CODE: 19/12D/1/49

TAX PIN: 19-6315-01-05-5311

Improvements consist of residential property.

Sold as the property of THOMAS A. GRILICA and THERESA M. GRILICA

Your house (real estate) at 104-B ROUTE 940 a/k/a 1136 ROUTE 940, WAGNER FOREST, PA 18347-7806 is scheduled to be sold at the Sheriff's Sale on **06/29/2017 at 10:00 AM** at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115 to enforce the Court Judgment of \$162,549.05 obtained by NATIONSTAR MORTGAGE LLC (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP  
 Attorney for Plaintiff

PR - April 28

**PUBLIC NOTICE  
 NOTICE OF SHERIFF'S SALE  
 IN THE COURT OF  
 COMMON PLEAS  
 OF MONROE COUNTY,  
 PENNSYLVANIA  
 NO. 5060-CV-2016**

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

v.

MIGUEL A. PASTRANA

NOTICE TO: MIGUEL A. PASTRANA

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

Being Premises: 294H GARDEN DRIVE a/k/a 8372 GARDEN DRIVE, TOBYHANNA, PA 18466

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

TAX CODE: 03/8E/1/90

TAX PIN: 03-6348-12-95-8480

Improvements consist of residential property.

Sold as the property of MIGUEL A. PASTRANA

Your house (real estate) at 294H GARDEN DRIVE, a/k/a 8372 GARDEN DRIVE, TOBYHANNA, PA 18466 is scheduled to be sold at the Sheriff's Sale on **7/27/2017 at 10:00 AM** at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115 to enforce the Court Judgment of \$50,313.69 obtained by, WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC. (the mortgagee) against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP  
 Attorney for Plaintiff

PR - April 28

**PUBLIC NOTICE  
 NOTICE OF SHERIFF'S SALE  
 IN THE COURT OF  
 COMMON PLEAS  
 OF MONROE COUNTY,  
 PENNSYLVANIA  
 NO. 6651-CV-2016**

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION S/B/M CHASE HOME FINANCE, LLC S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION

Vs.

ROBERT E. MORRIS, JR and FRANCESKA C. MORRIS

NOTICE TO: ROBERT E. MORRIS, JR and FRANCESKA C. MORRIS

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

Being Premises: 325 GINGER LANE, EAST STROUDSBURG, PA 18301-9609

Being in SMITHFIELD TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania, 16/11/3/28

Improvements consist of residential property.

Sold as the property of ROBERT E. MORRIS, JR and FRANCESKA C. MORRIS

Your house (real estate) at 325 GINGER LANE, EAST STROUDSBURG, PA 18301-9609 is scheduled to be sold at the Sheriff's Sale on **06/29/2017 at 10:00 AM**, at the MONROE County Courthouse, 610 Monroe

Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$132,379.42 obtained by, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION S/B/M CHASE HOME FINANCE, LLC S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorney for Plaintiff

PR - April 28

**PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT OF  
COMMON PLEAS  
OF MONROE COUNTY,  
PENNSYLVANIA  
NO. 7117-CV-2016**

WELLS FARGO BANK, NA

v.

CHRISTOPHER McDONALD and JOHN McDONALD

NOTICE TO: JOHN McDONALD

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

Being Premises: 904 LENAPE COURT, EAST STROUDSBURG, PA 18302-9463

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

TAX CODE: 14/6A/2/54

TAX PIN: 14-7304-02-69-1053

Improvements consist of residential property.

Sold as the property of CHRISTOPHER McDONALD and JOHN McDONALD

Your house (real estate) at 904 LENAPE COURT, EAST STROUDSBURG, PA 18302-9463 is scheduled to be sold at the Sheriff's Sale on 06/29/2017 at 10:00 AM at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115 to enforce the Court Judgment of \$137,254.83 obtained by WELLS FARGO BANK, NA (the mortgagee) against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorney for Plaintiff

PR - April 28

**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 1028 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 , MAY 25, 2017  
AT 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. 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 May 19, 1998 and recorded on July 13, 1998 in Record Book Volume 2050 at Page 6577 granted and conveyed unto Henry A.

Hicks and Carol C. Hicks.

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) 4 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 143, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which United Penn Bank, successor by merger to Security Bank and Trust Company, Trustee, by deed dated December 2, 1991 and recorded on January 10, 1992 in Record Book Volume 1810 at Page 27 granted and conveyed unto Henry A. Hicks and Carol C. Hicks.

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

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

**HENRY A. HICKS  
CAROL C. HICKS**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

**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 2590 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 , MAY 25, 2017  
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH  
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(S) 35 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania

nia, 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 United Penn Bank, successor by merger to Security Bank and Trust Company, Trustee, by deed dated October 25, 1989 and recorded on December 1, 1989 in Record Book Volume 1713 at Page 1264 granted and conveyed unto Vincent Sanitate and Despina Sanitate.

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) 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. 58, 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 January 10 1984 and recorded on February 1, 1984 in Record Book Volume 1334 at Page 246 granted and conveyed unto Vincent C. Sanitate and Despina Sanitate. Being part of Parcel No. 16/2/1/1-8 and Pin No. 16732102562122

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

**VINCENT C. SANITATE  
DESPINA SANITATE**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

**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 142 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, MAY 25, 2017  
AT 10:00 A.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 situated in the Township of Tobyhanna, County of Monroe and State of Pennsylvania, more particularly bounded and described as follows, to wit:**

**BEGINNING** at a point on the Northeasterly side line of 50.00 foot wide Nakora Drive and in the dividing line between Lots Nos. 9 and 10 on plot of lots known as Green Wood Acres, Block 2, as prepared by Edward C. Hess, P.E., dated June 23, 1967 and recorded 23 October 1967 in the Office of the Recorder of Deeds in and for Monroe County, in Plot Book Volume 11, Page 85;

**THENCE** along the Northeasterly side of Nakora Drive, North 35 degrees 02 minutes West 121.00 feet to a pipe at a point of curvature;

**THENCE** along a curve to the right at the intersection of Nakora Drive and Birchwood Road, having a radius of 30 feet, a tangent of 28.32 feet and an arc length of 45.39 feet to a pipe;

**THENCE** along the Southeasterly side of Birchwood Road, North 51 degrees 39 minutes 50 seconds East 172.01 feet to a point common to Lots Nos. 10 and 11;

**THENCE** from said point and along the dividing line between Lots Nos. 10 and 11, South 35 degrees 02 minutes East 150 feet to a point common to Lots Nos. 10, 11, 9 and 12;

**THENCE** from said point and along the line between Lots Nos. 9 and 10, South 51 degrees 39 minutes 50 seconds West 200.33 feet to a point the place of BEGINNING.

**BEING** all of Lot 10 in Section D, Block 2, of Green Wood Acres.

**TITLE TO SAID PREMISES VESTED** in Arthur G. Sylvester and Letita J. Sylvester, his wife, by Deed from B. James Beggs, single, dated 10/12/2001, recorded 10/15/2001, in Book 2106, Page 4734.

**TAX CODE:** 19/19A/1/115  
**TAX PIN:** 19539401479292

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

**ARTHUR G. SYLVESTER  
LETITA J. SYLVESTER**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 of Monroe County  
 Pennsylvania  
 REBECCA A SOLARZ, ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - April 21, 28; May 5

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - April 21, 28; May 5

**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 6350 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, MAY 25, 2017

AT 10:00 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 Jackson, Monroe County, Commonwealth of Pennsylvania, being known and designated as follows:

ALL THAT CERTAIN lot being number one hundred one (101) on map of Section 1, The Woods at Mountain Spring Lake, Reeders, Jackson Township, Monroe County, Pennsylvania, and recorded in Plot Book 61, Page 293, in the Monroe County Recorders Office. Being part of the same premises which Anna Rader, widow, by indenture bearing date the 15th day of March, 1974 and being recorded at Stroudsburg in the Office of the Recording of Deeds in and for the County of Monroe, in Deed Book Volume 543, Page 258, granted and conveyed unto Jack B. Rader, in fee. Together with all rights and privileges and under and subject to the covenants, exceptions, conditions, reservations and restrictions as of record. Monroe County Courthouse Record Book Vol. 1956 Pages 970 to 976 inclusive.

BEING THE SAME PREMISES which Jack B. Rader and Marjorie A. Rader, husband and wife, by deed dated 2/2/1995 and recorded 2/14/1995 in Book 1994 Page 674 conveyed to Michael Shurland and Ouseeta Shurland, husband and wife.

Pin #: 08635100864863

Tax Code #: 08/87134

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

**MICHAEL SHURLAND  
 OUSEETA SHURLAND**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of 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 (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4218 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, MAY 25, 2017

AT 10:00 A.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. 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 March 7, 2006 and recorded April 13, 2006 in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed book Volume 2264 at Page 360 granted and conveyed unto Juan Pablo Cardenas, Bianca H. Cardenas and Gloria Anderson.

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

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

**JUAN PABLO CARDENAS  
 BIANCA H. CARDENAS  
 GLORIA ANDERSON**

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

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

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

Todd A. Martin



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

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - April 21, 28; May 5

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 4351 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , MAY 25, 2017  
 AT 10:00 A.M.**

**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 5002 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 , MAY 25, 2017  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN** interest in land situate in **Smithfield Township , Monroe County, Pennsylvania,** known as Interval No. 11 of Unit No. R8, 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 1, 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 4677 granted and conveyed unto Donna R. King and Barry W. King. Being part of Parcel No. 16/2/1/1-7-2C and Pin No. 16732102774601

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

**DONNA R. KING  
 BARRY W. KING**

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

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

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

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - April 21, 28; May 5

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - April 21, 28; May 5

**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 874 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 , MAY 25, 2017  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 47 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 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 John Colombo, widower, by deed dated November 23, 2004 and recorded on November 29, 2004 in Record Book Volume 2209 at Page 197 granted and conveyed unto John Colombo, the same person, Anna B. Colombo, his wife, and John Colombo, grandson, and Frank Colombo, Jr., grandson.

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

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

**JOHN COLOMBO  
ANNA B. COLOMBO  
FRANK COLOMBO, JR  
JOHN COLOMBO**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

**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 4423 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , MAY 25, 2017  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
ALL THAT CERTAIN interest in land situate in Smithfield Township , Monroe County, Pennsylvania, known as Interval No. 20 of Unit No. R6, 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 Geraldine Armitage, by deed dated April 18 2012 and recorded July 11, 2012 in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed book Volume 2405 at Page 1088 granted and conveyed unto Mitchell McGuire and Luciana McGuire.

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

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

**MITCHELL MCGUIRE  
LUCIANA MCGUIRE**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

**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 2151 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 , MAY 25, 2017  
AT 10:00 A.M.**

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

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

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

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

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

**GERALD C. BABAYAN  
DOROTHY L. BABAYAN**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5**

**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 4429 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , MAY 25, 2017  
AT 10:00 A.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. 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 February 6, 1985 and recorded March 8, 1985 in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed book Volume 1439 at Page 424 granted and conveyed unto Paul T. Munko.**

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

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

**PAUL T. MUNKO**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5**

**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 4357 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , MAY 25, 2017  
AT 10:00 A.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. R4, of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

**BEING THE SAME** premises which River Village Owners Association, by deed dated April 9, 2003 and recorded April 21, 2003 in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed book Volume 2150 at Page 7729 granted and conveyed unto Donna R. King.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
DONNA R. KING**

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 21, 28; May 5

**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 3827 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , MAY 25, 2017  
AT 10:00 A.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. R 28, 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 William C. Abbott and Helen K. Abbott, his wife, by deed dated April 14, 2008 and recorded May 2, 2008 in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed book Volume 2332 at Page 6177 granted and conveyed unto Brian E. Hunt.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
BRIAN E. HUNT**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

**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 3241 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 , MAY 25, 2017  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 10 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 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 United Penn Bank, Successor by Merger to Security Bank and Trust Company, Trustee, by deed dated January 13, 1988 and recorded on March 3, 1988 in Record Book Volume 1606 at Page 435 granted and conveyed unto Plutarco Valentine, Jr. and Maria M. Valentine. Being part of Parcel No. 16/2/1/1-9 and Pin No. 16732101467354

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
PLUTARCO VALENTINE, JR  
MARIA M. VALENTINE**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

**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 3207 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 , MAY 25, 2017  
AT 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) 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. R 159, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

**BEING THE SAME** premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated August 22, 2002 and recorded on October 29, 2002 in Record Book Volume 2135 at Page 2957 granted and conveyed unto Cesar Uchofen and Lorenza Lopez. Being part of Parcel No. 16/2/1/1-11 and Pin No. 16732100340877

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
CESAR UCHOFEN  
LORENZA LOPEZ**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

**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 10832 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 , MAY 25, 2017  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 10 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 147, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.**

**BEING THE SAME premises which Mellon Bank, N.A., successor trustee to Security Bank and Trust Company, Trustee, by deed dated August 18, 2005 and recorded on September 19, 2005 in Record Book Volume 2240 at Page 2811 granted and conveyed unto Emory B. Tunstall, Sr. and Theresa Tunstall.**

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

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

**EMORY B. TUNSTALL, SR  
THERESA TUNSTALL**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

**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 3667 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 , MAY 25, 2017  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(S) 46 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 83, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.**

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

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

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

**RAMON M SANTANA  
RAMONA M SANTANA**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5



**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 2901 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 , MAY 25, 2017  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 20 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R161, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

**BEING THE SAME** premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated June 27, 2002 and recorded on September 23, 2002 in Record Book Volume 2132 at page 79 granted and conveyed unto Vincent D. Longo and Lenore E. Longo.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
VINCENT D LONGO  
LENORE E LONGO**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

**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 2874 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 , MAY 25, 2017  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 50 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 129, 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 February 5, 2002 and recorded on May 15, 2002 in Record Book Volume 2121 at page 9831 granted and conveyed unto Michael S. Loeb and Andrea B. Loeb.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
MICHAEL S LOEB  
ANDREA B LOEB**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

**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 3846 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , MAY 25, 2017  
AT 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) 19 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No R 74, 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 December 22, 2010 and recorded on February 3, 2011 in Record Book Volume 2382, at Page 5995 granted and conveyed unto James Hatcher and Beulah Redfern.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
JAMES HATCHER  
BEULAH REDFERN**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

**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 2172 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 , MAY 25, 2017  
AT 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) 6 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 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 Mellon Bank, N.A., P.O.A. for Security Bank and Trust Company, Trustee, by deed dated May 20, 1998 and recorded on November 19, 1998, in Record Book Volume 2056 at page 3898 granted and conveyed unto Donald A. Hartman and Gladys T. Hartman.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
DONALD A. HARTMAN  
GLADYS T. HARTMAN**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

**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 2309 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 , MAY 25, 2017  
AT 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 (nd veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 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 Gunter-Hayes & Associates, LLC, Trustee, by deed dated March 7, 2006 and recorded on April 13, 2006 in Record Book Volume 2264 at Page 439 granted and conveyed unto Gloria T. Hardy, George T. Hardy and Colleen Dunn. Being part of Parcel No. 16/2/1/1-11 and Pin No. 16732100340877

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
GLORIA T. HARDY  
GEORGE T. HARDY  
COLLEEN DUNN**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

**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 1033 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 , MAY 25, 2017  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 35 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 93, 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 June 18, 1991 and recorded on October 10, 1991 in Record Book Volume 1797 at Page 986 granted and conveyed unto Elijah Foster and Elizabeth B. Foster.

Being part of parcel No. 16/2/1/1-9 and Pin No. 16732101467354  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
ELIJAH FOSTER  
ELIZABETH B FOSTER**

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 21, 28; May 5

**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 2329 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 , MAY 25, 2017  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 20 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 149, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.**

**BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated March 16, 2000 and recorded on June 19, 2000 in Record Book Volume 2080 at Page 1960 granted and conveyed unto Marciano L. Fernandez and Leticia S. Fernandez. Being part of Parcel No. 16/2/1/1-11 and Pin No. 16732100340877**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
MARCIANO L FERNANDEZ  
LETICIA S FERNANDEZ**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

**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 2546 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 , MAY 25, 2017  
AT 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) 23 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R100, on a certain "Declaration Plan Phase IIB of Stage 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 8, 2000 and recorded on August 31, 2000 in Record Book Volume 2083 at Page 5990 granted and conveyed unto Cesar Delavera and Ivette Delavera. Being part of Parcel No. 16/2/1/1-10 and Pin No. 16732101450770**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
CESAR DELAVERA  
IVETTE DELAVERA**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

**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 839 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 , MAY 25, 2017  
AT 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. R154, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

**BEING THE SAME** premises which Mellon Bank, N.A. Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated April 26, 2000 and recorded on July 14, 2000 in Record Book Volume 2081 at Page 4569 granted and conveyed unto The Estate of Castor L. Cruz.  
Being part of Parcel No. 16/2/1/1-11 and Pin No. 16732100340877

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
THE ESTATE OF  
CASTOR L. CRUZ**

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 21, 28; May 5

**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 1882 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 , MAY 25, 2017  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 50 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R47, 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 United Penn Bank, pursuant to that certain Trust Agreement between United Penn Bank and The Oxford Finance Companies, Inc., by deed dated February 4, 1999 and recorded on June 23, 1999 in Record Book Volume 2065 at Page 4927 granted and conveyed unto Francisco Chavez.  
Being part of Parcel No. 16/2/1/1-12 and Pin No. 16732102561273

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

**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 11349 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 , MAY 25, 2017  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 28 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 91, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.**

**BEING THE SAME premises which United Penn Bank, successor by merger to Security Bank and Trust Company, Trustee, by deed dated November 14, 1986 and recorded on January 9, 1987 in Record Book Volume 1533 at Page 630 granted and conveyed unto Arthur Carry and Patricia A. Carry.**

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

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

**ARTHUR CARRY  
PATRICIA A CARRY**

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

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

**A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5**

**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 649 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 , MAY 25, 2017  
AT 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) 31 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 69, 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 December 20, 1988 and recorded on March 9, 1989 in Record Book Volume 1670 at Page 677 granted and conveyed unto Sylvester Anderson and Thomasonia Anderson.**

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

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

**SYLVESTER ANDERSON  
THOMASONIA ANDERSON**

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

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

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

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

**Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 21, 28; May 5**



**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 3679 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 , MAY 25, 2017  
AT 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) 19 in that certain piece or parcel of land, together with the messuage (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 138, 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 July 27, 2005 and recorded on August 4, 2005 in Record Book Volume 2235 at page 433 granted and conveyed unto Laura L. Wilson.

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

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

**LAURA L. WILSON**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

**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 3205 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 , MAY 25, 2017  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 28 in that certain piece or parcel of land, together with the messuage (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 137, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

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

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

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

**JOSEPH TYSON  
HELEN R. TYSON**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

**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 3204 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 , MAY 25, 2017  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 45 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 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 United Penn Bank, Successor by Merger to Security Bank and Trust Company, Trustee, by deed dated March 24, 1990 and recorded on June 1, 1990 in Record Book Volume 1737 at Page 1444 granted and conveyed unto Charles Truxson, Jr. Being part of Parcel No. 16/2/1/1-9 and Pin No. 16732101467354

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
CHARLES TRUXSON, JR**

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

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

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

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

**JEFFREY A DURNEY, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 21, 28; May 5

**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 3217 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 , MAY 25, 2017  
AT 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) 18 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 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 ad for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

**BEING THE SAME** premises which James W. Eilert, Jr. and Nancy N. Eilert, by deed dated March 20 2007 and recorded on August 11, 2008 in Record Book Volume 2340 at Page 1985 granted and conveyed unto The WB Marketing Company. Being part of Parcel No. 16/2/1/1-12 and Pin No. 16732102561273

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

**JEFFREY A DURNEY, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 21, 28; May 5

**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 2988 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 , MAY 25, 2017  
AT 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) 52 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 141, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

**BEING THE SAME** premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated April 19, 2001 and recorded on October 5, 2001 in Record Book Volume 2105 at Page 9734 granted and conveyed unto Antoinette Plewa.  
Being part of Parcel No. 16/2/1/1-11 and Pin No. 16732100340877

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

**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 5408 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , MAY 25, 2017  
AT 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 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 RPM Asset Management, Inc., by deed dated January 21, 1999 and recorded on March 3, 1999 in Record Book Volume 2060, at page 6332 granted and conveyed unto Nelson L. Nixon and Cora L. Nixon.  
Being part of Parcel No. 16/2/1/1-9 and Pin No. 16732101467354

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
NELSON L. NIXON  
CORAL L. NIXON**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

**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 6535 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 , MAY 25, 2017  
AT 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. 17 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 2C 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 October 13, 1987 and recorded on November 27, 1981 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 1592, at page 129, granted and conveyed unto Joseph A. Mouchacca and Renee T Mouchacca.**

**Being part of Parcel No. 16/4/1/48-2C and Pin No. 16732102878710B2C**

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

**JOSEPH A MOUCHACCA  
RENEE T MOUCHACCA**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5**

**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 2680 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 , MAY 25, 2017  
AT 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. R64, 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 David O. Lewis a/k/a David Oscar Lewis, Dr. and Juanita D. Lewis a/k/a Juanita Dorothy Lewis, his wife, by deed dated April 17, 2012 and recorded on May 3, 2012 in Record Book Volume 2401 at Page 9165 granted and conveyed unto Andrew Merrill.**

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

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

**ANDREW MERRILL**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5**

**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 2312 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 , MAY 25, 2017  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 20 in that certain piece or parcel of land, together with the messuage (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 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 Security Bank and Trust Company, Trustee, by deed dated September 12, 2005 and recorded on September 27, 2005, in Record Book Volume 2241 at Page 4484 granted and conveyed unto Susan A. Gruenling.  
Being part of Parcel No. 16/2/1/1-12 and Pin No. 16732102561273

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
SUSAN A GRUENLING**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

**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 9005 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 , MAY 25, 2017  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 49 in that certain piece of parcel of land, together with the 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 26D 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 Antoinette M. Kelly a/k/a Toni Kelly surviving spouse of Leonard Kelly, by deed dated April 15, 2012 and recorded on May 14, 2012 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2402, at Page 4402, granted and conveyed unto Executive Property Options, LLC.

Being part of Parcel No. 16/4/1/48-26D and Pin No. 16732102877987B26D

**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 - April 21, 28; May 5

**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 2599 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 , MAY 25, 2017  
AT 10:00 A.M.**

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

**AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 11 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 129, 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 July 27, 2005 and recorded on August 4, 2005 in Record Book Volume 2235 at page 276 granted and conveyed unto Judith Davis.**

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

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

**JUDITH DAVIS**

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

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

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

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

**JEFFREY A DURNEY, ESQUIRE**

**Sheriff's Office**

**Stroudsburg, PA**

**Barry J. Cohen, Sheriff's Solicitor**

**PR - April 21, 28; May 5**

**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 3225 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 , MAY 25, 2017  
AT 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) 31 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 135, 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 Arthur R. Yost and Rhoda Yost, by deed dated September 15, 2009 and recorded on January 29, 2010 in Record Book Volume 2366 at Page 1405 granted and conveyed unto VVT, Inc.**

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

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

**VVT, 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 - April 21, 28; May 5**

**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 881 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 , MAY 25, 2017  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 12 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R111, 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 January 28, 2010 and recorded on March 5, 2010 in Record Book Volume 2367 at Page 5947 granted and conveyed unto Altagracia De La Cruz.**

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

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

**ALTAGRACIA DE LA CRUZ**

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

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

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

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

**Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 21, 28; May 5**

**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 1867 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 , MAY 25, 2017  
AT 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) 1 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 127, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.**

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

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

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

**KEITH COLLINS-ALLEN**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5**



**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 1902 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 , MAY 25, 2017  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 34 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 75, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

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

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

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

**ANTHONY CHIN-QUEE**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

**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 2120 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 , MAY 25, 2017  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 51 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 135, 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 Security Bank and Trust Company, Trustee, by deed dated May 16, 2005 and recorded on May 19, 2005, in Record Book Volume 2226 at Page 157 granted and conveyed unto Cheryl Barnett.

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

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

**CHERYLL BARNETT**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

**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 6390 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 , MAY 25, 2017**

**AT 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. 27 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 41F 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 Warren Jeffrey Howard, by deed dated May 14, 2010 and recorded on September 22, 2010 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2376, at Page 2216, granted and conveyed unto Shawndriah Green.**

**Being part of Parcel No. 16/4/1/48-41F and Pin No. 16732102886110B41F**

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

**SHAWNDRIAH GREEN**

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

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

**A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5**

**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 4088 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on**

**Thursday , MAY 25, 2017**

**AT 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. 18 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-93 on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential**

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

**BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated May 4, 1979 and recorded on June 29, 1984 in Record Book Volume 1368 at Page 171 granted and conveyed unto Thomas P. Cimino and Bettina M. Cimino.**

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

**THOMAS P CIMINO**

**BETTINA M CIMINO**

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

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

**A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5**

**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 9169 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 , MAY 25, 2017**

**AT 10:00 A.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. 37 of Unit No. RT-11, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.**

**BEING THE SAME premises which Harry Burgos and Anne M. Burgos, his wife, by deed dated July 29, 2010, and recorded on July 29, 2010, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2373 at Page 8857 granted and conveyed unto Atlantic Vacations, LLC.**

**Being Parcel No. 16/88010/U11 and**

**Pin No. 16732102589046**

**SEIZED AND TAKEN IN EXECUTION AS THE**

**PROPERTY OF:****ATLANTIC VACATIONS, LLC****TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

JEFFREY A DURNEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2568 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, MAY 25, 2017**

**AT 10:00 A.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 Polk**, County of Monroe and Commonwealth of Pennsylvania, being Lot 1 on a Plan titled 'Final Plan, Minor Subdivision, Arlene E. Johnson' prepared by Effort Associates, Inc., dated April 9, 2001, last revised June 13, 2001 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 73, Page 110, being more fully described as follows, to wit:

**BEGINNING** at a point in or near the center of Trach Drive, T.R. 501 said point being the northwest corner of the herein described lot; thence in Trach Drive, T.R. 501, North 59 degrees 27 minutes 09 seconds East 39.31 feet to a point; thence along lands of Franklin Fritzingler the following two courses:

1. South 25 degrees 38 minutes 44 seconds East (passing over an iron at 15.89 feet) 135.64 feet to an iron;  
2. North 69 degrees 01 minute 57 seconds East 179.00 feet to an iron; thence along lands of Edith Burkhardt the following three courses;

1. South 37 degrees 58 minutes 03 seconds East 34.00 feet to an iron;  
2. North 43 degrees 35 minutes 47 seconds East 99.91 feet to an iron;  
3. North 38 degrees 09 minutes 13 seconds West 24.00 feet to an iron; thence along lands of Rodney Kleppinger North 42 degrees 5 minutes 47 seconds East 171.39 feet to an iron; thence along lands of St. Paul's Evangelical Lutheran Church of Kresgeville South 45 degrees 26 minutes 33 seconds East 171.60 feet to an iron; thence still along lands of St. Paul's

Evangelical Lutheran Church of Kresgeville, and along lands of Richard Gale North 43 degrees 37 minutes 22 seconds East 364.71 feet to an iron; thence through lands now or formerly of Arlene E. Johnson the following two courses:

1. South 17 degrees 58 minutes 27 seconds East 78.09 feet to an iron;  
2. North 71 degrees 28 minutes 52 seconds East 290.02 feet to an iron; thence along lands now or formerly of Arlene E. Johnson and along Dotters Creek the following eleven courses:

1. South 07 degrees 23 minutes 00 seconds East 86.53 feet to an iron;  
2. South 14 degrees 36 minutes 51 seconds East 83.28 feet to an iron;  
3. South 6 degrees 5 minutes 47 seconds East 125.82 feet to an iron;  
4. South 1 degree 12 minutes 34 seconds West 129.80 feet to an iron;  
5. South 7 degrees 59 minutes 21 seconds West 95.64 feet to an iron;  
6. South 54 degrees 25 minutes 29 seconds West 104.96 feet to an iron;  
7. South 71 degrees 59 minutes 43 seconds West 344.49 feet to an iron;  
8. North 80 degrees 37 minutes 41 seconds West 100.52 feet to an iron;  
9. South 88 degrees 50 minutes 54 seconds West 68.45 feet to an iron;  
10. North 69 degrees 57 minutes 43 seconds West 173.32 feet to an iron;  
11. South 70 degrees 45 minutes 54 seconds West 214.33 feet to an iron; thence along lands of Sterling Snyder North 29 degrees 28 minutes 25 seconds West (passing over an iron at 399.21 feet) 419.21 feet to the place of BEGINNING.

CONTAINING 10.9436 acres, more or less.

TOGETHER WITH an easement and right of way in favor, and for the use and benefit, of the Grantees, their heirs and assigns, contractors, sub-contractors, tenants, under-tenants, invitees, and all future occupiers and possessors of Lot 1, in over, along, upon, and through, as well as the free and uninterrupted use, liberty and privilege of, and passage in, along, over, and through, that portion of Grantors remaining lands indicated as 'WATER RIGHTS EASEMENT GRANTED TO THOMAS HOWELL,' on the aforesaid plan titled 'Final Plan Minor Subdivision Arlene E. Johnson; prepared by Effort Associates, Inc., dated April 9, 2001, last revised June 13, 2001, and recorded in the Office for the Recording of Deeds, in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Plot Book Volume 73, page 110, more particularly described as follows:

**BEGINNING** at a point in line of the eleventh mentioned course in the above description from which the eleventh mentioned corner bears South 71 degrees 28 minutes 52 seconds West 174.35 feet; thence through lands of the Grantor the following ten courses:

1. North 02 degrees 22 minutes 00 seconds West 202.26 feet;  
2. North 6 degrees 57 minutes 25 seconds East 36.11 feet;  
3. North 31 degrees 55 minutes 8 seconds East 34.02 feet;  
4. North 57 degrees 58 minutes 02 seconds East 11.72 feet;  
5. North 85 degrees 06 minutes 43 seconds East 49.93 feet;  
6. South 11 degrees 35 minutes 55 seconds East 20.21 feet;  
7. South 03 degrees 27 minutes 20 seconds East 81.54 feet;  
8. South 05 degrees 46 minutes 50 seconds East 58.94 feet;  
9. South 14 degrees 38 minutes 08 seconds East 83.42 feet;  
10. South 71 degrees 28 minutes 53 seconds West 115.67 feet to the place of BEGINNING.

As well as ever and upon the existing bridge located at the northern portion of the easement areas for the purpose of removing and clearing obstructions, improving, repairing, maintaining and keeping in good condition the portion of Dotters Creek and the old raceway located within the said easement area, as well as the existing bridge located at the northern portion of the easement area, should the Grantees so elect so as to continue the unimpeded flow of water in, through and along the same, and also the right to make such changes and construct such improvements as are necessary to divert water from Dotters Creek to the old raceway to continually and adequately supply water to the pond which currently exists on Lot 1. This shall be a covenant running with the land.

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

BEING THE SAME PREMISES WHICH Arlene E. Johnson, widow, by deed dated July 321, 2001 and recorded August 2, 2001, in the Office for the Recorder of Deeds, etc., in and for the County of Monroe at Stroudsburg, Pennsylvania, in Record Book Volume 2101, page 7785, granted and conveyed unto Thomas Howell and Carla Howell, h/w in fee.

TITLE TO SAID PREMISES VESTED IN Thomas Howell and Carla Howell, h/w, by Deed from Arlene E. Johnson, widow dated 07/31/2001, recorded 08/02/2001, in Book 2101, Page 7785.

TAX CODE: 13/93292

TAX PIN: 13622703245679

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

THOMAS HOWELL

CARLA HOWELL

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8406 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, MAY 25, 2017

AT 10:00 A.M.

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

ER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN, message and two lots or pieces of land situate in the Township of Barrett, County of Monroe, State of Pennsylvania, bounded and described as follows, to wit:

NO. 1 BEGINNING at a pipe in the westerly side of a private road, from which a pipe at the intersection of the westerly side of said road with the dividing line between lands of John Kavalli and lands of Margaret A. Bell, bears South thirty seven degrees twenty minutes East distant seventy eight and eight-tenths feet; thence by lands of Margaret A. Bell, of which this lot was formally a part South fifty six degrees forty three minutes West forty and thirty five one-hundredths feet to a pipe; thence by the same and parallel to and distant four feet westerly from the Westerly side of the frame store and apartment building on the herein described lot of land (at one hundred forty-six and fifty-six one-hundredths feet passing a pipe at the southerly side of a stone masonry retaining wall) one hundred eighty nine and fifty-six one-hundredths feet to a spike in the public road leading from Cresco to Canadensis; thence along said road North forty two degrees fifty six minutes East six and two-tenths feet a spike; thence by the same North twenty six degrees forty six minutes East twenty-three and one-tenth feet to a spike; thence along the westerly side of said private road South thirty seven degrees twenty minutes East two hundred three feet to the place of beginning. TOGETHER with the right to use in common with Margaret A. Bell, her heirs and assigns, the said private road above mentioned, the westerly side of which lies along the last mentioned course in the above description, to the extent and under the conditions set forth in an agreement between Martin Luther Krummell et ux, and John J. Sherbaugh, dated July 28, 1922 and recorded in the aforesaid office in Miscellaneous Book Vol. H, page 266.

NO. 2 BEGINNING at a corner in the public road leading from Mountainhome or Canadensis; thence by land of the estate of Martin B. Rinehart, deceased, along a mill dam or pond, the following courses and distances, viz: South forty-two and one-half degrees East twelve perches to a stake in the stump; North sixty degrees East two and two-tenths perches to a post and stones; South forty-two degrees East five and forty-eight one-hundredths perches to a fence post North seventy-two degrees East four and two-tenths perches to the North stem of a double wild cherry tree; South forty-two and one-half degrees East three and seven-tenths perches to a tree; thence by land of Casper Buck North thirty nine degrees and twenty-five minutes West twenty-three and sixteen one-hundredths perches to a bolt in the aforesaid public road; thence along said road South twenty-four degrees West and four-tenths perches to a point in said road; thence still along said road South sixty and one-fourth degrees West seven and three-tenths perches to the place of beginning.

UNDER AND SUBJECT to conditions existing with reference to the back water from the mill dam or pond.

EXCEPTING therefrom a lot or piece of land conveyed by John J. Sherbaugh and wife to Martin Luther Krummell and wife by deed dated July 28, 1922 and recorded in the Office for the Recording of Deeds, in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Deed Book Vol. 87, page 466, etc.

TOGETHER also with the right to use of roadway to the extent and under the conditions as set forth in agreement made July 28, 1922, between Martin Luther Krummell and wife and John J. Sherbaugh said agreement being recorded in the aforesaid Office in Book of Misc. Vol. H, page 266, etc.

BEING THE SAME PREMISES WHICH Mary W. Sopko by Deed dated August 21, 1996, and recorded on August 28, 1996, in the Office for the Recording of Deeds, Monroe County, PA, in Instrument Number 199623644, granted and conveyed to Mary W. Sopko and George Ian Sopko, her son.

Property Being Known As: 946 Route 390, Mountain-home, Pennsylvania 18342

Tax Code #: 1/13/1/50

PIN #: 01638703149852

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

**GEORGE IAN SOPKO INDIVIDUALLY AND IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF MARY W SOPKO DECEASED**

**GEORGE IAN SOPKO INDIVIDUALLY AND IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF MARY W SOPKO DECEASED AND UNITED STATES OF AMERICA**

**GEORGE IAN SOPKO INDIVIDUALLY AND IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF MARY W SOPKO DECEASED 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  
RICHARD BRENT SOMACH,  
ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6530 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , MAY 25, 2017  
AT 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 land situate in the Township of Smithfield , County of Monroe, State of Pennsylvania, bounded and described as follows, to wit:**

**BEGINNING** at a point in the centerline of Township Road No. 524, a common corner of Lot No. 41 and lands of Rosaria Romano and John Iraci as shown on a map entitled "Village of the Eagle, Section 2, Guy Marotta and James Borbidge - (owners and developers) Smithfield Township, Monroe County, PA" recorded by Edward G. Hess Associates, Inc. and recorded June 3, 1974 in Plot Book Volume 22, Page 101; thence in and along the centerline of Township Road No. 524 the following six (6) bearings and distances:

1. South 57 degrees 18 minutes 06 seconds East

16.38 feet to a point; thence

2. South 37 degrees 49 minutes 50 seconds East

46.06 feet to a point; thence

3. South 14 degrees 30 minutes 08 seconds East

52.25 feet to a point; thence

4. South 00 degrees 08 minutes 25 seconds East

58.39 feet to a point; thence

5. South 08 degrees 53 minutes 58 seconds West

115.66 feet to a point; thence

6. South 07 degrees 08 minutes 11 seconds West

163.14 feet to a point; thence

BY Lot No. 39, North 82 degrees 51 minutes 49 seconds West 125 feet to a point; thence by Lot No. 40,

North 01 degrees 31 minutes 10 seconds West 162.89

feet to a point; thence by Lot No. 40, North 22 degrees 47 minutes 20 seconds West 113.35 feet to a

point in the line of lands of Rosario Romano and John

Iraci; thence by lands of Rosario Romano and John

Iraci, North 45 degrees 53 minutes 43 seconds East

210 feet to the place of BEGINNING.

BEING Lot No. 41, Section 2 as shown on the aforementioned plan.

TAX MAP NO. 16/6A/2/2

PIN NO. 16-7313-03-41-3345

PREMISES B:

**ALL THAT CERTAIN lot 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 in the centerline of Township Road No. 524; thence in and along the centerline of said Township Road No. 524 the following seven (7) courses and distances:

1. South 57 degrees 47 minutes 38 seconds East,

46.21 feet to a point; thence

2. South 60 degrees 36 minutes 51 seconds East,

48.83 feet to a point; thence

3. south 65 degrees 35 minutes 22 seconds East,

55.28 feet to a point; thence

4. South 70 degrees 09 minutes 14 seconds East,

50.09 feet to a point; thence

5. South 70 degrees 02 minutes 28 seconds East,

50.08 feet to a point; thence

6. South 64 degrees 30 minutes 05 seconds East,

49.99 feet to a point; thence

7. South 57 degrees 18 minutes 06 seconds East,

25.42 feet to a point; thence

BY lands intended to be conveyed to Pocono Realty

Company, South 45 degrees 53 minutes 43 seconds

West, 628.65 feet to a point; thence by the same,

North 43 degrees 14 minutes 06 seconds West,

310.16 feet to a point; thence by the same, North 46

degrees 29 minutes 30 seconds East, 511.78 feet to

the place of BEGINNING.

TAX MAP NO. 16/6/1/8

PIN NO. 16-7313-03-41-0319

Being the same premises which DLP Fund Acquisition III, LLC by deed dated 09/28/2015, recorded 10/02/2015, in the office of the Recorder of Deeds in and for Monroe County, in Book 2460, Page 7230, and Instrument # 201523437, conveyed unto Daniel J. Carvajal, Grantee herein.

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

**DANIEL J CARVAJAL**

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

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

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

the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4887 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 , MAY 25, 2017  
 AT 10:00 A.M.**

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

Real property in the City of East Stroudsburg, Smithfield Township , County of Monroe, State of Pennsylvania, described as follows:

**BEGINNING** at an iron pin set in the center of a twenty (20.00) foot wide right of way, said pin being at the most southwesterly corner of Lot 2 as shown on a certain map entitled "Minor Subdivision of Lands of Akalay Industries" as recorded in the Office of the Recorder of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania in Plot Book Volume 66, Page 199, said pin also being on the line of lands of Maxwell T. Cohen as recorded Office of the Recorder of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania in Plot Book Volume 66, Page 199, said pin also being on the line of lands of Maxwell T. Cohen as recorded in Deed Book Volume 179, Page 327; thence leaving Lot 2 and in and along the centerline of said right of way and along the lands of Cohen, North eighty three (83) degrees fifty six (56) minutes ten (10) seconds West (passing an iron pin at two hundred three and twenty seven one-hundredths (203.27) feet feet two hundred twenty and two one-hundredths (220.02) feet to a railroad spike set in a certain 33.00 foot wide road known as Gap View Drive (T-524) said railroad spike being on the line of lands of John S. Kusner as recorded in Deed Book Volume 1860, Page 80; thence leaving the lands of Cohen, along the lands of Kusner and in said road, North twenty one (21) degrees fifty four (54) minutes fifty four (54) seconds West one hundred thirty and thirty four one-hundredths (130.34) feet to an iron pipe, said pipe being at a corner common to lands of Kusner and lands of Sonia S. Susich as recorded in Deed Book Volume 1779, Page 36; thence leaving the lands of Kusner, along the lands of Susich and still in said road, North two (02) degrees fourteen (14) minutes thirty five (35) seconds East two hundred twenty two and twenty eight one-hundredths (222.28) feet to a railroad spike; thence cutting across said road and still along the lands of Susich, South seventy nine (79) degrees fifty (50) minutes fourteen (14) seconds East (passing an iron pin at twenty four and sixteen one-hundredths (24.16) feet two hundred thirty two and ten one-hundredths (232.10) feet to an iron pin, said pin being on the line of lands of Susich and being a corner of the aforementioned Lot 2 and from which an iron pipe bears South seventy nine (79) degrees fifty (50) minutes fourteen (14) seconds East two hundred sixty eight and twenty seven one-hundredths (268.27) feet, said pipe being at a corner of the larger tract of which this lot is formerly a part;

thence leaving the lands of Susich and along Lot 2, South six (06) degrees fourteen (14) minutes fifty five (55) seconds East three hundred two and twenty five (302.25) feet to an iron pin; thence along the same; South six (06) degrees three (0-3) minutes fifty (50) seconds West twenty five (25.00) feet to the place of **BEGINNING.**

**CONTAINING** a total of 80,324.640 square feet or 1.844 acres, more or less. Bearings are based on a magnetic meridian of 1988 as per a survey by George Fetch, Jr., P.L.S. in December, 1988.

**BEING THE SAME PREMISES** which Anthony D. Logan and Kathleen J. Proter, h/w by Deed dated 1/28/2004 and recorded 1/30/2004 in the Office of the Recorder of Deeds in the County of Monroe, in Deed Book 2180, Page 7856 and Instrument #200404806, granted and conveyed unto Natalia Komissarova, married.

Tax ID #: 16/7/3/61

Pin: 16732100194068

PIN #: 16732100194068

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

**NATALIA KOMISSAROVA  
 ALEXANDER LAKHTER**

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**SAMANTHA GABLE, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2220 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 , MAY 25, 2017  
 AT 10:00 A.M.**

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

**PARCEL NO. 1;**  
**ALL THAT CERTAIN** tract, piece or lot of land situate in **Tobyhanna Township** , Monroe County, Pennsylvania, being Lot No. 309 on a plan titled "Map of Subdivision of Lands of Isaac Miller, Pocono, Tobyhanna and Tunkhannock Townships, Monroe County, Pennsylvania", dated July 1951, prepared by Leo A. Achterman, and filed in the Monroe County Courthouse in Plot Book 10, Page 93 (also recorded in Plot Book Volume 36, Page 103).  
**PARCEL NO. 2;**



ALL THAT CERTAIN tract, piece or lot of land situate in Tobyhanna Township, Monroe County, Pennsylvania, being Lot No. 310 on a plan titled "Map of Sub-division of Lands of Isaac Miller, Pocono, Tobyhanna and Tunkhannock Townships, Monroe County, Pennsylvania", dated July 1951, prepared by Leo A. Achterman, and filed in the Monroe County Courthouse in Plot Book 10, Page 93 (also recorded in Plot Book Volume 36, Page 103).

Title to said premises is vested in Mario J. Pantoja, Jr. by deed from Mario J. Pantoja, Jr. dated January 31, 2006 and recorded February 9, 2006 in Instrument Number 200605662. The said Mario J. Pantoja, Jr. died on November 4, 2012 thereby vesting title in Jordy Pantoja, known surviving heir of Mario Pantoja Jr. (a minor), deceased Mortgagor and Real Owner, Justin Pantoja, known surviving heir of Mario Pantoja Jr. (a minor) deceased Mortgagor and Real Owner, Jessica Pantoja, known surviving heir of Mario Pantoja Jr. (a minor), deceased Mortgagor and Real Owner, Johanna Pantoja, known surviving heir of Mario Pantoja Jr. (a minor), deceased Mortgagor and Real Owner, Yesenia Pantoja, known surviving heir of Mario Pantoja Jr., deceased Mortgagor and Real Owner, and unknown surviving heirs of Mario Pantoja Jr., deceased Mortgagor and Real Owner by operation of law.

Parcel No. 19/2/2/70

Pin No. 19634404923575

Being Known As: 309-310 Section 1 Miller Lane a/k/a 217 Williams lane, Scotrun, Tobyhanna Township, Monroe County, PA 18355

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

**JORDY PANTOJA (A MINOR), KNOWN SURVIVING HEIR OF MARIO PANTOJA JR., DECEASED MORTGAGOR AND REAL OWNER**

**JUSTIN PANTOJA (A MINOR), KNOWN SURVIVING HEIR OF MARIO PANTOJA JR., DECEASED MORTGAGOR AND REAL OWNER**

**JESSICA PANTOJA (A MINOR), KNOWN SURVIVING HEIR OF MARIO PANTOJA JR., DECEASED MORTGAGOR AND REAL OWNER**

**JOHANNA PANTOJA (A MINOR), KNOWN SURVIVING HEIR OF MARIO PANTOJA JR., DECEASED MORTGAGOR AND REAL OWNER**

**YESENIA PANTOJA, KNOWN SURVIVING HEIR OF MARIO PANTOJA JR., DECEASED MORTGAGOR AND REAL OWNER**

**UNKNOWN SURVIVING HEIRS OF MARIO PANTOJA JR., DECEASED MORTGAGOR AND 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  
JACOB M OTTLEY, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7805 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, MAY 25, 2017

AT 10:00 A.M.

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

**ALL THAT CERTAIN lot or parcel of land situate in the Township of Hamilton in the County of Monroe and Commonwealth of Pennsylvania, being described as follows by metes and bounds.**

**BEGINNING AT A POINT in a driveway 16 feet in width; thence in said driveway North eighty one degrees West 14 feet, more or less, to a stone near the Westerly edge of said driveway being corner of lands of Grantors and lands of Moses Road; thence South sixteen degrees East partly in and along said driveway two hundred sixty seven and three tenths feet, more or less, to a stone; thence along lands of Moses Road, North sixty eight degrees thirty minutes West one thousand five and five tenths feet, more or less, to the center line of the concrete road known as the Monroe Carbon Trail; thence in an Easterly direction along the center line of said concrete road nine hundred feet, more or less, to the center line of the first above mentioned driveway projected; thence in and along the center line of said 16 foot driveway South two degrees forty five minutes West three hundred sixty three feet, more or less, to the PLACE OF BEGINNING.**

**UNDER AND SUBJECT to certain conditions and restrictions that may appear of record.**

**With the appurtenances: TO HAVE AND TO HOLD the same to and for the use of the said Grantee(s), his/her/their heirs, successors, and assigns, forever, and the Grantor(s) for his/her/their heirs, successors, and assigns hereby covenant and agree that they will WARRANT GENERALLY the property hereby conveyed.**

Being the same premises which Matthew D. Bauman and Kelly Ann Bauman fka Kelly Ann Ryneanson by deed dated 01/23/2007, recorded 02/05/2007, in the office of the Recorder of Deeds in and for Monroe County, in Book 2295, page 6618, conveyed unto Matthew D. Bauman and Kelly Ann Bauman, husband and wife, Grantees herein.

Parcel No. 7/13/1/47

Pin: 07626800550479

This document may 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 other 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, 1957, P.L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.)

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

**MATTHEW D BAUMAN  
KELLY ANN BAUMAN**

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

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



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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
**BRADLEY J OSBORNE, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4225 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , MAY 25, 2017  
AT 10:00 A.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 Stroud , County of Monroe and State of Pennsylvania, bounded and described as follows, viz:**

**BEGINNING** at a point on line of lands of John G. Mastronardo et ex., said point being on the easterly side of a 33 foot wide right of way and also being a corner of lands of Joseph Michel et al.; thence, along lands of said Mastronardo et ux. North 82 degrees 30 minutes East 238.49 feet to an iron popeon line of lands of Charles W. Roberts et ux.; thence, along lands of said Roberts et ux. South 01 degrees 40 minutes 30 seconds West 194.77 feet (described as 210 feet in John G. Mastronado et ux. deed) to a stone corner on line of lands formerly the Ehrgood Estates; thence, along lands of the said Ehrgood Estate South 75 degrees 36 minutes 42 seconds West 249.22 feet to a point; thence, along lands of the aforementioned Joseph Michel et al. North 02 degrees 42 minutes 00 seconds East 225.79 feet to the point of BEGINNING. CONTAINING 1.14 acres, more or less.

**TOGETHER** with the right-of-way for ingress and egress granted to the grantor herein by deed of Albert R. Crowl to Lois M. Hura, by his deed dated February 2, 1965 and recorded in the Office for the Recording of Deeds &c., as aforesaid, in Deed Book Vol. 324, page 504, described in said deed as follows:

A private road thirty three feet in width leading from the Southerly sid eof Pa. Rt. L.R. 45018 as described in deed from Irene V. Fox, unmarried to Albert R. Crowl, dated April 6, 1962 and recorded in Deed Bool Vol. 295, page 376, said private road extending for a distance of two hundred thirty three feet along lands conveyed by Albert R. Crowl to John Mastronardo, and as said private road is shown on curvey made by Guyton Kempter, C.E., May 24, 1961 leading to premises of the said Lois M. Hura as conveyed to her by

Albert R. Crowl. The use of said road by the party of the second part shall be made in common with the party of the first part, his heirs, executors, administrators and assigns, and with the said John Mastronardo and Bernard J. Lawler, their heirs, administrators and assigns.

TAX I.D. #: 17/1/1/27-13  
PIN #: 17639304928062

BEING KNOWN AS: 153 TIMBER ROAD F/K/A 11 TIMBER ROAD, EAST STROUDSBURG, PENNSYLVANIA 18301.

Title to said premises is vested in George T. Johnson and Diane Johnson, husband and wife, by deed from Lois M. Hura dated December 18, 1979 and recorded December 28, 1979 in Deed Book 997, Page 68.

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

**GEORGE T. JOHNSON  
DIANE JOHNSON**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
**JOSEPH I FOLEY, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2897 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , MAY 25, 2017  
AT 10:00 A.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 State of Pennsylvania, bounded and described as follows, to wit:**

Beginning at an iron on the Northerly line of Avenue C, said iron being the most Easterly corner of Lot 442 as shown on map entitled, "Section 3, Plan of Lots, Fifth St. Corp.", dated October 18, 1966 and revised January 20, 1967, and recorded in the Monroe County Recorder's Office in Plot Book Volume 11, Page 5; thence along Lot 442, N 20 degrees 19'00" W 180.00 feet to an iron in line of lands of the Beagle Club of Monroe County; thence along said lands of the Beagle Club of Monroe County, N 69 degrees 41'00" E 100.00 feet to an iron, the most Westerly corner of Lot 440 as shown on said map; thence along Lot 440, S 20 degrees 19'00" E 180.00 feet to an iron on the

Northerly line of Avenue C; thence along the Northerly line of Avenue C, S 89 degrees 41'00" W 100.00 feet to the place of beginning.

Containing 0.413 acres, more or less.

BEING THE SAME PREMISES WHICH FIFTH ST. CORP. A PENNSYLVANIA CORPORATION, by Deed dated 10/20/1997 and recorded 10/27/1997 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2041, Page 3300, granted and conveyed unto Clifton K. Burton. And said Clifton Burton departed this life on 09/11/2013, vesting the title solely in Charmaine Elizabeth Davis-Burton a/k/a Shawn Davis Burton, in her capacity as heir of Clifton K. Burton, deceased and Michaela Crystal Burton, in her capacity as heir of Clifton K. Burton, deceased and Shantel R. Burton a/k/a Chantel R. Burton in her capacity as heir of Clifton K. Burton, deceased and unknown heirs, successor, assigns, and all persons, firms or associations claiming right, title or interest from or under Clifton K. Burton, deceased by rights of survivorship.

Improvements: Residential property

Tax Code No. 17/113284

Pin # 17730113225819

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

**CHARMAINE ELIZABETH DAVIS-BURTON A/K/A SHAWN DAVIS BURTON, IN HER CAPACITY AS HEIR OF CLIFTON K. BURTON, DECEASED**

**MICHAELA CRYSTAL BURTON, IN HER CAPACITY AS HEIR OF CLIFTON K. BURTON, DECEASED**

**SHANTEL R. BURTON A/K/A CHANTEL R. BURTON IN HER CAPACITY AS HEIR OF CLIFTON K. BURTON, DECEASED**

**UNKNOWN HEIRS, SUCCESSOR, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CLIFTON K. BURTON DECEASED**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
AMANDA RAUER, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2239 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, MAY 25, 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 Tunkhannock, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:**

**BEGINNING** at an iron pipe on the Easterly side of a 40 foot private road, as shown on map entitled 'Map of Lots owned by Grace Heller'; thence along Lot No. 4, South sixty-five degrees fifty-four minutes East one hundred eighty and eighty-eight one-hundredths feet to an iron pipe; thence along lands of Bessie B. Bishop South twenty nine degrees thirty two minutes West two hundred seventy-one one-hundredths feet to a stone corner; thence along Lot #6 North sixty-five degrees fifty-four minutes West one hundred fifty-five and fifteen one-hundredths feet to an iron pipe; thence along the Easterly side of said forty foot private road North twenty-four degrees six minutes East two hundred seventy and forty-nine one-hundredths feet to the place of BEGINNING. CONTAINING 1.0 acres more or less.

**BEING Lot #5**

**TITLE TO SAID PREMISES VESTED IN Robert Decker and Edna Decker, h/w, by Deed from Russell Eggert and Barbara Eggert, h/w, dated 03/17/1997, recorded 07/10/1997, in Boo 2037, page 8250.**

**EDNA DECKER** was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Edna Decker's death on or about 05/29/2013, her ownership interest was automatically vested in the surviving tenant by the entirety.

**Mortgagor Robert Decker a/k/a Robert B. Decker** died on 08/11/2014, and upon information and belief, his surviving heirs are Mary Possinger, Edward Decker, Floyd A. Decker, Jr., Bernadine Decker, Justine Decker and Stewart Decker, Jr.

By executed waivers, Bernadine Decker a/k/a Bernadine Pagano, Floyd A. Decker, Jr., Stewart Decker, Jr., and Justine Decker a/k/a Justine Debuono waived their rights to be named as defendants in the foreclosure action. Said waivers are attached as Exhibit "A".

**TAX CODE: 20/5/1/21-31**

**TAX PIN: 20633304742346**

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

**MARY POSSINGER, IN HER CAPACITY AS HEIR OF ROBERT DECKER A/K/A ROBERT B. DECKER, DECEASED**

**EDWARD DECKER, IN HIS CAPACITY AS HEIR OF ROBERT DECKER A/K/A ROBERT B. DECKER, DECEASED**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROBERT DECKER A/K/A ROBERT B. DECKER, 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 - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5125 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , MAY 25, 2017  
 AT 10:00 A.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, together with the message thereon erected (including verandas or porches, if any) situate in the Township of Jackson, County of Monroe and State of Pennsylvania, described as follows, to wit:

BEING Unit 61 of Building D as shown on plan entitled 'Building Locations-Cluster I, the Village of Camelback, Jackson township, Monroe County, Pa.' prepared by Hillcrest Engineering Services, Inc. and dated June 30, 1977 and recorded in the Recorder of Deeds Office for Monroe County, Stroudsburg, Pa. in Plot Book Vol. 33, page 93, the locations of said building D being more fully described as follows:

BEGINNING at a point from which the southeasterly most corner of Phase 1 of The Village at Camelback bears South fifty degrees twenty six minutes twenty six seconds East three hundred fifty two and thirty five one-hundredths feet; thence by lands of Camelback Associates, Inc., North sixty eight degrees thirteen minutes forty six seconds West seventy four and thirty four one-hundredths feet to a point; thence by the same North twenty one degrees forty six minutes fourteen seconds East thirty and thirty four one-hundredths feet to a point; thence by the same South sixty eight degrees thirteen minutes forty six seconds East seventy four and thirty four one-hundredths feet to a point; thence by the same South twenty one degrees forty six minutes fourteen seconds West thirty and thirty four one-hundredths feet to the place of BEGINNING. The above described premises are also generally delineated at Unit 3, Building 4, Cluster 1, Phase 1 (being a part of Lot 2, Phase 1) as shown on 'Final Plan. The Glade at Camelback Ski Area, Jackson Township, Monroe County, Pa.' recorded in the Recorder of Deeds Office for Monroe County, Stroudsburg, PA. in Plot Book Vol. 27, page 19.

TITLE TO SAID PREMISES VESTED IN Velma V. James, by Deed from Thomas A. Smyth and James A. Smyth, surviving Trustees and personal representatives under the last will and testament of William T. Smyth, deceased, and Thomas A. Smyth and James A. Smyth, surviving Trustees and personal representatives under the last will and testament of Ida May Smyth, Susan Smyth Armiger, now by marriage Susan Smyth Shenker and Joseph Shenker, her husband, Thomas Alexander Smyth and Joan C. Smyth, his wife, James Albert Smyth and Mary E. Smyth, his wife, and David A. Smyth and Bonnie F. Smyth, his wife, dated 06/14/1999, recorded 06/30/1999, in Book 2065, Page 8717.

TAX CODE: 08/6A/2/4  
 TAX PIN: 08635320900746u061

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
 VELMA V JAMES**

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

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

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4143 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , MAY 25, 2017  
 AT 10:00 A.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 Jackson Township, Monroe County, Pennsylvania, being shown and designated as Lot 97 on a certain map entitled, "Proposed Plan of Lots; Barton Glen; Section 2; Pocono and Jackson Townships, Monroe County, Penna; Scale 1" = 100'; January, 1965' as prepared by Monroe Engineering, Inc., Stroudsburg, Penna., said map being recorded in the Office of the Recorder of Deeds in Stroudsburg, Penna., in and for the County of Monroe in Plat book Volume 9 on Page 161 and more particularly described as follows:

BEGINNING at a point on the easterly side of Rocky Ridge (Road), as shown on the above Captioned map, said point being a corner common to Lots 96 and 97, thence;

- 1) along the easterly side of said road, in a southerly direction on a curve to the right having a radius of 50.00', an arc distance, of 50.41' to a point, a corner common to Lots 97 and 98, thence;
- 2) Leaving said road and along said Lot 98, South 47°39' East, 135.74' to a point, a corner common to Lots 97, 98, 102 and 103, thence;
- 3) along said Lot 103, North 69°26' East, 91.85' to a point, a corner common to Lots 97, 103, 104 and 106, thence;
- 4) along said Lot 106, North 04°37' East 158.45' to a point, a corner common to lots 96, 97, 106, 107 and 119, thence;
- 5) Along said Lot 96, South 74°35' West, 194.86' to the place of BEGINNING.

CONTAINING 24,559 square feet, more or less. BEING the same premises which Allan J. Sitroon and Carol A. Sitroon, his wife, by deed dated November 20, 1998 and recorded November 20, 1998 in Monroe County in Deed Book Volume 2056, Page 4796, grant-

ed and conveyed unto Ralph C. Bauknecht and Pamela S. Bauknecht, his wife.

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

Premises being: 97 Rocky Ridge Road, Bartonsville, PA 18321

TAX ID: 08/1A/1/44

PIN: 08637102750773

BEING the same premises which Ralph C. Bauknecht and Pamela S. Bauknecht, by her attorney-in-fact, Ralph C. Bauknecht, husband and wife, by Deed dated August 18, 2005 and recorded August 25, 2005 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2237 Page 5494, granted and conveyed unto Elisha A. Habib.

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

**ELISHA A HABIB**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 723 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , MAY 25, 2017  
AT 10:00 A.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 319, Section G-II, in the hereafter described tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the Township of Coolbaugh , County of Monroe and Commonwealth of Pennsylvania, 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 date 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

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 Recording of Plats, in and for the County of Monroe on the 6th day of June, 1968 in Plat Book 11, page 131; a subdivision plat drawn by L.A. Achterman, Jr., P.E., known as "Section G-II of Stillwater Lake Estate, Sun Dance Stillwater Corp., dated Nov. 29, 1968, approved by the Monroe County Planning and Zoning Commission March 4, 1969; approved by the Supervisors of the Township of Coolbaugh April 7, 1969, said plat is duly filed and recorded in the Office for Recording of Plats, County of Monroe April 24, 1969, in Plat Book 12, Page 63, said lot having a frontage on Thunder Drive of 80.00 feet and a rear line of 80.07 feet; northerly side line of 153.33 feet and a southerly side line of 156.66 feet. Dimensions are more or less and actual stream and lake location governs and determines stream and lake lot side line and rear line dimensions.

**BEING MONROE COUNTY TAX CODE #3/14c/3/8; PIN # 03-6345-02-96-3487**

**BEING THE SAME PREMISES** which Michele Mollica, by Deed dated November 17, 2008 and recorded on November 10, 2009 in the Office of the Recorder of Deeds in and for the County of Monroe at Deed Book Volume 2362, Page 3728, granted and conveyed unto Andrew V. Mollica, the within mortgagor, his heirs and assigns.

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

**ANDREW V. MOLLIKA**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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  
P - April 21, 28, May 5; R - April 28, May 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4070 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , MAY 25, 2017  
AT 10:00 A.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 348 located on Escoll Drive, as shown on the Final Plans Phase 7, Blue Mountain Lake, A Planned Unit Development, approved by the Stroud Township Board of Supervisors as of April 14, 1997 and filed of record in the Office of the Recorder of Deeds of Monroe County, Pennsylvania on April 22, 1997 in Plot Book 69 at Page 71.

Together with and under and subject to:

1. The reservations and covenants contained in the aforesaid deed from the Estate of Karl Hope, et al.
2. The provisions of the certain declaration of rights, easements, covenants, conditions, affirmative obligations and restrictions applicable to Blue Mountain Lake dated May 11, 1993 and recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Record Book Volume 1890 at Page 1286 as further supplemented by virtue of a supplementary declaration dated April 22, 1997 and recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Record Book Volume 2035, at Page 3270.
3. The provisions of that certain Cluster II (Estate Lot) declaration of rights, easements, covenants conditions, affirmative obligations and restrictions applicable to Blue Mountain Lake dated May 13, 1993 and recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Record book Volume 1890 at Page 1369 and as further supplemented by virtue of a Cluster II Supplementary Declaration dated April 22, 1997 and recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Record Book Volume 2035, at Page 3275.
4. The provisions of the Notes and Restrictions contained on the Final Plans Phase 7, Blue Mountain Lake, A Planned Unit Development, filed as aforesaid.
5. Utility, drainage, sight and slope easements of record or visible and appearing on the ground.

Title to said Premises vested in Joseph L. Vega, married individual by Deed from Jose Miranda and Elisabeth D. Miranda, husband and wife dated January 23, 2006 and recorded on January 25, 2006 in the Monroe County Recorder of Deeds in Book 2255, Page 6948. Being known as: 157 Escoll Drive, East Stroudsburg, PA 18301

Tax Parcel Number: 17/90437  
 Tax Pin Number: 17730202590315  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**  
**JOSEPH L VEGA**  
**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
 "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 542 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, MAY 25, 2017  
 AT 10:00 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 lot or pieces of land situate in the Township of Stroud, County of Monroe, Commonwealth of Pennsylvania, bounded and described as follows, to wit:**

NO. 1: A certain tract or piece of ground, containing ¼ acres; Cottage; Cherry Valley, situated in Stroud Township, County of Monroe, Commonwealth of Pennsylvania, more fully described as follows: BEGINNING at an iron near the creek running through the entire tract of which this lot is a part; thence along other land of the grantor of which this lot is a part, North 35° East, 33 feet to an iron; thence still by the same South 55° East, 35 feet to an iron; thence still by the same North 35° East, 60 feet to an iron; thence North 55° West, 96-8/10 feet to an iron; thence South 35° West, 62-5/10 feet to an iron near the bank of the above mentioned creek; thence passing along near said creek South 29° East, 69 feet to the place of BEGINNING. (Bearings from Magnetic Meridian of 1938 as per survey of H.E. Frankenfield, C.E.) CONTAINING 16/100 of an acre.

NO. 2: BEGINNING t an iron at a corner also of other lands of Charles F. Werkheiser of which lot is a part of land of Clayton Drake; thence by land of said Drake, North 55° West, 35 feet to an iron; thence still by the same South 55° West, 33 feet to an iron; thence along and near the bank of a creek South 11½° East, 59 feet to an iron; thence still along said creek and lands of Charles F. Werkheiser South 9½° West, 94 feet to an iron; thence still by the same South 25° East, 40.5 feet to an iron; thence still by the same South 58¼° East, 77 feet; thence by lands of Lewis Hawley North 72° East, 215.6 feet to an iron; thence by other lands of the said Charles F. Werkheiser, of which this lot is a part, North 55° West, 289 feet, more or less, to the place of BEGINNING.

TOGETHER with the easements as set forth in the chain of title.  
 BEING THE SAME PREMISES WHICH Patricia M. Fallano, by Deed dated 10/28/2003 and recorded 10/30/2003 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2172, Page 4494, granted and conveyed unto Karen Brennan.

Improvements: Residential property  
 Tax Code No. 17/8/1/66 & 17/8/1/68  
 Pin #: 17-7209-01-49-5243 &  
 17-7209-01-49-4339

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

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



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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1802 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, MAY 25, 2017

AT 10:00 A.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 **Pocono**, in the County of Monroe, and Commonwealth of Pennsylvania, more particularly described as follows:

**BEGINNING** at a point on the northerly line of Keller Drive, said point being the southeasterly corner of Lot No. 101 as shown on map entitled Plotting I, Glenoak Forest, Owner-Developer William Keller, revised 26 March 1947, **THENCE** along Lot No. 101 (a radial line to the third hereinafter described curve), North 15 feet 48 minutes 33 seconds West 254.77 feet to a point on the southerly line of a walking and hiking trail; thence along the southerly line of said walking and hiking trail, North 42 degrees 35 minutes 39 seconds East 29.61 feet to a point, said point being the most westerly corner of Lot No. 103, as shown on said map; thence along Lot No. 103 (a radial line to the first hereinafter described curve), South 67 degrees 41 minutes 53 seconds East 282.42 feet to a point on the westerly line of Glenoak Drive; thence along the westerly line of Glenoak Drive in a southerly direction on a curve to the left having a radius of 240 feet an arc length of 89.35 feet to a point of reverse curvature on an easement arc; thence along said easement arc on a curve to the right having a radius of 40 feet an arc length of 54.19 feet to a point of tangency on the northerly line of Keller Drive; thence along the northerly line of Keller Drive, South 78 degrees 35 minutes 35 seconds 54 seconds West 125.53 feet to a point of curvature; thence along the same on a curve to the left having a radius of 520 feet an arc length of 40.00 feet to the place of **BEGINNING**. **BEING** Lot No. 102 as shown on said map, recorded in the Recorder of Deeds Office for Monroe County, at Stroudsburg, PA, in Plat Book 22, page 77.

**UNDER** and subject to covenants, conditions and restrictions as set forth in deed book volume 610, page 345.

**KNOWN** as parcel number 12-6393-03-04-6570-1. alternate parcel number 12/1A/1/6

**TITLE TO SAID PREMISES VESTED** IN Salvatore Albergro and Patricia A. Albergro, h/w, by Deed from Salvatore Albergro, a married man, dated 10/15/2004, recorded 11/19/2004, in Book 2208, Page 3691.

TAX CODE: 12/1a/1/6

TAX PIN: 12639303046570

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

**SALVATORE ALBERGO**

**PATRICIA A ALBERGO**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 926 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, MAY 25, 2017

AT 10:00 A.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 **Paradise**, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a planted stone which marks the corner common to lands of Oliver Jones, Thomas B. Neyhart and Ethel S. Wakefield, thence along the line of Thomas B. Neyhart South two degrees ten minutes West two hundred seventy-nine feet to a corner; thence along the same South twenty-eight degrees nine minutes West two hundred thirteen feet to an iron by an old butternut tree on the southwest side of the macadam State road which leads from Swiftwater to Henryville; thence along and in said road South fifty-four degrees fifty-six minutes East three hundred one and four-tenths feet to the corner of the Bittner Lot, in the middle of said road; thence along other land of Ethel S. Wakefield and of which this was formerly a part North twenty-eight degrees six minutes East six hundred ninety-six feet to a stone corner in line of land of Oliver Jones, and which stone is between two large marked trees, (an oak and a maple); thence along land of Oliver Jones North eighty-seven degrees fifty minutes West four hundred fifty seven and five-tenths feet to the planted stone, the place of **BEGINNING**.

**TITLE TO SAID PREMISES VESTED** IN Frank M. Ranzazzo, widower, by Deed from Karlene Marie Wicks, an un-married widow, dated 09/07/2012, recorded

11/01/2012, in Book 2410, Page 4426.  
 Frank Randazzo a/k/a Frank M. Randazzo a/k/a Frank Michael Randazzo a/k/a Frankie Randazzo died on 11/04/2014, leaving a Last Will and Testament dated 05/30/2013. Letters Testamentary were granted to Shirley Tabatneck on 11/20/2014 in Monroe County, No. 4514-0608. The Decedent's surviving heirs at law and next-of-kin are Charlene Fairbanks and Audrey G. Randazzo.

By executed waivers, Edna Sue Watson, Clare Watson, Audrey G. Randazzo, and Charlene Fairbanks waived their right to be named.

TAX CODE: 11/6/2/25-1  
 TAX PIN: 11637400487618

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

**SHIRLEY TABATNECK, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF FRANK RANDAZZO A/K/A FRANK M RANDAZZO A/K/A FRANK MICHAEL RANDAZZO A/K/A FRANKIE RANDAZZO**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1633 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , MAY 25, 2017  
 AT 10:00 A.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 Paradise**, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at an iron said iron being the most northerly corner of Lot 3 and also being the most westerly corner of Lot 4 as shown on map entitled, "Subdivision of Lands of Clair R. Kephart", dated 8 July 1987 and revised 19 August 1987" thence along Lot 3, South fifty-one degrees fifty-eight minutes thirty seconds West (passing an iron at 40.05 feet) 280.05 feet to an iron, the most easterly corner of Lot 1 as shown on said map; thence along Lot 1, North thirty-eight degrees, thirteen minutes, thirteen seconds West (passing an iron at 349.00 feet) 375.50 feet to a point

on the center-line of L.R. 45075; thence along the center-line of L.R. 45075, North fifty-one degrees, forty-six minutes, forty-seven seconds East 300.98 feet to a point, the most westerly corner of lands of H.W. Beilhart as shown on said map; thence along said lands of H.W. Beilhart, South thirty-five degrees, two minutes thirteen seconds East (passing an iron at 15.50 feet) 377.04 feet to the place of **BEGINNING**. CONTAINING 2.508 acres, more or less Gross Area; 2,068 acres, more or less Net Area. **BEING** Lot 2 as shown on said map.

**BEING** part of the same premises which Wayne A. Little, by Indenture dated the 29th day of August 1980, and recorded in the Office for the Recording of Deeds, &c., at Stroudsburg, Pennsylvania, in and for the County of Monroe on August 29, 1980, in Deed Book Volume 1053, page 53, granted and conveyed unto Clair R. Kephart, one of the Grantors hereof, in fee.

**UNDER** and **SUBJECT** to a strip of land 8.5 feet in width along L.R. 45075 for future road purposes.

**UNDER** and **subject** to the right of ingress, egress and regress in common with others over a strip of land forty feet in width, from the northerly corner of the above described lot to the easterly corner of the above described lot, the northeasterly boundary of said strip of land being the third course of the above described lot.

Parcel Identification No: 11/5/2/28-5

Map #: 11-6375-02-96-1671

Being Known As Tax Parcel #11/5/2/28-5

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

**CLAIR R KEPHART  
 DAWN KEPHART**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2569 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , MAY 25, 2017  
 AT 10:00 A.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 situat-



ed in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, marked and designated as Lot No. 1308, Section F-1, as shown on "Plotting of Pocono Farms, Inc., Coolbaugh Township, Monroe County, Pennsylvania made by Bellante & Clauss" and recorded in Monroe County, Pennsylvania, in Plot Book No. 13, page 21. Said premises are known as 1308 Delaware Drive, being bordered by Township Road 591 and Delaware Drive.

UNDER AND SUBJECT to the covenants and restrictions as more fully set in Deed Book Volume 388, page 197, and recorded in the aforesaid Recorder's Office.

Premises being: 1308 Delaware Drive n/k/a 354 Delaware Drive, Tobyhanna, PA 18466

TAX ID: 03/7D/2/38

PIN: 03635701358940

BEING the same premises which Richard Fromme and Mariene Fromme, husband and wife by Deed dated July 22, 2004 and recorded August 4, 2004 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2198 Page 2715, granted and conveyed unto Terrence Crosby, single as Tenants by Severalty.

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

**YAHREEMA CROSBY, SOLELY AS HEIR OF THE ESTATE OF TERENCE CROSBY A/K/A TERENCE D. CROSBY**

**THE UNKNOWN HEIRS OF TERENCE CROSBY A/K/A TERENCE D. CROSBY**

**FAYE CROSBY A/K/A FAYE BEARD, SOLELY AS HEIR OF THE ESTATE OF TERENCE CROSBY A/K/A TERENCE D. CROSBY**

**KETER CROSBY, SOLELY AS HEIR OF THE ESTATE OF TERENCE CROSBY A/K/A TERENCE D. CROSBY**

**SHAKA CROSBY, SOLELY AS HEIR OF THE ESTATE OF TERENCE CROSBY A/K/A TERENCE D. CROSBY**

**MIKIEL CROSBY, SOLELY AS HEIR OF THE ESTATE OF TERENCE CROSBY A/K/A TERENCE D. CROSBY**

**NESHAMAH CROSBY-JAMES, SOLELY AS HEIR OF THE ESTATE OF TERENCE CROSBY A/K/A TERENCE D. CROSBY**

**TEPHERET C. JONES, SOLELY AS HEIR OF THE ESTATE OF TERENCE CROSBY A/K/A TERENCE D. CROSBY**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3174 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, MAY 25, 2017

AT 10:00 A.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. 19 as shown on a plan entitled, "Final Major Subdivision Plan, The Estates at Great Bear, Phase VIII" dated May 27, 2003 last revised August 8, 2003, prepared by Frank J. Smith, Jr., Inc. Marshalls Creek, Pa., and recorded in the Office of the Recorder of Deeds of Monroe County on July 28, 2004 in Plot Book 76, Pages 106 and 107, more particularly described as follows:**

Beginning at a common corner of Lots No. 18 and No. 19 on the southerly side of Rising Meadow Way (50' R.O.W.); thence

1. Along the southerly side, passing along an arc of a circle curving to the left, having a radius of 525.00 feet, an arc distance of 93.87 feet to a point of tangency; thence

2. Continuing along the southerly side, North 70 degrees 21 minutes 53 seconds East, a distance of 70.00 feet to a corner of Lot No. 20; thence

3. Along Lot No. 20, South 19 degrees 38 minutes 07 seconds East, a distance of 230.00 feet to a corner; thence

4. South 55 degrees 18 minutes 29 seconds West, a distance of 234.71 feet to a corner of Lot No. 18; thence

5. Along Lot No. 18, North 09 degrees 23 minutes 28 seconds West, a distance of 301.55 feet to the first mentioned point and place of beginning. Containing 1.125 acres of land.

Subject to Drainage and Slope Easements established 20 feet parallel with and adjacent to all street right of ways or as shown on said referenced Final Major Subdivision Plan.

Subject to a 50' Wide Golf Course Buffer as shown on said referenced Final Major Subdivision Plan.

Title to said premises is vested in Shirley Baskin a/k/a Shirley Hopkins Baskin by deed from Toll PA III, L.P., dated May 19, 2006 and recorded June 9, 2006 in Instrument Number 200624674.

Parcel No. 09/97566

Pin No. 09734300037424

Being Known As: 19 Rising Meadow Way, East Stroudsburg, Middle Smithfield Township, Monroe County, PA 18301

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

**SHIRLEY BASKIN A/K/A SHIRLEY HOPKINS BASKIN**

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

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's 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  
JOSEPH F RIGA, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Bary J. Cohen, Sheriff's Solicitor  
PR - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1552 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , MAY 25, 2017**

**AT 10:00 A.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 an iron pin on the south side of Middle road, as shown on plat of lots of hallmark acres, dated February 7, 1970, revised October 16, 1973 and February 4, 1974, said pin begin the most northerly corner of lot 203 on said plan of lots; thence along the south side of said middle road (hearings from magnetic meridian of 1955) north seventy-six degrees twenty-nine minutes ten seconds east, one hundred fifty feet to an iron pin the most westerly corner of lot 205 on the aforesaid plat of lots; thence by the said lot 205 south thirteen degrees thirty minutes fifty seconds east, two hundred ninety-one feet to an iron pipe on line of lot 207; thence by the said lot 207 and lot 208 south seventy-six degrees twenty-nine minutes ten seconds west, one hundred fifty feet to an iron pin, the most easterly corner of the aforesaid lot 203; thence by said lot 203 north thirteen degrees thirty minutes fifty seconds west, two hundred ninety-one feet to the place of beginning.

**CONTAINING** one and two one-thousandths (1.002) acres, more or less, being lot 204 of the aforesaid plan of lots of hallmark acres.

**UNDER AND SUBJECT** to standard requirements and restrictions of record.

**SUBJECT** to rights of ay, restrictions, conditions and easements if any, as set forth on the plan of lots recorded in plot book volume 39, pages 43 and 45, and plot book volume 40, page 116.

**COMMONLY** known as: 7 Wood Road, Tannersville, PA 18372

**TITLE TO SAID PREMISES VESTED** in Ronald Kirkham, a single man, by Deed from Paul D. Doloroso and Mary Doloroso, husband and wife, dated 07/27/2006, recorded 08/07/2006, in Book 2276, Page 7211, Instrument No. 200633538.

**PARCEL NO:** 12/7C/1/30

**TAX PIN:** 12637304900537

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

**RONALD KIRKHAM**

**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  
PETER WAPNER, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Bary J. Cohen, Sheriff's Solicitor  
PR - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1975 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , MAY 25, 2017**

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

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

**ALL THAT CERTAIN** tract, piece or lot of land situated in the Township of Chestnuthill , County of Monroe and State of Pennsylvania, being Lot No. 2 as shown on map entitled Final Plan, Map of Mountain Laurel Estates Two, recorded in Plot Book Volume 59, page 60, bounded and described as follows, to wit:

**BEGINNING** at an iron in the northerly right-of-way of Mountain Laurel Drive, Township Route No. 921, being also a corner of Lot No. 1, Mountain Laurel Estates Two, thence along Lot No. 1, North 07 degrees 17'41" East (Magnetic Meridian) for 383.53 feet to an iron in line of lands of James F. Mullery, Sr., thence along lands of James F. Mullery, Sr., South 84 degrees 04'23" East for 150.04 feet to an iron a corner of Lot No. 3, Mountain Laurel Estates Two, thence along Lot No. 3, South 07 degrees 17'41" West for 387.09 feet to an iron in the northerly right-of-way of Mountain Laurel Drive, Township Route No. 921, thence in the northerly right-of-way of Mountain Laurel Drive, Township Route No. 921, North 82 degrees 42'10" West for 150.00 feet to the place of **BEGINNING**. **CONTAINING** 1.3268 acres more or less.

**UNDER AND SUBJECT** to the Declaration of Covenants and Restrictions imposed upon Subdivision known as Mountain Laurel Estates Two, dated April 9, 1997 and recorded April 21, 1997, in the Monroe County Record Book 2035, page 2432.

Parcel #2/90371

(Pin #02633000713147)

**BEING THE SAME PREMISES** which Elvin Mercado & Elisa Mercado husband and wife, by Deed dated 7/24/2007 and recorded 7/26/2007, in the Office of the Recorder of Deeds in and for Monroe, in Deed Book 2311, Page 8709, Instrument #200728570, granted and conveyed unto Robert Ellersick & Tricia Ellersick, husband and wife, as tenants by the entireties.

Tax ID #: 2/90371

(Pin #02633000713147)

PIN #: 02633000713147

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:****TRICIA ELLERSICK  
ROBERT ELLERSICK****TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
LESLIE J RASE, ESQUIRE

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
PR - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5568 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , MAY 25, 2017**

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

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

Beginning at a point on the Northerly line of a public road, No. 45062, leading from Little Washington Eastwardly to Kunkletown, said point being the Southwest corner of Lot No. 2 and being a distance of two hundred and fifteen (215) feet Westwardly from the West-erly line of Thomas Carney; thence (1) extending Northwardly along the West line of Lot No. 2 on a course North eighty (8) degrees East a distance of two hundred (200) feet to an iron pipe corner; thence, (2) extending Westwardly on a course North eighty-three (83) degrees seventeen (17) minutes West a distance of one hundred (100) feet to an iron pipe corner; thence (3) extending Southwardly on a course of South eight (8) degrees West, a distance of two hundred (200) feet to an iron pipe corner on a Northerly line of public road No. 45062; thence, (4) extending Eastwardly along the Northerly R/W line of public road No. 45062, on a course of South eight (8) degrees West, a distance of two hundred (200) feet to an iron pipe corner on a Northerly line of public road No. 45062; thence,, (4) extending Eastwardly along the Northerly R/W line of public road No. 45062, on a course South eighty-three (83) degrees and seven-teen (17) minutes East, a distance of one hundred (100) feet to the place of Beginning.

BEING known and numbered as 1078 Molasses Valley Road, Kunkletown, PA 18058.

Being the property conveyed to James Scott and Frances Scott, his wife who acquired title by virtue of a deed from Larry Ritter and Sherry L. Ritter, husband and wife, dated May 26, 2006, recorded May 31, 2006, at Instrument Number 200623011, and recorded in Book 2269, Page 1871, Office of the Recorder of Deeds, Monroe County, Pennsylvania.

TAX CODE: 13/5/1/46-3

PIN NO: 13622700703243

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:****FRANCES 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  
MICHAEL E CARLETON, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3996 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 , MAY 25, 2017**

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

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN** tract of land situate in Pocono Township, Monroe County, Pennsylvania, being shown and designated as Lot No. 137 on a certain map entitled 'Proposed Plan of Lots Barton Glen; Section 2; Pocono Township Monroe County, Penna.; Scale 1"=100 feet; January 1965 as prepared by Monroe Engineering, Inc., Stroudsburg, Penna; in and for the County of Monroe in Plat Book Volume No. 9 on Page No. 161 and more particularly described as follows:

BEGINNING at a point on the Southwesterly side of Pocono Circle, as shown on the above captioned map, said point being a corner common to Lots Nos. 136 and 137; thence: 1) along the Southwesterly side of said road, South 49°49' East, 89.41 to a point, a corner common to Lots Nos. 137 and 140, thence: 2) leaving said road and along said Lot No. 140, South 10°59' West, 105.45 to a point on line of said Lot No. 140, a corner common to Lots Nos. 137 and 141; thence: 3) along said Lot No. 141, North 79°1' West, 109.86j feet to a point, a corner common to Lots Nos. 137, 141 and 142; thence: 4) along said Lot No. 142, North 51°32' West, 45 feet to a point in line of said Lot

No. 142, a corner common to Lots Nos. 136 and 137; thence: 5) along said Lot No. 136, North 40°11' East, 147 feet to the place of BEGINNING.

CONTAINING 15,609 square feet, more or less. UNDER AND SUBJECT to conditions and restrictions in chain of title.

BEING THE SAME PREMISES WHICH Curtis P. Morgan and Deborah L. Morgan, by Deed dated 6/28/2001 and recorded 7/12/2001 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2100, Page 3242, granted and conveyed unto Salvatore De Luca and Charlene De Luca.

Improvements: Residential property

Tax Code No. 12/9B/2/29

Pin #12-6371-02-76-9134

**SEIZED AND TAKEN IN EXECUTION AS THE**

**PROPERTY OF:**

**SALVATORE DE LUCA**

**CHARLENE DE LUCA**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9454 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 , MAY 25, 2017**

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

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

**ALL THAT CERTAIN** Townhouse Unit, situate in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown as Unit C on the attached exhibit titled "As-Built Map of Survey, Unit 64, Northslope III", dated June 29, 2004 as prepared by Frank J. Smith Jr., Inc., Professional Lane Surveyors of Marshalls Creek, PA., more fully described as follows, to wit:

Beginning at the most northerly common corner of Unit 64-B and 64-C, said corner being South 26 degrees 10 minutes 59 seconds West 82.19 feet from centerline Station 13+00 in Ridge View Circle, as shown on the above mentioned plan;

Thence 1.) by said Unit 64-B, South 01 degree 18 minutes 09 seconds West 47.00 feet to a point;

Thence 2.) through lands now or formerly of Northslope III, North 88 degrees 41 minutes 51 seconds West 24.00 feet to a point;

Thence 3.) through the same and by Unit 64-D, North 01 degree 18 minutes 09 seconds East 38.00 feet to a point;

Thence 4.) through said lands of Northslope III, South 88 degrees 41 minutes 51 seconds East 13.50 feet to a point;

Thence 5.) through the same, North 01 degree 18 minutes 09 seconds East 9.00 feet to a point;

Thence 6.) through the same, South 88 degrees 41 minutes 51 seconds East 10.50 feet to the place of Beginning.

BEING known and numbered as 64c Ridge View Circle, East Stroudsburg, PA 18301.

Being the same property conveyed to Mary S. Wright, no marital status shown who acquired title by virtue of a deed from Brian E. Bolden and Tasha W. Bolden, no marital status shown, dated September 15, 2008, recorded September 19, 2008, at Deed Book 2342, Page 2508, Monroe County, Pennsylvania records.

TAX CODE: 16/117948

PIN NO: 16733201394925

**SEIZED AND TAKEN IN EXECUTION AS THE**

**PROPERTY OF:**

**MARY S WRIGHT**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3663 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 , MAY 25, 2017**

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

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

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

BEGINNING at a point or near the middle of Township Route 434, the public road leading from Neola to Bartonsville, said point being also the most southerly corner of lands of Robert Rowlands, thence in and along the said Route T434 and by lands now or late of

Thomas A. Wolfe and Richard Byron Walthers North seventy-two degrees twenty five minutes East one hundred twenty-one and thirty one hundredths feet to a point in the aforesaid Route T434; thence leaving the road and by lands now or late of James Balsom (bearings from magnetic meridian of 1951) North twenty-six degrees no minutes West one hundred fifty-four and thirty one hundredths feet to an iron pipe, the most easterly corner of Lot #2, thence by lands of the Grantor (Lot #2), of which this tract was formerly a part, South sixty four degree no minutes West one hundred twenty feet to a pipe on line of lands of the aforesaid Robert Rowlands; thence by lands of the said Robert Rowlands South twenty-six degrees no minutes East (passing an iron pipe at one hundred twenty four and seventy one hundredths feet) one hundred thirty-six and fifty-four one hundredths feet to the place of BEGINNING. CONTAINING four hundred and one one-thousandths (0.401) acre, more or less.

BEING THE SAME PREMISES which Cheryl A. Spangenburg n/b/m Cheryl A. Griset, by deed dated 11/6/2003 and recorded 11/21/2003 in Book 2174 Page 8363 conveyed to Luciano Marquez Jr. and Kristy M. Marquez.

Pin #: 08637001063515

Tax Code #: 08/3/1/34-1

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

**LUCIANO MARQUEZ, JR  
KRISTY M. MARQUEZ  
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

MATTHEW K FISSEL, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4116 CIVIL 2003, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, MAY 25, 2017

AT 10:00 A.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 the Township of Tobyhanna, County of Monroe, and Commonwealth of Pennsylvania, BEING**

Lot No. 23 in the Old Farm Estates Subdivision, Phase 1, as prepared by Sincavage Associates, the final plan being recorded in the Office for the Recording of Deeds in and for Monroe County at Stroudsburg, Pennsylvania, in Map Book Volume 59 at Page 342, as amended by Old Farm Estates Subdivision as prepared by Thomas J. Reilly, Jr., P.E. of Reilly Associates, the final plan being recorded in the Office for the Stroudsburg, Pennsylvania, in Map Book Volume 64 at Page 41, reserving to Grantor all mineral rights in said land bounded and described as follows, to wit: BEGINNING at an iron pin on the easterly 50 foot right-of-way of Hemlock Road and being the common corner of Lot No. 24, Lot No. 23 as shown on a subdivision plan entitled Old Farm Estates (Revised) prepared by Joseph Sincavage, Professional Engineer and recorded in the Monroe County Courthouse, Stroudsburg, PA; thence along the easterly right-of-way of Hemlock Road, N 30D 15'00" W 155.00 feet to a point of curve having a radius of 30.00 feet and an arc length of 54.31 feet to an iron pin on the southerly 50 foot right-of-way of Anna Road; thence along the southerly right-of-way of Anna Road, N 73D 26'00" E 337.58 feet to an iron pin; thence along Lot No. 22, S 20D 40'25" E 105.77 feet to an iron pin; thence along Lot No. 24, S 59D 45'00" W 347.50 feet to the point and place of BEGINNING.

CONTAINING 1.22 acres of land, more or less.

BEING THE SAME PREMISES WHICH Michael Ranniello and Lori L. Ranniello, husband and wife, by deed date and recorded simultaneously herewith, granted and conveyed unto Sharon C. Rutan, mortgagee herein, in fee.

Parcel #19/15/1/22-56

Pin: 19539404549988

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

**SHARON C RUTAN**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 J SHAVEL, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6001 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, MAY 25, 2017

AT 10:00 A.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 lying and being situate in the Township of Chestnut Hill Township, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 33 on the Plan of Long Wood Estates, Section 3, prepared by Robert G. Beers, Registered Surveyor, dated August, 1985, and recorded in the Office of the Recorder of Deeds of Monroe County at Stroudsburg, Pennsylvania, in Plot Book Volume 57, Page 215.

**UNDER AND SUBJECT** to the Declaration of Covenants and Restrictions pertaining to land known as 'Long Wood Estates Subdivision - Section 3' recorded in the Office of the Recording of Deeds of Monroe County at Stroudsburg, Pennsylvania, in Deed Book Volume 1461, page 1040.

**UNDER AND SUBJECT** to the rights of the grantors, their heirs and assigns, in common with the rights of the grantees, their heirs and assigns to ingress, egress and regress in, over, along and across a strip of land having a width of 20.00 feet, said strip of land being adjacent, in a southerly direction, to the southerly line of the above described tract of land.

**TOGETHER** with the rights of the grantees, their heirs and assigns, in common with the rights of the grantors, their heirs and assigns, to ingress, egress and regress in, over, along and across a strip of land having a width of 20.00 feet, said strip of land being adjacent, in a southerly direction, to the southerly line of the above described tract of land.

**TITLE TO SAID PREMISES VESTED** IN Branden Dewitt, by Deed from Fannie Mae, fka, Federal National Mortgage Association, by its Attorney in Fact, Phelan Hallinan, LLP, nka, Phelan Hallinan Diamond & Jones, LLP, by Power of Attorney recorded 12/18/13, BK 2431, PG 8824, Inst 201334167, dated 06/17/2015, recorded 08/13/2015, in Book 2458, Page 1879.

TAX CODE: 02/71/140-33  
 TAX PIN: 02624901499808

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**  
**BRANDEN J DEWITT**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3719 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, MAY 25, 2017  
 AT 10:00 A.M.

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

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

**BEGINNING** at a point in or near the center of Township Route #434 from Bartonsville to Snyder'sville; thence along lands of William Hartman South 50 degrees 33 minutes 50 seconds West, at 16.80 feet passing through a one inch iron pin, for 452.07 feet to a one inch iron pin; thence along lands of Albert M. Dowden of which this tract was formerly a portion, North 48 degrees 28 minutes 20 seconds West for 138.79 feet to a point in the center of a stream known as Kettle Creek; thence in and along the center of Kettle Creek the following courses, North 5 degrees 50 minutes 20 seconds West for 74.71 feet to a point; thence North 38 degrees 28 minutes 40 seconds West for 89.50 feet to a point; thence North 47 degrees 04 minutes 30 seconds West for 132.66 feet to a point; thence leaving Kettle Creek and running along other lands of Albert M. Dowden North 52 degrees 00 minutes 00 seconds East at 10.00 feet passing through a one inch iron pin and at 510.87 feet passing through a one inch iron pin, for 527.67 feet to a point in or near the center of abovementioned Township Route 434; thence along the center of Township Route 434 South 28 degrees 26 minutes 50 seconds East for 414.97 feet to the point of beginning.

CONTAINING 4.636 acres.

Title to said premises is vested in George Davalos by deed from Marla Ellena Davalos dated October 15, 2003 and recorded October 28, 2003 in Instrument Number 20035424

Parcel No. 07/81/8-2

Pin No. 07637000564912

Being Known As: 1369 Mutton Hollow Road, f/k/a Road 5277 Mutton Hollow Road, Stroudsburg, Hamilton Township, Monroe County, PA 18360

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

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

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

Todd A. Martin  
 Sheriff of Monroe County



Pennsylvania  
ANDREW MARKOWITZ, ESQUIRE

with 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 - April 21, 28; May 5

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5999 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, MAY 25, 2017  
AT 10:00 A.M.**

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

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

Beginning at a point on the inside right-of-way line of 40 foot wide Sussex Circle, said point being south 42 degrees 16 minutes 16 seconds east, 20.00 feet from the centerline intersection of Sussex Drive and Sussex Circle and being common corner with Lot 501 as is illustrate on a plan titled, "Lexington Woods, Charles Wilson, Owner/Developer, Coolbaugh Township, Monroe County, PA." plan dated 21 March 1977 and is recorded in the Monroe County Register and Recorder's Office in plot book volume 34, page 5;

- 1) thence, along the northeasterly side of said Lot 501, south 42 degrees 16 minutes 16 seconds east a distance of 340.00 feet to a point;
- 2) thence, along the inside right-of-way line of Sussex Circle, on a curve to the left having a radius of 170.00 feet and an arc length of 534.07 feet to the place of beginning.

Containing 1.042 acres.  
Being all of Lot 502 of the above mentioned recorded subdivision plan.

Title to said Premises vested in Thomas G. Pagliaro and Mary E. Pagliaro, husband and wife by Deed from Lexington Woods dated July 29, 2002 and recorded on July 31, 2002 in the Monroe County Recorder of Deeds in Book 2127, Page 8237.

Being known as: 502 Sussex Circle aka 3239 Sussex Drive, Tobyhanna, PA 18466  
Tax Parcel Number: 03/7K/1/22  
Tax Pin Number: 03634602989873

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

**THOMAS G. PAGLIARO A/K/A  
THOMAS PAGLIARO  
MARY E. PAGLIARO A/K/A  
MARY PAGLIARO**

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6433 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, MAY 25, 2017  
AT 10:00 A.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 596 on Hilltop Circle, 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.

BEING the same premises which Blue Mountain Lake Associates, L.P., a Pennsylvania Limited Partnership, by indenture bearing date the 26th day of May, 1999, and being recorded at Stroudsburg in the Office for the Recording of Deeds, in and for the County of Monroe on the 27th day of May, 1999, in Record Book Volume 2064, page 3474, granted and conveyed unto Pedro M. Newton and Isoline Newton, son and mother, in fee.

AND Pedro M. Newton died the 29th day of January, 2000 whereby title became vested in Isoline Newton, surviving tenant by Right of Survivorship, Grantor hereof.

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

TAX PARCEL NO.: 17/91111  
PIN NOS.: 17730303213016  
Commonly known as: 5291 Hilltop Circle, East Stroudsburg, PA 18301 a/k/a 634 Blue Mountain Lakes, East Stroudsburg, PA 18301

**TITLE TO SAID PREMISES IS VESTED IN** Augustin Aderin, by deed from Isoline Newton and Keith Newton was recorded 1/2/01, in the Monroe County Recorder of deeds in Book 2089, Page 3193, as Instrument #200100028.

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

**AUGUSTIN ADERIN**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file



in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**PATRICK J WESNER, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - April 21, 28; May 5

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4457 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , MAY 25, 2017  
 AT 10:00 A.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 westerly line of a road forty (40) feet in width, said point being the northeasterly corner of Lot No. 152 as shown on a map entitled "Section B, Pocono Laurel Lake, Joseph R. Mattioli, 29 March 1965" thence along Lot No. 1532, south 79 degrees 56 minutes 40 seconds west 150.00 feet to a point in line of lands of Celi; thence along Lands of Celi, north 10 degrees 03 minutes 20 seconds west 100.00 feet to a point, said point being the southwest corner of Lot No. 150 as shown on said map; thence along Lot No. 150, north 79 degrees 56 minutes 40 seconds east 150.00 feet to a point on the westerly line of the above mentioned road forty (40.00) feet in width; thence along the westerly line of said road, south 10 degrees 03 minutes 20 seconds east 100.00 feet to the place of beginning. Containing 0.34 acres, more or less. Being Lot No. 151 as shown on said map.

Title to said Premises vested in William Hoffman and Lori Hoffman, his wife by Deed from Charles J. Hoffman and Karen B. Hoffman, his wife dated March 8, 2005 and recorded on March 9, 2005 in the Monroe County Recorder of Deeds in Book 2218, Page 3466.

Being known as: 1248 Mattioli Road a/k/a 151 Mattioli Lane, Bartonsville, PA 18321

Tax Parcel Number: 12/9A/2/31

Tax Pin Number: 12637204905563

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

**WILLIAM S. HOFFMAN A/K/A  
 WILLIAM HOFFMAN  
 LORI L. HOFFMAN A/K/A  
 LORI HOFFMAN**

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6224 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , MAY 25, 2017  
 AT 10:00 A.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 price 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 pipe in line of lands of Perry W. George, from which an iron pipe, the northeasterly corner of lands of Hilda J. Reinhardt, bears S. 43°10'40" distant 280.21 feet;

**THENCE** along other lands of Ruth E. Hawk, et al, of which this parcel was formerly a part, N. 18°12'10" W (at 941.46 feet passing a line iron) 1279.41 feet to an iron pipe on the southerly right of way line of Township Route No. 373;

**THENCE** along the southerly right of way line of said Township Route No. 373, N. 60°26'30" E. 361.68 feet to an iron pipe;

**THENCE ALONG OTHER LANDS OF Ruth E. Hawk et al**, of which this parcel was formerly a part, S 18°12'10" E (at 453.27 feet passing a line iron) 1097.62 feet to an iron pipe;

**THENCE** along lands of said Perry W. George, S. 43°10'40" W 653.04 feet to the place of **BEGINNING**.

Being the same premises conveyed to Randy S. Roth and Donna L. Roth, h/w by deed dated September 1, 1998 from James M. Kerr, Sr. and Jean C. Kerr, h/w, recorded in Monroe County Book 2053 Page 1946 on September 9, 1998.

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

Tax Code: 6/11/1/12-13

Pin: 06-6226-00-07-8782

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

**RANDY S ROTH  
 DONNA L ROTH**

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

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

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
PR - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5848 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, MAY 25, 2017

AT 10:00 A.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. 254, Section A-1A 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 Recorder of Deeds of Monroe County in Plot Book Volume 66 pages 6 and 7.

Title to said premises is vested in Raymond L. Papay, Trustee for the Raymond L.B. Papay Trust, by deed from Raymond L. Papay, Trustee for the Raymond L.B. Papay Trust and Eugene A. Papay, dated August 26, 2006 and recorded November 15, 2006 in Deed Book 2287, Page 6134 Instrument Number 200648814. And thereafter the said Raymond L. Papay died on February 25, 2016 without a will or appointment of an Administrator and, by the terms of a certain Declaration of Trust dated September 19, 2000, the said Eugene Papay a/k/a Eugene A. Papay was designated and appointed as successor Trustee of the Raymond L.B. Papay Trust.

Parcel No. 17/113000  
Pin No. 17639201483896

Being Known As: 353 Overlook Drive f/k/a Lot 254, Section A1 Overlook Drive, Township of Stroud, East Stroudsburg, PA 18301

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

**EUGENE A. PAPAY, SUCCESSOR TRUSTEE OF THE RAYMOND L.B. PAPAY TRUST AND KNOWN SURVIVING HEIR OF RAYMOND L. PAPAY**

**JOSEPH L. PAPAY, KNOWN SURVIVING HEIR OR RAYMOND L. PAPAY**

**UNKNOWN SURVIVING HEIRS OF RAYMOND L. PAPAY**

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

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

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  
ANDREW MARKOWITZ, ESQUIRE

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
PR - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4738 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, MAY 25, 2017

AT 10:00 A.M.

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

Tract No. 1:

ALL THE FOLLOWING lots situate in the Township of Smithfield, County of Monroe and State of Pennsylvania, marked and designated as Lots Nos. 108, 109, 110, 111, 112, Section B as shown on "Plotting No. 1, lake Valhalla, Inc., Smithfield Township, Monroe County, Pa., made by G. Kempter, dated November 5, 1956" and recorded in Monroe County, Pennsylvania, in Plot Book No. 8, Page 68, containing in frontage 100 feet and in depth 90 feet.

Tract No. 1:

ALL THE FOLLOWING lots situate in the Township of Smithfield, County of Monroe and State of Pennsylvania, marked and designated as Lots Nos. 113, 114, 115, 116, 117, Section B, as shown on "Plotting No. 1, Lake Valhalla, Inc., Smithfield Township, Monroe County, Pa., made by G. Kempter, dated November 5, 1956" and recorded in Monroe County, Pennsylvania, in Plot Book No. 8, Page 68, containing in frontage 100 feet and in depth 90 feet.

BEING known and numbered as 52 Lilac Drive n/k/a 134 Lilac Drive, East Stroudsburg, PA 18301.

Being the same property conveyed to Nicholas Lugo, no marital status shown who acquired title by virtue of a deed from William J. Straub, Jr. and Donna M. Straub, his wife, dated March 22, 2007, recorded March 26, 2007, at Instrument Number 200711663, and recorded in Book 2300, Page 2818, Monroe County, Pennsylvania records.

TAX CODE: 16/10/2/13-9,

16/10/2/13-13

PIN NO: 16731201158026 and

16731201159101

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

**NICHOLAS LUGO**

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

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

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  
KIMBERLY A BONNER, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 21, 28; May 5

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
LESLIE J. RASE, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1800 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , MAY 25, 2017  
AT 10:00 A.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 Pocono** , County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at an iron distant sixteen and five tenths feet easterly of the center line of the concrete pavement in Old Route No. 611, a corner of lands of E.J. Gerhard and the northwesterly corner of the whole lot of which this lot is a part; thence by lands of E.J. Gerhard, south eighty-six degrees thirty-eight minutes east one hundred fifty feet to an iron; thence by land of Charles H. Gurr and wife south one degree seventeen minutes west sixty-six and five tenths feet to a point; thence by lands of Austin Coco and wife, of which this lot was formerly a part, north eighty-nine degrees seven minutes west one hundred forty nine and nine tenths feet to a point; thence along the easterly side of said Old Route 611 parallel to and distant sixteen and five tenths feet from the center line of the concrete pavement, north one degree seventeen minutes east seventy-three feet to the place of beginning.

Tax ID: 12/8/1/72

**BEING THE SAME PREMISES** which Household Realty Corporation, by Deed dated 12/3/96 and recorded 12/10/96 in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2031, Page 7697, and Instrument #199634442, granted and conveyed unto Michael Thomas Demaria, in fee.

Tax ID # 12/8/1/72

PIN #: 12637204548907

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

**MICHAEL T. DEMARIA A/K/A  
MICHAEL THOMAS DEMARIA**

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5308 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 , MAY 25, 2017  
AT 10:00 A.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 Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at an iron pin corner twenty five feet from the center of a Township Road (formerly Route 611) said point being a corner of Lot No. 1 and also being North fifty two degrees fourteen minutes West one hundred fifteen feet along said Road from lands of L. Burke; Thence along Lot No. 1 South thirty seven degrees forty six minutes West two hundred feet to an iron pin corner; thence along other lands of the grantors hereof North fifty two degrees fourteen minutes West one hundred feet to a cross on a rock for a corner; to an iron pin corner twenty five feet from the center of the said Road; thence along the same South fifty two degrees fourteen minutes East one hundred feet to the place of beginning.

Being Lot No. 2 on "Map of Lots on Old 611 Drive, Joseph Rice, Owner and Developer", intended to be filed in the office hereinafter mentioned.

BEING known and numbered as 412 Hemlock Drive, f/k/a 370 Hemlock Drive, Tobyhanna, PA 18466.

Being the same property conveyed to Kirk Lawrence Wilkerson who acquired title by virtue of a deed from Frank S. Struck, dated September 24, 2010, recorded November 18, 2010, at Instrument Number 201027232, and recorded in Book 2379, Page 916, Monroe County, Pennsylvania records.

TAX CODE: 03/7/1/39-2

PIN NO: 03635703113144

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

**LAWRENCE WILKERSON**

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

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

A schedule of proposed distribution for the proceeds

received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7192 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , MAY 25, 2017  
AT 10:00 A.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. 18, Section E as shown on Plan of Lots entitled 'Plotting No. 1, Leisure Lands,Inc., Middle Smithfield Township, Monroe County, Pennsylvania, Guyton Kempter, Registered Civil Engineer, dated February 22, 1965' and recorded in the Office for the Recording of Deeds, in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Plat Book Vol. 9, Page 103.

The exact dimensions of the aforesaid lot are as follows: Along the center line of Timberland Drive one hundred sixteen and three-tenths feet; along Lot No. 19, Section E, one hundred ninety feet; along the rear line one hundred sixteen and five-tenths feet; along Lot No. 17, Section E, one hundred ninety feet.

BEING THE SAME PREMISES which Betty E. Schaefer, a married woman, by her Deed dated December 4, 2001, and recorded December 10, 2001, in the Office for the Recorder of Deeds, in and for the County of Monroe at Stroudsburg, Pennsylvania, in Record Book Vol. 2110, Page 4921, granted and conveyed unto Edouard Durnay, Grantor hereof, in fee.

UNDER AND SUBJECT to conditions, covenants, restrictions and reservations which appear in Deed Book Vol. 379, Page 888.

BEING KNOWN AS TAX PARCEL #09/13B/1/5  
PARCEL IDENTIFICATION NO: 9/13B/1/5  
MAP #: 09-7316-04-74-5048

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
GLENN F. REISS  
MARY C. REISS**

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

A schedule of proposed distribution 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 781 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 , MAY 25, 2017  
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THE FOLLOWING lot situate in the Township of Tunkhannock, County of Monroe and State of Pennsylvania and being more particularly described as follows:

Being all of Lot 625 in Section F as shown and designated on plan of Indian Mountain Lakes, Section F as shown and designated on plan of Indian Mountain Lakes, Section F, made by Leo Achterman, Jr., Civil Engineer and Surveyor, dated February 18, 1965 and recorded May 19, 1965 at the Recorder of Deeds for Monroe County, Map Book 9, Page 199.

Being Lot No. 625, Section F, as shown on Plotting of Indian Mountain Lake Development Corp., made by Leo A. Achterman, Jr. dated February 18, 1965.

Under and subject to all the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as more particularly set forth in the chain of title.

Title to said Premises vested in Frances M. Begg, unmarried by Deed from Roy Marascio and Margaret B. Marascio, his wife dated April 28, 2003 and recorded on April 29, 2003 in the Monroe County Recorder of Deeds in Book 2151, Page 7671.

Being known as: 625 Pohopoco Road a/k/a 523 Mountain Rd, Blakeslee, PA 18610

Tax Parcel Number: 20/8G/1/93  
Tax Pin Number: 20632113232124

**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 FRANCES M. BEGG, 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 un-

less exceptions are filed within said time.

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**ROBERT W WILLIAMS, ESQUIRE**

Pennsylvania  
**VISHAL J DOBARIA, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
**PR - April 21, 28; May 5**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
**PR - April 21, 28; May 5**

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3724 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, MAY 25, 2017  
 AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot, parcel or piece of land situate in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 40, Section PHFC of Pocono Farms East as shown on plan of lots recorded in the Office for the Recorder of Deeds of Monroe County in Plot Book Volume 13, Page 33.

**TITLE TO SAID PREMISES VESTED** in Mary Walker, widow and single, by Deed from Richard L. Fann and Beverly S. Fann, h/w, dated 01/12/2007, recorded 01/16/2007, in Book 2293, Page 6975.

Mary Walker a/k/a Mary Ann Walker died on 06/12/2015, and upon information and belief, her surviving heirs are Lewis Charles Walker, Etosha Walker, Anthony Harris, and Nina Mauldin.

**TAX CODE: 3/4A/1/32  
 TAX PIN: 03636701052243**

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

**NINA MAULDIN, IN HER CAPACITY AS HEIR OF MARY WALKER A/K/A MARY ANN WALKER, DECEASED**

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

**LEWIS CHARLES WALKER, IN HIS CAPACITY AS HEIR OF MARY WALKER A/K/A MARY ANN WALKER, DECEASED**

**ETOSHA WALKER, IN HER CAPACITY AS HEIR OF MARY WALKER A/K/A MARY ANN WALKER, DECEASED**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in 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 575 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, MAY 25, 2017  
 AT 10:00 A.M.**

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

**ALL THAT CERTAIN** contiguous lot or piece of land situate in the **Township of Middle Smithfield**, County of Monroe and Commonwealth of Pennsylvania, and being more particularly described as follows: Beginning at a pipe on the Northerly side of Mountain Top Road a corner of Lot No. 28 and 29 as shown on "Map of Lots Surveyed for Clinton R. Alden, Middle Smithfield Township, Monroe County," dated January 23, 1961, thence along the Northerly side of Mountain Top Road South 84 degrees 34 minutes West 100 feet to a pipe, thence by Lot 30 North 5 degrees 26 minutes West 180 feet to a pipe; thence by lands formerly of Harry LaBar, North 84 degrees 34 minutes East 100 feet to a pipe, thence by Lot 28 South 5 degrees 26 minutes East 180 feet to the place of beginning.

Being Lot No. 29 of said Map of Lots surveyed for Clinton R. Alden.

BEING known and numbered as 59 Mountain Top Road, East Stroudsburg, PA 18302.

BEING the same property conveyed to Jermaine G. Robinson, single man and Tricia A. Birkett, single woman as tenants who acquired title, with rights of survivorship, by virtue of a deed from Harmon Homes, Inc., dated September 7, 2007, recorded September 11, 2007, at Deed Book 2315, Page 8317, Monroe County, Pennsylvania records.

**TAX CODE: 09/4A/1/15  
 PIN NO: 09734503024292**

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

**JERMAINE G ROBINSON  
 TRICIA A BIRKETT**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5927 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, MAY 25, 2017  
AT 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: 5186 Lake Shore Drive, Tobyhanna, PA 18466**

**TAX MAP OR PARCEL ID NO.:**

03635811663324

**TAX CODE NO.:** 03/9A/1/248

**ALL THAT CERTAIN piece or parcel of land situate, in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 159, Section E, 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, 107 & 109.**

**Being further identified as Tax Parcel ID# 3/9A/1/248 BEING the same premises which Burt W. Totz and Carol L. Totz, husband and wife, by their deed dated December 13, 2004, and recorded December 14, 2004 in the Office for the Recording of Deeds in and for the county of Monroe, Stroudsburg, Pennsylvania, in Deed Book Volume 2210 at page 6773, under Instrument 200457005, granted and conveyed to Eric Dawson, Sr., grantee herein.**

**TOGETHER, with all singular, the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances, to the same belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and of every part and parcel thereof;**

**Property Address: 5186 Lake Shore Drive, Tobyhanna, PA 18466**

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

**ERIC DAWSON, 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  
ALICIA M SANDOVAL, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6584 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, MAY 25, 2017  
AT 10:00 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:**

**BEGINNING at an iron pipe, said iron pipe being the intersection of southerly line of Summit Drive with the easterly line of Sweet Fern Road, as shown on map entitled "Section H. Indian Mountain Lake, 12 February 1965"; thence along the southerly line of Summit Drive as shown on said map, on a curve to the right having a radius of 862.94 feet an arc length of 115.72 feet to an iron pipe; thence along lot No. 308 as shown on said map (a radial line from the above described curve) south 8 degrees 53 minutes 10 seconds East 153.63 feet to a point; thence along the easterly line of Sweet Fern Road as shown on said map, North 16 degrees 34 minutes 10 seconds West 160.00 feet to the place of BEGINNING.**

**BEING Lot No. 309, Section H, as shown on Plotting of Indian Mountain Lake Development Corp., made by Leo A. Achterman Jr. dated February 12, 1965.**

**BEING THE SAME PREMISES which Carl Weigand and Beverly Weigand, husband and wife, by deed dated 12/30/2002 and recorded 1/6/2003 i Book 2141 Page 3346 conveyed to James McLennan and Joann McLennan, husband and wife.**

**Pin #: 20632109052026**

**Tax Code #: 20/8D/1/21**

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

**JAMES MCLENNAN**

**JOANN MCLENNAN**

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

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

**A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 of Monroe County  
 Pennsylvania  
**KIMBERLY A BONNER, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - April 21, 28; May 5

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - April 21, 28; May 5

**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 10548 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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6000 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , MAY 25, 2017**

**Thursday , MAY 25, 2017**

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

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

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

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

**ALL THAT CERTAIN** tract, piece or lot of land situate in the Township of Chestnuthill , County of Monroe and State of Pennsylvania, being Lot No. 42, Birch Hollow Estates, Section One, recorded in Plot Book Volume 50, page 97, bounded and described as follows, to wit:

**ALL THAT CERTAIN** tract, piece or lot of land situate in the Township of Polk, County of Monroe and State of Pennsylvania, being Lot No. 8, on a subdivision entitled Leisure Terrace, recorded in Plot Book Volume 28, Page 41, bounded and described as follows, to wit:

Beginning at an iron on the Northerly side of Starlight Drive being also a corner of Lot No. 43, Birch Hollow Estates, thence along Lot No. 43, N 13 degrees 32'18" W (Magnetic Meridian 1966) for 293.00 feet to an iron, thence along Lot No. 41 N 76 degrees 27'42" E for 150.00 feet to an iron, thence along the Westerly side of Jay Road, S 13 degrees 32'18" E for 253.00 feet to an iron, thence along an easement arc on a curve to the right having a radius of 40.009 feet and an arc length of 62.83 feet to an iron, thence along the Northerly side of Starlight Drive, S 76 degrees 27'42" W for 110.00 feet to the place of Beginning.

BEGINNING at an iron on the southerly side of Terrace Court; thence along the southerly side of Terrace Court, N 85 degrees 46 minutes 50 seconds E (Magnetic Meridian 1975) for 150.00 feet to an iron; thence along Lot No. 9, Leisure Terrace, S 4 degrees 13 minutes 10 seconds E for 290.40 feet to an iron; thence along lands of Josephine Bovino, S 85 degrees 46 minutes 50 seconds W for 150.00 feet to an iron; thence along Lot No. 7, Leisure Terrace, N 4 degrees 13 minutes 10 seconds W for 290.45 feet to the place of BEGINNING.

BEING known and numbered as 141 Starlight Dr, Effort, PA 18330.

CONTAINING 1.00 acre, more or less.  
 BEING THE SAME PREMISES which Wilson D. Rehrig, Sr. and Araminta Rehrig, h/w, by Deed dated 7/31/1987 and recorded 8/4/1987 in the Office for the Recorder of Deeds in and for the County of Monroe, and Commonwealth of Pennsylvania in Record Book Volume 1569, Page 1545, granted and conveyed unto Jeffrey A. Burdge and Judith A. Burdge, h/w, grantor(s) herein.

BEING the same property conveyed to Morfia Fava and Paul Fava, wife and husband, who acquired title by virtue of a deed from Jay Kaplan and Ellen Kaplan, his wife, dated June 1, 2005, recorded June 3, 2005, at Deed Book 2227, Page 6337, Monroe County, Pennsylvania records.

Being known as Tax Parcel #13/5A/1/9  
 Parcel Identification No: 13/5A/1/9  
 Map #: 13-6217-04-74-8926

**TAX CODE: 02/17B/1/42**  
**PIN NO: 02632004632074**

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

**MORFIA FAVA**

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

**PAUL FAVA**

**SHARON A. BEINERT**

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

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

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

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

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

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

Todd A. Martin

Todd A. Martin



Sheriff of Monroe County  
Pennsylvania  
HEATHER RILOFF, ESQUIRE

Sheriff of Monroe County  
Pennsylvania  
EDWARD J MCKEE, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 21, 28; May 5

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 374 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , MAY 25, 2017

AT 10:00 A.M.

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

ALL THE FOLLOWING lot situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 328, Section D, as shown on "Plotting of Stillwater Lake States, Inc., Coolbaugh Township, Monroe County, Pennsylvania, made by Leo A. Achterman, Jr.," and recorded in Monroe County, Pennsylvania, in Plot Book No. 10, Page 117.

TRACT II

ALL THE FOLLOWING lot situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 329, Section D, as shown on "Plotting of Stillwater Lake Estates, Inc., Coolbaugh Township, Monroe County, Pennsylvania, made by Leo A. Achterman, Jr.," and recorded in Monroe County, Pennsylvania, in Plot Book No. 10, page 117.

TAX ID: 03/14B/1/73

PIN: 03634502685388

BEING the same premises which Richard Szabo and Victoria Szabo, by Deed dated July 9, 2007 and recorded July 13, 2009 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2310 Page 7674, granted and conveyed unto Richard Szabo and Victoria Szabo, husband and wife.

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

**VICTORIA SZABO**

**RICHARD SZABO**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of 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 6066 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , MAY 25, 2017

AT 10:00 A.M.

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

Land referred to in this commitment is described as all that certain property situated in the County of Monroe, and State of Pennsylvania and being described in a deed dated 08/04/2005 and recorded 09/28/2005 in Book 2241 Page 6137 among the land records of the county and state set forth above, and referenced as follows:

ALL THAT CERTAIN lot, parcel or tract of land situate in the Township of Tobyhanna , County of Monroe and Commonwealth of Pennsylvania, being Lot 304, Section B, near Rte. 940, as shown in a Subdivision Map of Wagner Forest Park, which is recorded in Monroe County Recorders Office in Stroudsburg, PA and which subdivision map is hereby incorporated by reference and volume as part of this deed.

SUBJECT to the same conditions, exceptions, restrictions, reservations, covenants and easements as are contained in prior deeds and instruments forming The Chain of Title.

BEING THE SAME PREMISES which Nationwide Realty Group, Inc., by deed dated 8/4/2005 and recorded 9/28/2005 in Book 2241 Page 6137 conveyed to Neal Livingston and Dawne Marie Livingston, husband and wife.

Pin #: 19630502859544

Tax Code #: 19/12D/1/43

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

**NEAL LIVINGSTON**

**DAWNE MARIE LIVINGSTON**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 of Monroe County  
 Pennsylvania  
**VISHAL J DOBARIA, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - April 21, 28; May 5

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - April 21, 28; May 5

**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 8967 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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6316 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , MAY 25, 2017**

**Thursday , MAY 25, 2017**

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

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

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

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

**ALL THOSE CERTAIN lots or piece of ground, situate in Middle Smithfield Township , Monroe County, and Commonwealth of Pennsylvania bounded and described according to a Plan Revision Lot 101 and Lot 132, Phase 1, Country Club of the Poconos as Big Ridge, dated 6-12-1998 and recorded in Plan Book 70 page 150, as follows:**

**ALL THAT CERTAIN lot or piece of ground lying and being situate in the Township of Hamilton , County of Monroe and Commonwealth of Pennsylvania, being Lot No. 17, Section 1, on the Plan of the Meadows prepared by Robert G. Beers, Registered Surveyor, dated January 22, 1984, filed in the Office of the Recorder of Deeds of Monroe County at Stroudsburg, Pennsylvania, in Map Book Volume 56, Page 81.**

**BEING LOT NO. 132A on said 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 unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of him, the said grantor, as well as at law as in equity, of, in and to the same.**

**Tax Code No: 09/86977**

**Parcel ID#: 07/14/3/17**  
**TITLE TO SAID PREMISES VESTED IN Nicolo De Pinto an Ann Marie De Pinto, by Deed from Nicolo De Pinto, dated 10/23/2007, recorded 11/06/2007, in Book 2320, Page 3475.**  
**MAP #: 07/14/3/17**  
**TAX PIN: 07-6269-04-83-5030**

**PIN Number: 09-7323-02-98-1337**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
 ANN MARIE DE PINTO  
 NICOLO DE PINTO**

**UNDER AND SUBJECT to all covenants, easements, restrictions and reservations as they may appear in the chain of title or otherwise visible upon the land.**

**BEING THE SAME PREMISES which William Penn Saving and Loan Association, did by Deed dated August 30, 2010 and recorded in the Office of the Recorder of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania in Record Book 2375, Page 8643, granted and conveyed unto Jessica S. O'Brien and Pamela L. Smith, Grantors hereof, in fee.**

**TITLE TO SAID PREMISES VESTED IN Rafael Alarcon and Delia Alarcon, h/w, by Deed from Jessica S. O'Brien and Pamela L. Smith, dated 02/09/2015, recorded 02/19/2015, in Book 2449, Page 9947.**

**TAX CODE: 09/86977**

**TAX PIN: 09732302981337**

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

**RAFAEL ALARCON  
 DELIA ALARCON**

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

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

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

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

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

**Todd A. Martin**

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5048 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , MAY 25, 2017  
AT 10:00 A.M.**

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

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

**BEING PART OF THE SAME PREMISES** which Steven P. Parisi and Colleen E. Parisi, his wife, by their Deed dated May 12, 2005 and recorded on May 13, 2005 in the Office of the Recorder of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania in Record Book Volume 2225, Page 3272, granted and conveyed unto Matzel Development at Greenwood, LLC, a Pennsylvania Limited Liability Company.

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

**TAX CODE:** 19/19B/1/9

**TAX PIN:** 19539401367726

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

**GLORIA POLANCO-BRISTOL  
AKA**

**GLORIA POLANCO BRISTOL**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

VISHAL J. DOBARIA, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3906 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , MAY 25, 2017  
AT 10:00 A.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 Paradise**, County of Monroe, and Commonwealth of Pennsylvania, being designated as Lot 1, Phase 2, on a certain map, entitled 'Final Major Subdivision Plan for Paradise Alpine Village - Paradise Pointe - Phase 2, Paradise Township, Monroe county, PA', and recorded in the Office for the Recording of Deeds of County of Monroe, Pennsylvania, in Plot Book Volume 71, Page 237.

**BEING THE SAME PREMISES** which JP Morgan Chase Bank, as Trustee for Benefit of Certificate Holders of Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 2003-2, by Deed dated November 6, 2007 and recorded November 28, 2007 in the Office for the Recorder of Deeds in and for the County of Monroe and Commonwealth of Pennsylvania in Record Book Volume 2321, Page 9329, granted and conveyed unto Robert E. Plank, grantor(s) herein.

**TITLE TO SAID PREMISES VESTED** in Neil Griffith and Serena Digiacinto, Individuals, by Deed from Robert E. Plank, a single man, dated 02/26/2008, recorded 02/29/2008, in Book 2328, Page 1863.

**TAX CODE:** 11/91383

**TAX PIN:** 11639500057254

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

**NEIL GRIFFITH  
SERENA DIGIACINTO**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6617 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , MAY 25, 2017  
AT 10:00 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. 2607, Section VI, 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 121.

BEING the same premises which Robert Kirchherr and Cynthia Kirchherr, his wife by Deed dated the 2nd day of January, 2004 and recorded at Stroudsburg, Pennsylvania in the Office for the Recording of Deeds in and for the County of Monroe on the 26th day of January, 2004 in Deed Book Volume 2180, page 3123, granted and conveyed unto Edward Castrodad, an individual, in fee.

**UNDER AND SUBJECT** to the covenants, conditions and restrictions, etc. as they may appear in the chain of title.

This is a corrective deed in order to convey the correct Lot Number of 2607 which was erroneously stated as Lot Number 2067 in Deed Book 2180, page 3123.

Being Known As Tax Parcel #03/4B/3/106  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
EDWARD CASTRODAD**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
**MARTHA E VON ROSENSTIEL,  
ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4617 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 , MAY 25, 2017  
AT 10:00 A.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:

Manorhome site #7 located on witness tree circle as shown on the final plans phase 1, Blue Mountain Lake, a planned unit development, approved by the Stroud Township board of supervisors on March 17, 1993 and filed of record in the office of the Recorder of Deeds of Monroe County, Pennsylvania on May 11, 1993 in Plot Book 65, pages 80, 81 and 82, and as the same may be further defined by "as built" plans to be filed of record upon completion of Manorhome on said Manorhome site (The "premises") together with the conditional rights to use the common areas of the blue Mountain Lake Properties and the yards and cluster (Manorhome) common areas and limited common areas appurtenant thereto.

BEING THE SAME PREMISES which Ronald E. Dennison and Susan Dennison, husband and wife, by deed dated 6/3/2010 and recorded 6/17/2010 in Book 2372 Page 1248 conveyed to Renita G. Bogan.

Pin #: 17730201487181  
Tax Code #: 17/112491  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
RENITA G. BOGAN  
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 - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4715 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , MAY 25, 2017  
AT 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: 62 Symphony Circle, East Stroudsburg, PA 18301

TAX MAP OR PARCEL ID NO.: 16731102999573

TAX CODE NO.: 16/90975

ALL THAT CERTAIN piece or parcel of land situate, lying and being in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, being Lot No. 45, as shown on Final P.R.D. Plan, Water Gap Watch - East recorded in Monroe County, Pennsylvania in Plot Book No. 70, Page 251.

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

BEING the same property conveyed to Donald E. Pina and Brenda A. Pina, husband and wife by deed dated 10/19/2006 from Alfred P. Ramos, Sr., a married man and Brenda A. Pina, a married woman recorded 11/08/2006, in Deed Book 2286, Page 9857, Instrument No. 200647994 in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

PROPERTY ADDRESS: 62 Symphony Circle, East Stroudsburg, PA 18301

ASSESSOR'S PARCEL NUMBER: 16/90975

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

**DONALD PINA  
BRENDA A PINA**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4201 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , MAY 25, 2017  
AT 10:00 A.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 480 located on Blue Mountain Crossing, as shown o the Final Plans Phase 3, Blue Mountain Lake, a Planned Unit Development approved by the Stroud Township Board of Supervisors as of March 9, 1998 and filed of record in the Office of the Recorder of Deeds of Monroe County, Pennsylvania on March 27, 1998 in Plot Book 70, at Page 44.

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

Title to said premises is vested in Joan M. Larsen and Robert G. Larsen, husband and wife, by deed from Robert G. Larsen dated November 19, 2004 and recorded December 2, 2004 in Deed Book 2209, Page 4224 Instrument Number 200454887.

Parcel No. 17/90717

Pin No. 17730303318341

Being Known As: 480 Blue Mountain Crossing a/k/a 4175 Blue Mountain Crossing, East Stroudsburg, Stroud Township, Monroe County, PA 18301

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

**JOAN M. LARSEN  
ROBERT G. LARSEN**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8325 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , MAY 25, 2017  
AT 10:00 A.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 in the Township of Price, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 14, Section N, 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 Associates P.E., as recorded in Monroe County, Pennsylvania, in Plot Book 10, Page 147.

BEING KNOWN as Lot No. 14, Section N, Pocono Highland Estates, Inc., Price Township, Monroe County, Pennsylvania.

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

BEING THE SAME PREMISES which Bradley M. Lebson and America M. Lebson, by Deed dated 6/21/2002 and recorded 7/11/2002, in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2126, Page 2840, Instrument #200227272, granted and conveyed unto Sean P. Glennon.

Tax ID #: 14/6B/1/22  
(pin #14730404639640)  
PIN #: 14730404639640

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
SEAN P. GLENNON**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
SAMANTHA GABLE, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2914 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , MAY 25, 2017  
AT 10:00 A.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 Stroud, county of Monroe, commonwealth of Pennsylvania, bounded and described according to a plan of Mountain View and recorded in Monroe county in plot book volume 77, pages 43-49, as follows, to wit:

BEING lot 93 Mountain View a/k/a 933 Daffodil drive  
BEING parcel no. 17/97988  
pin# 1777302/01/18/658-6

BEING THE SAME PREMISES which BML at Mountain View, L.P., a Pennsylvania Limited Partnership by deed dated the 29th day of October, 2007 and recorded November 26, 2007, in the county of Monroe in record book 2321, page 6615, conveyed unto NVR, Inc., a Virginia Corporation, trading as Ryan Homes, in fee

TITLE TO SAID PREMISES VESTED IN Kirk Dennis, unmarried and Donna Mamby, unmarried, by Deed from NVR, Inc., a Virginia Corporation, trading as Ryan Homes, dated 02/08/2008, recorded 03/05/2008, in Book 2328, Page 5823.

PARCEL NO. 17/97988  
TAX PIN: 17730201186586

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
KIRK DENNIS  
DONNA MAMBY**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10819 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 , MAY 25, 2017  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 51 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania,shown and designated as Unit No. 120, 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 16, 1996 and recorded on June 24, 1996 in Record Book Volume 2026 at Page 5991 granted and conveyed unto Michael B. Zapantis and Victoria Zapantis.**

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

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

**MICHAEL B ZAPANTIS  
VICTORIA ZAPANTIS**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5989 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , MAY 25, 2017  
AT 10:00 A.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. 4, Section D, as shown on Plan of Lots entitled 'Plotting No. 1, Leisure Lands, Middle Smithfield Township, Monroe County, Pennsylvania, Guyton Kempter, Registered Civil Engineer, dated February 22, 1965' and recorded in the Office for the Recorder of Deeds, in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plat Book Vol. 9, page 103.**

The exact dimensions of the aforesaid Lot as follows: Lot No. 4, Section D: Along the centerline of Arrowhead Lane one hundred feet; along Lot No. 3, Section D, one hundred eighty-eight and six-tenths feet; along Lot No. 74, Section D, one hundred feet; along Lot No. 5, Section D, one hundred sixty-eight and six-tenths feet.

**TITLE TO SAID PREMISES VESTED IN Regina M. Rizzi, by Deed from Robert P. Cora and Phyllis Cora, h/w, dated 10/18/2006, recorded 10/27/2006 in Book 2285, Page 6165.**

**TAX CODE: 09/13A/1/81**

**TAX PIN: 09732603032838**

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

**REGINA M. RIZZI**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5



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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8173 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 , MAY 25, 2017  
AT 10:00 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 Coolbaugh, Monroe County, Commonwealth of Pennsylvania, as more fully described in Deed Book 2064, Page 8030, ID# 03/7G/1/88, being known and designated as Lot 5030, Section 1, Pocono Farms, filed in Plat Book 14, Page 39.**

**ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Coolbaugh , County of Monroe, and Commonwealth of Pennsylvania, being Lot 5030, Section 1, Pocono Farms, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 14, page 39.**

**BEING THE SAME PREMISES WHICH Paoletti, Inc., by Deed dated May 22, 1999 and recorded June 8, 1999 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2064, Page 8030, granted and conveyed unto Curtis Parris and Karen A. Parris, husband and wife.**

**Improvements: Residential property  
Parcel Number 03/7G/1/88  
Pin Number 03635703140430**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
CURTIS PARRIS  
KAREN A. PARRIS**

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

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

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
AMANDA RAUER, ESQUIRE**

**Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 21, 28; May 5**

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3258 CIVIL 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 , MAY 25, 2017  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 20 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 120, 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 10, 1977 and recorded on August 28, 1997 in Record Book Volume 2039 at Page 4804 granted and conveyed unto Gilberto Melendez and Luz Melendez.**

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
GILBERTO MELENDEZ  
LUZ MELENDEZ**

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

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

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

**Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 21, 28; May 5**

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1870 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 , MAY 25, 2017  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 46 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 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 Kenya S. Jackson and Zuri S. Jackson-Woods and Shaun S. Woods, by deed dated November 9, 2007 and recorded on April 28, 2008 in Record Book Volume 2332 at Page 2265 granted and conveyed unto Keith W. Collins-Allen and Collette V. Collins-Allen.**

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

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

**KEITH W COLLINS-ALLEN  
COLLETTE V COLLINS-ALLEN**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1826 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 , MAY 25, 2017  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN piece or parcel of land situate in the township of Jackson , county of Monroe, commonwealth of Pennsylvania, together with the message, thereon erected (including verandas and porches, if any), and being more particularly described as follows, to wit: being the easterly-most unit of duplex no. 21, being also designated commonly as unit no. 301, of a plan entitled 'Camelback village II, duplex units - total 50 apartments,' prepared by water gap associates, Inc., dated March 16, 1981 and approved by the Jackson township planning commission and supervisors, and recorded in the office for the recording of deeds, in and for the county of Monroe, at Stroudsburg, Pennsylvania, in plot book vol. 47, page 121; also being shown on a revised plan in plot book vol. 50, page 23.**

**TITLE TO SAID PREMISES VESTED IN Judith Brunson, married woman, by Deed from Melvin Swendsen, single, dated 10/11/2001, recorded 10/30/2001 in Book 2107, Page 5741.**

**TAX CODE: 08/6B/1/42**

**TAX PIN: 08635320706091U301**

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

**JUDITH BRUNSON A/K/A  
JUDITH SALVARY BRUNSON**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5472 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 , MAY 25, 2017  
AT 10:00 A.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** , County of Monroe and Commonwealth of Pennsylvania, being Lot No. 15, 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, 111.

Commonly known as 1212 Kensington Drive f/k/a 15 Kensington Drive, East Stroudsburg, PA 18301

**BEING THE SAME PREMISES** which Edgardo Ocasio, a married person, by Deed dated 5/30/2012 in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2406, Page 2495 and Instrument #201220093, granted and conveyed unto Leah Abellana-Celestin, a married person.

Tax ID Number: 17/15D/1/17

Tax ID #: 17/15D/1/17

Pin: 17639201056885

PIN #: 17639201056885

**SEIZED AND TAKEN IN EXECUTION AS THE**

**PROPERTY OF:**

**LEAH A ABELLANA A/K/A**

**LEAH ABELLANA-CELESTIN**

**EDGARDO L OCASIO**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
**KRISTEN D LITTLE, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2954 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 , MAY 25, 2017  
AT 10:00 A.M.**

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

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

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

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

**SEIZED AND TAKEN IN EXECUTION AS THE**

**PROPERTY OF:**

**DAVID RUIZ**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5892 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , MAY 25, 2017  
AT 10:00 A.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 Stroud County of Monroe and Commonwealth of Pennsylvania, being Lot No. 104 Section E as 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., in and for the County of Monroe at Stroudsburg, Pennsylvania in Plot Book Volume 32, pages 123 and 127:

**BEING THE SAME PREMISES WHICH** Cranberry Hill Corporation, a Pennsylvania Corporation, by deed dated August 9, 1985, and recorded in the Office for the recording of Deeds, etc., in and for the County of Monroe at Stroudsburg, Pennsylvania, in Record Book Volume 1459 page 1519, granted and conveyed unto Delcour S. Potter, in fee.

**UNDER AND SUBJECT** to the covenants, conditions and restrictions as found in Record Book 1459 page 1520.

Being Tax Map No. 17/15E/1/104

Parcel Identification No: 17/15F/1/104

Map #: 17-6382-04-84-8262

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

**SHEMEKA TIA ROBINSON**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
TYLER J WILK, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5083 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , MAY 25, 2017  
AT 10:00 A.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 Pocono , Monroe County, Pennsylvania being Lot or Lots No. 28, Section G, 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. 35, Page(s) 117, 121.

The improvements thereon being known as 111 Brewster Way, East Stroudsburg, Pennsylvania 18301.

**BEING THE SAME PREMISES WHICH** Bernard Rosenberg and Joan Rosenberg, husband and wife, by Deed dated August 31, 2006 and recorded September 7, 2006 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2280, Page 14212, granted and conveyed unto Steven W. Pratt.

Improvements: Residential property

Tax Code No. 12/117324

Pin #12638202987844

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

**STEVEN W. 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  
MATTHEW J MCDONNELL,  
ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9311 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 , MAY 25, 2017  
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH  
LAND referred to in this commitment is described as all that certain property situated in township of Tobyhanna in the county of Monroe, and state of Pennsylvania and being described in a deed dated 11/14/2008 and recorded 11/21/2008 in book 2345 page 4027 among the land records of the county and state set forth above, and referenced as follows:

ALL THE FOLLOWING lot situate in the township of Tobyhanna, county of Monroe and state of Pennsylvania, marked and designated as lot no. 410, section C, as shown on "plotting of Stillwater Lake Estates, Inc., Coolbaugh and Tobyhanna township, Monroe county, Pennsylvania, made by Leo A. Achterman, Jr." and recorded in Monroe county, Pennsylvania in plot book no. 8, page 159.

TITLE TO SAID PREMISES VESTED IN Steven G. Larymore and Khamika Larymore, his wife, by Deed from MGA Homes, LLC, dated 11/14/2008, recorded 11/21/2008, in Book 2345, Page 4027.

PARCEL #: 19/4C/1/24

TAX PIN: 19634504836549

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

STEVEN G LARRYMORE  
KHAMIKA LARRYMORE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5761 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , MAY 25, 2017  
AT 10:00 A.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 #4304, Section 8 of Pocono Farms East, as shown on plan of lots recorded in the Office of the Recorder of Deeds of Monroe County in Plot book Volume 20, Page 33.

PARCEL NO. 3/4B/2/163

PIN NO. 03-6367-03-12-8114

BEING the same premises which Phyllis C. Daley, by Indenture dated 10-31-03 and recorded 11-10-03 in the Office of the Recorder of Deeds in and for the County of Monroe in Record Book 2173 Page 5781, granted and conveyed unto Norman Daley and Phyllis C. Daley.

TITLE TO SAID PREMISES VESTED IN Norman Daley and Phyllis C. Daley, by Deed from Phyllis C. Daley, dated 10/31/2003, recorded 11/10/2003, in Book 2173, Page 5781, Instrument No. 200356820.

TAX CODE: 03/4B/2/163

TAX PIN: 03636703128114

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

PHYLLIS DALEY A/K/A  
PHYLLIS C DALEY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4427 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , MAY 25, 2017  
AT 10:00 A.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 **Jackson Township** , Monroe County, Pennsylvania, being shown as Lot #110 on the map or site plan of Northridge at Camelback, Phase 1, Coolmoor Corporation, owner/ developer, dated April 2, 1990 and recorded in the Office for the Recording of Deeds, etc., at Stroudsburg, PA, in and for the County of Monroe, on September 18, 1990, in Map File No. 62-410.

Title to said Premises vested in Robert J. Connelly and Kathleen E. Connelly, husband and wife by Deed from Coolmoor Corporation, now by merger, Camelback Ski Corporation, A Pennsylvania Corporation by: W. Newman, president dated May 14, 1997 and recorded on May 15, 1997 in the Monroe County Recorder of Deeds in Book 2036, Page 1055.

Being known as: 782 Lower Deer Valley Road a/k/a 110 Lower Deer Valley Road, Tannersville, PA 18372  
Tax Parcel Number: 08/111172

Tax Pin Number: 08635320717045

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

**ROBERT CONNELLY A/K/A  
ROBERT J. CONNELLY  
KATHLEEN E CONNELLY**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5384 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , MAY 25, 2017  
AT 10:00 A.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. 80, Section No. 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, 13, 15 and 17.

**BEING Tax ID # 3/9B/1/28**

**UNDER AND SUBJECT** to covenants, easements, restrictions and reservations appearing in the chain of title or otherwise visible upon the land.

**BEING THE SAME PREMISES** which Joseph Pecoraro and anna Pecoraro, husband and wife, by Deed dated the 21st day of December, A.D. 1988, and recorded in the Office of the Recorder of Deeds of Monroe County, Commonwealth of Pennsylvania, in Record Book Volume 1661, page 1561, granted and conveyed unto Carmine Rainone and Rose Ann Rainone, husband and wife, in fee.

Being Known As Tax Parcel #3/9B/1/28

Parcel Identification No: 3/9B/1/28

Map #: 03-6359-19-50-2257

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

**LILIANA CARRILLO**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2172 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , MAY 25, 2017  
AT 10:00 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. 2515, Section VI, as shown on "Plotting of Pocono Farms-East, Coolbaugh Township, Monroe County, Pennsylvania, marked by Achterman Associates and recorded in Monroe County, Pennsylvania, in Plot Book No. 17, Page 121.

Commonly known as: 2515 Sussex Road, Tobyhanna, PA 18466

**BEING THE SAME PREMISES** which Sandra S. Smith, a married woman, by Deed dated 12/22/08 and recorded 1/15/09 in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2347, Page 4845, and Instrument #200901138, granted and conveyed unto Charles Smith and Sandra S. Smith, husband and wife, as joint tenants with right of survivorship and not as tenants in common, in fee.

Tax ID #: 3/4B/3/119  
Pin: 03636601192818

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

**CHARLES SMITH  
SANDRA S 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  
**LESLIE J RASE, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4253 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , MAY 25, 2017  
AT 10:00 A.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. 106, Section G, as shown on map of A Pocomo Country Place on file in the Recorder's Office at Stroudsburg, PA, in Plot Book No. 19, pages 11, 17 and 19.

**SUBJECT** to the same conditions, exceptions, restrictions, reservations, covenants and easements as are contained in prior deeds and instruments forming the chain of title.

**BEING** the same premises conveyed to Joseph E. Reilly by Deed dated February 23, 2001 and recorded in Monroe County Record Book 2091, Page 8767, Deborah A. Reilly, his wife, is joining in this conveyance to convey whatever marital interest she may have in the subject property.

Parcel Identification No: 3/8D/1/523  
Map #: 03-6358-10-35-8703

Being Known As Tax Parcel #3/8D/1/523

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

**OLIVIA PEI**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
**MARTHA E VON ROSENSTIEL,  
ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 21, 28; May 5



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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4293 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 , MAY 25, 2017  
AT 10:00 A.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 middle Smithfield in the county of Monroe and commonwealth of Pennsylvania, being more fully described in a deed dated 06/02/2005 and recorded 06/07/2005, among the land records of the county and state set forth above, in deed volume 2227 and page 9831.

Being Known As: 211 Chestnut Lane, East Stroudsburg, PA 18301

Tax Code: 9/10A/2/11, 9/10A/2/17 and 9/10A/2/21

Pin No.: 09732403123406,  
09732403125404 &  
09732403123393

**TITLE TO SAID PREMISES IS VESTED** in Bryan K. Ford and Bethann Ford, husband and wife, their heirs and assigns by deed from Gary Valentine and Kathleen Valentine, husband and wife dated 06/02/2005 in Deed Book 2227 Page 9831.

Having been erected thereon a single family dwelling.

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

**BETHANN FORD  
BRYAN K FORD**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
DAVID NEEREN, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3914 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , MAY 25, 2017  
AT 10:00 A.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 ground lying and being situate in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania designated as Lot 8 on that certain subdivision plan title "Phase 1, Sheet A-1, Northpark Estates, Middle Smithfield Township, Monroe County, Penna.", dated November 4, 1992 and recorded in the Office of the Recorder of Deeds of Monroe County at Stroudsburg, PA in Plot book Volume 64, Page 217. BEING 8 North Park Estates, East Stroudsburg, PA 18301

BEING THE SAME PREMISES which Nigel Carryl and Simone Darwood-Carryl, husband and wife, by Deed dated September 18, 2002 and recorded September 24, 2002 in the Recorder of Deeds Office in and for Monroe County, in Deed Book 2132, Page 1892, granted and conveyed unto Nigel Carryl and Simone Darwood-Carryl, his wife, in fee.

Being Parcel ID No. 9/88766

Pin Number: 09734301484105

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

**NIGEL CARRYL  
SIMONE DARWOOD-CARRYL**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

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

Thursday , MAY 25, 2017

AT 10:00 A.M.

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4773 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , MAY 25, 2017  
AT 10:00 A.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. 25, 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 Volume 21, Page 123, 125.

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

Title to said premises is vested in Francisco Amaya and Rosalia Fusco, husband and wife, by deed from dated June 21, 2007 and recorded July 23, 2007 in Deed Book 2311, Page 5031 Instrument Number 200727952.

Parcel No. 17/15E/1/25  
Pin No. 17638204827980

Being Known As: 5319 Delia Terrace, East Stroudsburg, Township of Stroud, Monroe County, PA 18301  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**FRANCISCO AMAYA  
ROSALIA FUSCO**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 F RIGA, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6302 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe 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 PARCEL NO.: 3/20D/1/168  
PIN: 03630713125599

ALL THAT CERTAIN Lots 6ABC, Block A-74 as set forth on map entitled Plan of Lots, Arrowhead Lake, Section Twelve, Coolbaugh Township , Monroe County, Pennsylvania, dated April 1965, scale 1" to 100' by John B. Aicher, Monroe Engineering, Inc., Stroudsburg, Pennsylvania and filed in the Monroe County Recorder's Office, Stroudsburg, Pennsylvania in Plat Book 16, Page 77 on April 13, 1972.

Fee Simple Title Vested in Joseph LaScala and Christina LaScala, as tenants by the entirety by deed from, Joseph LaScala, dated 6/23/2006, recorded 7/10/2006, in the Monroe County Recorder of deeds in Deed Book 2273, page 8273, as Instrument No. 200629317.

Premises: 6-74 Outer Drive 12 aka 172 Outer Drive #550 aka 1575 Arrowhead Lakes, Pocono Lake, PA 18347

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

**CHRISTINA LA SCALA  
JOSEPH LA SCALA**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4405 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , MAY 25, 2017  
AT 10:00 A.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 Chestnuthill , County of Monroe and Commonwealth of Pennsylvania, being known and designated as follows:

Being all of Lot 5418 in Section UU-1, as shown and designated on plan of Indian Mountain Lakes, Section UU-1, made by Leo Achterman, Jr., Civil Engineer and

Surveyor, dated March 18, 1986 and recorded at the Monroe County Recorder's Office on October 3, 1986 in Map Book 58, page 250.

BEING THE SAME PREMISES which Indian Mountain Lake Development Corp., A Pennsylvania Corporation, by Deed dated 9/24/1988 and recorded 7/16/1990, in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 1743, Page 734, granted and conveyed unto Carmine L. Falzarano and Mary L. Falzarano (husband and wife).

Tax ID #: 02/17B/2/61

Pin: 02632002597257

PIN #: 02632002597257

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

**MARY L FALZARANO**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
LESLIE J RASE, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9872 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 , MAY 25, 2017  
AT 10:00 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 111, Section Four, 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 Plat Book 18, page 39.**

BEING known and numbered as 111 Clearview Drive n/k/a 2222 Clearview Drive, East Stroudsburg, PA 18301.

Being the same property conveyed to Emma C. Dorenbusch who acquired title by virtue of a deed from Kenneth Carey and Christina Carey, husband and wife, dated August 19, 2009, recorded August 25, 2009, at Instrument Number 200925298, and recorded in Book 2358, Page 8167, Monroe County, Pennsylvania records.

TAX CODE: 09/4C/4/127

PIN NO: 09734404538378

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

**EMMA C. DORENBUSH**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9139 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 , MAY 25, 2017  
AT 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 o. 11 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 9A 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 John A. Sciletti and Lynn A. Ruggiero, by deed dated August 13, 2011 and recorded on August 29, 2011 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2390, at Page 7632, granted and conveyed unto Christian Vacations, LLC.

Being part of Parcel No. 16/4/1/48-9A and Pin No. 16732102879807B9A

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

**CHRISTIAN VACATIONS, LLC**

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

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

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

Sheriff of Monroe County  
Pennsylvania  
**TYLER J WILK, ESQUIRE**

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 21, 28; May 5

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8264 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 , MAY 25, 2017  
AT 10:00 A.M.**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7532 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , MAY 25, 2017  
AT 10:00 A.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. 76, Section F, 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 19, Pages 11, 13 and 15.**

**TAX CODE: 3/8C/1/37**

**TAX PIN NO.: 03-6358-11-55-4455**

**BEING THE SAME PREMISES** which Todd A. Martin, Sheriff of the County of Monroe in the State of Pennsylvania, by Deed dated March 27, 2008 and recorded April 17, 2008 in the Office for the Recorder of Deeds in and for the County of Monroe and Commonwealth of Pennsylvania in Record Book volume 2331, Page 5765, granted and conveyed unto Bank of New York, as Trustee for the Certificate Holders of CWABS Series 2003BC4, grantor(s) herein.

**Being Known As Tax Parcel #03-6358-11-55-4455**

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

**JOSEPH SPINELLI**

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

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

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

Todd A. Martin

**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. 27, Section 'D' 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 9, page 39 and known as Lot No. 27, Section 'D' - Pocono Highland Lake Estates, Inc., Price Township, Monroe County, Pennsylvania.**

**UNDER AND SUBJECT** to those certain covenants, conditions and restrictions more fully set forth in the aforesaid Deed of conveyance.

**TITLE TO SAID PREMISES VESTED IN Annsuya Somwar, by Deed from D, E & S Properties, Inc., t/a Classic Quality Homes, dated 11/19/2012, recorded 11/21/2012, in Book 2411, Page 4105.**

**TAX CODE: 14/6A/1/70**

**TAX PIN: 14730402678036**

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

**ANNSUYA SOMWAR**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3215 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, MAY 25, 2017  
AT 10:00 A.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, and being more particularly described as follows:

**BEING** all of Lot 306 in Section E as shown and designated on plan of Indian Mountain Lake, Section E, made by Leo Achterman, Jr., Civil Engineer and Surveyor, dated February 17, 1965 and recorded May 19, 1965 at the Recorder of Deeds for Monroe County, Map Book 9, Page 197.

**BEING** Lot No. 306, Section E, as shown on Plotting of Indian Mountain Lake Development Corp., made by Leo Achterman, Jr. dated February 19, 1965.

**TITLE TO SAID PREMISES VESTED IN** Joann Roman, by Deed from Kenneth M. Fenton and Ellen F. Fenton, h/w, dated 09/28/2006, recorded 10/03/2006, in Book 2282, page 9946.

TAX CODE: 20/8B/1/80  
TAX PIN: 20632117020264

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

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1380 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, MAY 25, 2017  
AT 10:00 A.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 Chestnuthill, County of Monroe and State of Pennsylvania, marked and designated as Lot Number 116, Section One, as shown on 'Plotting of Sierra View', Chestnuthill Township, Monroe County, Pennsylvania, made by Lawrence R. Bailey and recorded in Monroe County, Pennsylvania, in Plot Book No. 29, page 59.

**UNDER AND SUBJECT** to Restrictions, Covenants, Rights of Way, Conditions, Exceptions, etc., as appear in Deed Book Volume 796, Page 44.

**TITLE TO SAID PREMISES VESTED IN** Charles A. Holmes, Jr., Executor for the Estate of Charles A. Holmes, deceased, by Deed from Henry McCormick and Erelene M. McCormick, husband and wife, dated 11/24/2010, recorded 12/01/2010, in Book 2379, Page 6538, Instrument No. 201028200.

TAX CODE: 02/14B/1/40

TAX PIN: 02633002571168

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

**ERELENE M MCCORMICK  
HENRY MCCORMICK**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5385 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, MAY 25, 2017  
AT 10:00 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, parcels or pieces of land situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, marked and designated as Lots No. 15, 15 & 17 Section A, as shown on 'Plotting 1, Pocono Summit Lakes, Inc., Coolbaugh Township, Monroe County, Pennsylvania made by Leo A. Achterman, Jr.' and recorded in Monroe County, Pennsylvania, in Plot Book No. 8, Page 49.

**BEING** the same premises which Joseph Yazzetti by Deed dated the 11th day of May, 2006 and recorded at Stroudsburg, Pennsylvania in the Office for the Re-

Recording of Deeds in and for the County of Monroe on the 12th day of May, 2006 in Deed Book Volume 2276, page 3861, granted and conveyed unto Joseph Yazzetti and Karen Ann Scott, in fee.  
Parcel Identification No: 3/5/1/3-1  
Map #: 03-6355-01-15-6254  
Being Known As Tax Parcel #3/5/1/3-1  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**  
**KAREN ANN MARINO**  
**JOSEPH YAZZETTI**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5681 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 , MAY 25, 2017  
AT 10:00 A.M.**

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

The following described real estate:

**ALL THAT CERTAIN** lot or parcel of land, situate in the Township of Tunkhannock , County of Monroe and Commonwealth of Pennsylvania, more particularly described as Lot Number 33, Section 8, as shown on "Plotting of Sierra View," Tunkhannock Township, Monroe County, Pennsylvania, in Map Book 36, Page 57.

**BEING THE SAME PREMISES** which U.S. Relocation Services, Inc., by Deed dated 11/9/2001 and recorded 11/20/2001, in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2109, Page 423, granted and conveyed unto Christopher Kleber.

Tax ID #: 20/3A/2/45  
Pin: 20633103345716  
PIN #: 20633103345716

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**  
**CHRISTOPHER KLEBER**  
**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  
CHRISTOPHER DENARDO,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6406 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , MAY 25, 2017  
AT 10:00 A.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 Pocono , Monroe County, Pennsylvania, being Lot No. 39, Section G, 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. 35, Pages 119, 121, 123 and 124.

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

**BEING THE SAME PREMISES** which Vincent Andujar, a married man and Yamir Andujar, a married man, by deed dated 1/14/2006 and recorded 1/27/2006 in Book 2256 Page 105 conveyed to Yamir E. Andujar and Lourdes Andujar, husband and wife.

Pin #: 12639201092461  
Tax Code #: 12/117335

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**  
**LOURDES ANDUJAR**  
**YAMIR E. ANDUJAR**

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

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



less exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
REBECCA A SOLARZ, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7494 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, MAY 25, 2017  
AT 10:00 A.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 #436, located on Blue Mountain Crossing as shown on the Final Plans Phase 4A, Blue Mountain Lake, a Planned Unit Development, approved by the Stroud Township board of Supervisors on 11-16-1998 and filed of record in the Office of the Recorder of Deeds of Monroe County, Pennsylvania on 12-10-1998 in Plot Book 70, Page 259.

Title to said Premises vested in Maria Velez by Deed from Kathy L. Howell, unmarried dated December 19, 2005 and recorded on January 12, 2006 in the Monroe County Recorder of Deeds in Book 2254, Page 6852. Being known as: 4314 Blue Mountain Crossing, f/k/a 436 Blue Mountain Lake, East Stroudsburg, PA 18301 Tax Parcel Number: 17/91147 Tax Pin Number: 17730201293142

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3284 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, MAY 25, 2017  
AT 10:00 A.M.

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

**ALL CERTAIN** lot/lots, parcel or piece of ground situate in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, being Lot/Lots No. 163, Section No. E as shown on Map A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 18, page 101, 107 & 109.

Parcel Number 03/9A/1/244

Being the same premises conveyed from Ralph R. Pruden and Melissa M. Maher nka Melissa M. Pruden to Ian R. Pohlman, by deed dated May 1, 2007 and recorded on May 8, 2007, in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2304, Page 7005 and Instrument #200718040, granted and conveyed unto Ian R. Pohlman.

Tax ID #: 03/9A/1/244

(Pin #03635811666159)

PIN #: 03635811666159

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
IAN R POHLMAN**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

SAMANTHA GABLE, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9283 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, MAY 25, 2017  
AT 10:00 A.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 Chestnuthill, County of Monroe and State of Pennsylvania, marked and designated as Lot Number 100, Section 6 as shown on "Plotting of Sierra View", Chestnuthill Township, Monroe County, Pennsylvania, in Plot Book No. 33.

"As described in Mortgage Book 2163 Page 1022"  
Being Known As: Lot 100 Shenandoah Drive, Effort, PA 18330

TAX CODE: 02/6C/1/43  
PIN NO: 02633104900863

TITLE TO SAID PREMISES IS VESTED IN Fernando Marin and Kathy M. Marin, husband and wife by Deed from Cynthia L. Weiss and Joseph T. Olivo, husband and wife dated 08/04/2003 recorded 08/11/2003 in Deed Book 2163 Page 1011.

Having been erected thereon a single family dwelling.  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**FERNANDO MARIN  
KATHY M MARIN**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
**MORRIS SCOTT, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1804 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , MAY 25, 2017  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot or parcel of ground situate in the Borough of Mount Pocono , County of Monroe and Commonwealth of Pennsylvania, known as Lot 77 on a Subdivision Plan of Section 4, Pine Hill Park, as recorded in Map Book Volume 28, Pages 79 and 81.

PREMISES BEING KNOWN AS: Lot 77, Section 4, Brunswick Drive, Pine Hill Park, Mount Pocono, PA 18344.

BEING THE SAME PREMISES which Madgedoline Jadusingh by Deed dated May 9, 2011 and recorded

May 12, 2011 in the Recorder of Deeds Office in and for Monroe County, in Deed Book 2386, Page 5413, granted and conveyed unto Wayne A. Dunn and Aneisha D. Dunn, in fee.

Being Parcel ID No. 10/2A/1/115  
Pin Number: 10636617016775

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

**WAYNE A. DUNN  
ANEISHA D. DUNN**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3916 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , MAY 25, 2017  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot, situate in the Township of Tunkhannock, County of Monroe and Commonwealth of Pennsylvania, marked and designated as Lot No. 63, Section 3, as shown on "Plotting of Sierra View", Tunkhannock Township, Monroe County, Pennsylvania, made by VEP Associates, Inc., and recorded in Monroe County, Pennsylvania, in Plot Book Volume 32 page 71.

Title to said premises is vested in Juan R. Benitez and Carmen A. Mateo by Deed from Jean Willy Joseph and Danelle Morency, husband and wife, dated May 12, 1997 and recorded May 15, 1997 in Instrument Number 199712683.

Parcel No. 20/3A/1/136  
Pin No. 20-6331-01-05-3607

Being Known As: 2202 Marquette Drive, Tunkhannock Township, Monroe County, Blakeslee, PA 18610

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

**JUAN R BENITEZ  
CARMEN A MATEO**

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

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ANDREW MARKOWITZ, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4167 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, MAY 25, 2017  
AT 10:00 A.M.

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

Being Lot 35, Section D, on Map of Plotting of Pocono Haven Corporation, Pocono Township, Monroe County, Pennsylvania as set forth in Plot Book 13, Page 3.

BEING known and numbered as 248 Maple Loop f/k/a 35 Maple Loop, East Stroudsburg, PA 18301-8330.

BEING the same property conveyed to Nicholas Scarcella who acquired title by virtue of a deed from Rene T. Lee, married, dated February 10, 2012, recorded March 5, 2012, in the Monroe County Clerk's /Register's Office in Deed Book 2398, Page 8771.

TAX CODE: 12/3A/1/131

PIN NO: 12638201098169

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

**NICHOLAS SCARCELLA**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 259 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, MAY 25, 2017  
AT 10:00 A.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 Pocono, Monroe County, Pennsylvania, being Lot or Lots No. 15, Section 4, Barton Glen, 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 12, Page 67.

Title to said Premises vested in Dennis McGowan, his heirs and assigns by Deed from Zola R. Clovie, by her agent Celia A. Clovie and Celia A. Clovie dated February 16, 2007 and recorded on February 20, 2007 in the Monroe County Recorder of Deeds in Book 2297, Page 76.

Being known as: 12133 Sky High Drive a/k/a 15 Sky High Drive, Bartonsville, PA 18321

Tax Parcel Number: 12/9D/1/28

Tax Pin Number: 12637104945531

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

**DENNIS MCGOWAN**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11890 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, MAY 25, 2017  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot or piece of land situate in the Township of Pocono, County of Monroe and State of Pennsylvania, marked and designated as Lot No. C213, as shown on Plotting of Pocono Haven Corp., Pocono Township, Monroe County, Pennsylvania, made by Guyton Kempter, Registered Surveyor, and recorded in the Office for the Recording of Deeds, in and for the County of Monroe, Commonwealth of Pennsylvania, in Plot Book No. 13, Page 3.

**TITLE TO SAID PREMISES VESTED IN** Jeffrey Lopez and Wanda Lopez, husband and wife, by Deed from Raintree Homes, Inc., a Pennsylvania corporation, dated 08/27/2002, recorded 08/29/2002, in Book 2130, Page 1612.

**TAX CODE:** 12/3A/177  
**TAX PIN:** 12638201183576

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
JEFFREY LOPEZ  
WANDA LOPEZ**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2068 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, MAY 25, 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/lots, parcel or piece of ground situate in the Township of Coolbaugh, County of Monroe, and State of Pennsylvania, being Lot/Lots No. 16 Section No. E as shown on Map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book No. 18 at Pages 101, 107 and 109.

Title to said Premises vested in Ricardo Lopez and Denise Lopez by Deed from Marc Winter dated December 10, 2004 and recorded on December 16, 2004 in the Monroe County Recorder of Deeds in Book 2210, page 8977 as Instrument No. 200457347.

Being known as: 5427 Ridgfield Drive a/k/a Lot 16 Ridgfield Drive, Tobyhanna, PA 18466

Tax Parcel Number: 03/9A/1/357

Tax Pin Number: 03635816831770

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

**DENISE LOPEZ  
RICARDO LOPEZ**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2120 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, MAY 25, 2017  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot/lots, parcel or piece of ground situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot/Lots No. 618, Section No. K (Ext.) as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book Volume No. 24 at page No. 51, 53 and 55.

**BEING THE SAME PREMISES WHICH** Richard V. Torregrossa and Patricia Torregrossa, by Deed dated 8/9/2004 and recorded 8/19/2004 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2199, Page 7057, granted and conveyed unto Albert Guzman and Denise Zaffuto.

Improvements: Residential property  
Tax Code No. 03/9F/1/243

Pin #03-6369-13-14-3371

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:****ALBERT GUZMAN  
DENISE ZAFFUTO****TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1144 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , MAY 25, 2017  
AT 10:00 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 parcels of land situate in the Township of Coolbaugh , County of Monroe and Commonwealth of Pennsylvania, being Lots 515 and 516, Section J, as shown on a map of A Pocono Country Place, on file in the Office of the Recorder of Deeds, in and for the County of Monroe, in Plot book 22, Page 11, 13, 15 & 17.

PARCEL ID: 03/9C/1/375

PIN NO. 03635915526996

**TITLE TO SAID PREMISES IS VESTED IN** John Dunn Jr. and Terri Dunn husband and wife, by deed from Terri Dunn, married woman, dated January 13, 2006, recorded January 20, 2006 in the Monroe County Clerk's/Register's Office in Deed Book 2255, page 3436.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:****JOHN DUNN, JR  
TERRI DUNN****TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's 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  
EMMANUEL J. ARGENTIERI,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
PR - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9479 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 , MAY 25, 2017  
AT 10:00 A.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 Chestnuthill , County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 105 on a map entitled "Map of Final Plan, Section Two, The Birches West", recorded in Plot Book Volume 38, Page 59, being further bounded and described as follows, to wit:

BEING Lot No. 105, Section 2, The Birches West. Containing 1.003 acres, more or less.

BEING THE SAME PREMISES which Steven Agosto and Nancy V. Agosto, his wife, by deed dated 12/18/2006 and recorded 12/21/2006 in Book 2291 Page 3337 conveyed to Severiano Matos and Karina Arce, his daughter.

Pin #: 02633002764869

Tax Code #: 02/14D/3/16

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:****KATRINA ARCE****SEVERIANO MATOS****TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2801 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , MAY 25, 2017  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Jackson , County of Monroe, and Commonwealth of Pennsylvania, being Lot 26, Phase III, Brae Hill 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 67, Page 153.

ALSO KNOWN AS 2413 Leisure Lane, Stroudsburg, PA 18360

PARCEL #08/89748  
PIN: 08635200511580

BEING the same premises which American Classic Homes, Inc by deed dated December 10, 2001 and Recorded December 11, 2001 Deed Book/page or Instrument # REC 2110/6062 in the Office of the Recorder of Deeds in Monroe County, granted and conveyed unto Lori Allen.

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
EDWARD J MCKEE, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7491 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , MAY 25, 2017  
AT 10:00 A.M.**

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

**ER IS HIGHER BY CASHIERS CHECK OR CASH**  
ALL THE FOLLOWING lot situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, marked and designed as Lot 1001, in Section E, as shown on "Plotting of Stillwater Lake Estates, Inc., Coolbaugh Township, Monroe County, Pennsylvania, made by Leo A. Achterman, Jr.," and recorded in Monroe County, Pennsylvania in Plat Book No. 10, at Page 105.

BEING THE SAME PREMISES which James J. Wallace and Jessica A. Wallace formerly Jessica A. Rush now by marriage Jessica A. Wallace, by deed dated 2/26/2013 and recorded 2/26/2013 in Book 2416 Page 1113 conveyed to Jessica A. Wallace.

Pin #: 03634604624779  
Tax Code #: 03/14D/1/145

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
JAMES WALLACE  
JESSICA A WALLACE**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6962 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , MAY 25, 2017  
AT 10:00 A.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, piece or tract of land situate in the Township of Middle Smithfield , County of Monroe and Commonwealth of Pennsylvania, being described according to a Final Subdivision Plan for Keystone Hollow Corporation, Regina Tract Subdivision Plan (Phase 2) and prepared for Herbert Rowland and Grubic, Inc., (HRG) dated 12/23/2004 and recorded 01/16/2006 in Plan Book 78, Page 10, and described as follows to wit:  
BEING Lot No. 12 as shown on said plan.  
BEING THE SAME PREMISES which Fannie Mae a/k/a Federal National Mortgage Association, by deed dated 7/31/2014 and recorded 8/5/2014 in Book 2441 Page 7183 conveyed to Jacqueline Solomon.

Pin #: 09733302653808

Tax Code #: 09/98182

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:****JACQUELINE SOLOMON****TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6235 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, MAY 25, 2017

AT 10:00 A.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. 197, 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 Volume 32, page 129.

TITLE TO SAID PREMISES VESTED IN Joffre Pinto and Virginia Lopez-Pinto, h/w, as Tenants by the Entireties, by Deed from Joseph Grasso and Madeline Grasso, dated 10/06/2006, recorded 11/01/2006, in Book 2286, Page 1914.

TAX CODE: 17/15E/1/197

TAX PIN: 17638202953729

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:****JOFFRE PINTO****VIRGINIA LOPEZ-PINTO****TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5075 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, MAY 25, 2017

AT 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 #03/71/1/103

Pin #03635704700996

ALL THE FOLLOWING lot situated in the Township of Coolbaugh, County of Monroe, and State of Pennsylvania, marked and designated as Lot No. 5882, Section P, as shown on "Plotting of Pocono Farms, Inc., Coolbaugh Township, Monroe County, Pennsylvania made by Bellante & Clasuss" and recorded in the Monroe County, Pennsylvania, in Lot Book No. 15, page 61.

Fee Simple Title Vested in Diana Osorio and Luis C. Osorio, husband and wife by deed from Keystone Development Co., Inc., dated February 25, 2002, recorded February 27, 2002, in the Monroe County Recorder of Deeds Office in Deed Book 2116, Page 2281.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:****DIANA OSORIO****LUIS C. OSORIO****TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5



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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3687 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , MAY 25, 2017  
AT 10:00 A.M.

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

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Coolbaugh , County of Monroe and State of Pennsylvania, being Lot No. 358, Section H, as shown on map of a Pocono country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 19 Pages 21, 23 and 25.

Title to said Premises vested in Joseph Lia, Jr. by Deed from Alfred Klein and Margaret B. Klein, his wife dated June 1, 1991 and recorded on June 4, 1991 in the Monroe County Recorder of Deeds in Book 1780, Page 0341.

Being known as: 833 Country Place Drive, a/k/a H358 Pocono Country Place Drive, Tobyhanna, PA 18466

Tax Parcel Number: 03/8E/1/240  
Tax Pin Number: 03634812954561

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
JOSEPH LIA, 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  
ROBERT W WILLIAMS, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 110 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , MAY 25, 2017  
AT 10:00 A.M.

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

**ER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN parcel or piece of land, situate in the Township of Pocono , County of Monroe and Commonwealth of Pennsylvania, being Lot No. 34 as shown on Plan entitled 'Cobble Creek Estates' dated May 7, 1971, Edward C. Hess Associates, Inc., and recorded in the Office of the Recorder of Deeds &C., in and for the county of Monroe, at Stroudsburg, Pennsylvania in Plot Book Volume 14, at Pages 85.**

**TITLE TO SAID PREMISES VESTED IN Ron L. Frazier and Louise Frazier, h/w, by Deed from Precision Home Builders, Inc., dated 01/31/2007, recorded 02/02/2007, in Book 2295, Page 5469.**

TAX CODE: 12/11B/1/99  
TAX PIN: 12636301451035

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

**RON L. FRAZIER  
LOUISE FRAZIER A/K/A  
LOUISE HERNANDEZ-FRAZIER**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4663 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , MAY 25, 2017  
AT 10:00 A.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 Mount Pocono , County of Monroe, State of Pennsylvania, known as Lot 93, on a subdivision plan of Section 4, Pine Hill Park, as recorded in the Office for the Recording of Deeds in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Map Book Volume 28, Pages 79 to 83.**

**UNDER AND SUBJECT to the Declaration of Covenants, Conditions and Restrictions as appear in Deed Book Volume 963, Page 83.**

**TITLE TO SAID PREMISES VESTED IN Paul Bessada, by Deed from Roman Maleszewski and Ursula Beata Maleszewski, his wife, dated 09/26/2001, recorded 09/28/2001, in Book 2105, Page 3049.**

TAX CODE: 10/2A/1/41



TAX PIN: 10636617022360

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:****PAUL BESSADA****TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6401 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, MAY 25, 2017

AT 10:00 A.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 **Coolbaugh Township**, Monroe County, Pennsylvania, being Lot 36, Section L as shown on map of A Pocono Country Place, on file in Plot Book #24, Pages 7, 9 and 11 in the Office of the Recorder of Deeds for Monroe County.

**BEING** the same premises which Leif Montin, by his Deed dated April 30, 1977, and recorded in the Office of the Recorder of Deeds at Stroudsburg, Monroe County, Pa., in Deed Book Vol. 786 Page 164, granted and conveyed unto Linda Sabol, a/k/a Linda Sabol Scott, a Grantor herein.

Being known as Tax Parcel #03/9B/2/95

Map #: 03-6359-19-61-7308

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:****JOSEPH LIA, 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  
MARTHA E VON ROSENSTIEL,  
ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5031 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, MAY 25, 2017

AT 10:00 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 Coolbaugh**, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 2201, Section IV, 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 119.

**TITLE TO SAID PREMISES VESTED** in Marisol Llorens Giraldo given by Miguel A. Giraldo and Marisol Giraldo dated November 25, 2013 recorded 2/26/2014 in book 2434 page 5523.

TAX CODE: 03/4D/1/309

TAX PIN: 03636601184331

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:****MIGUEL A. GIRALDO****MARISOL GIRALDO****TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3492 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , MAY 25, 2017  
AT 10:00 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 number 5328, Section V, 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 number 17 page 23.

**TITLE TO SAID PREMISES VESTED IN** Neriada Figueroa, a single person, by Deed from Yolanda Firetto and Robert Firetto, w/h, dated 06/15/2007, recorded 06/21/2007, in Book 2308, Page 6790.

**TAX CODE: 03/4D/1/140  
TAX PIN: 03636601286964**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
NERIADA 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  
JOSEPH E DEBARBERIE,  
ESQUIRE**

**Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 21, 28; May 5**

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4694 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , MAY 25, 2017  
AT 10:00 A.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 Coolbaugh , County of Monroe and Commonwealth of Pennsylvania, being Lot No. 4608, Section 9 of Pocono Farms East as shown on a plan of Lots recorded in the Office of the Recorder of Deeds in Plot Book Volume 20, Page 31.

Title to said premises is vested in Lucy Rivera Chaves by deed from Dakila R. Romano dated November 25, 2003 and recorded December 2, 2003 in Instrument Number 200360468.

**Parcel No. 03/4E/1/44  
Pin No. 03636703315941**

Being Known As: 1439 Belgravia Drive f/k/a 4608 Belgravia Drive, Tobyhanna, Coolbaugh Township, Monroe County, PA 18466

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
LUCY RIVERA CHAVES**

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

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

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOSEPH I FOLEY, ESQUIRE**

**Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 21, 28; May 5**

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 611 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , MAY 25, 2017  
AT 10:00 A.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 Coolbaugh , Monroe County, Pennsylvania:  
Being Known As 2 Twp Route 597 Coolbaugh Road n/k/a 1447 Coolbaugh Road, Gouldsboro, PA 18424  
Parcel Number: 03/17A/1/102  
Pin Number: 03631904643404

Improvements: Residential property  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**ROBERT W. CARPENTER, KNOWN HEIR OF ROBYN SANDRA CARPENTER  
SANDRA AUTORINO, KNOWN HEIR OF ROBYN SANDRA CARPENTER  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS**

**AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROBYN SANDRA CARPENTER**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
"All Property Owners' Associations (POA) who wish to

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4269 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, MAY 25, 2017

AT 10:00 A.M.

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

ALL THAT CERTAIN lot situate in the Township of Ross, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows:

Lot 88, Vista Estates, Ross Township, Monroe County, Pennsylvania in Plot Book 27, Page 81.

Being the same property commonly known as: 3548 RR3 Box 3548 North, Saylorburg, PA 18353

TITLE TO SAID PREMISES VESTED IN Jean Smith, by Deed from Jean Anglemeyer, nbm Jean Smith, dated 09/07/2001, recorded 09/07/2001, in Book 2104, Page 1320.

TAX CODE: 15/7A/1/2

TAX PIN: 15624704818517

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

**JEAN SMITH**

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

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

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

Todd A. Martin

Sheriff of Monroe County  
Pennsylvania  
PETER WAPNER, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4874 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, MAY 25, 2017

AT 10:00 A.M.

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

ALL CERTAIN lot/lots, parcel or piece of ground situate in the Township of Coolbaugh, County of Monroe, and State of Pennsylvania, being Lot/Lots No. 409, Section No. F, as shown on map of a Pocomo Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot book No. 19, Page 11, 13 & 15.

BEING THE SAME PREMISES which Classic Quality Homes, a Pennsylvania Corporation, by deed dated 12/21/2009 and recorded 12/28/2009 in Book 2364 Page 6452 conveyed to Elorine Scott.

Pin #: 03635814441225

Tax Code #: 03/8C/1/340

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

**ELORINE 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  
REBECCA A SOLARZ, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4845 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 , MAY 25, 2017  
AT 10:00 A.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 Pocono , County of Monroe, Commonwealth of Pennsylvania, being known and designated as follows:  
Lot 307, Section B, of Pocono Laurel Lake Subdivision, according to the plat thereof recorded in Plat Book 36, Page 25, in Monroe County Records.  
TITLE TO SAID PREMISES VESTED IN Cynda L. Gill, single woman, by Deed from Cathi J. Bittenbender, dated 12/20/2000, recorded 01/08/2001, in Book 2089, Page 6044, Instrument No. 200100753.**

**TAX CODE: 12/9A/2/5-1  
TAX PIN: 12638203017960  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
CYNDA L GILL**

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

**A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5**

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

**By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6321 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on**

**Thursday , MAY 25, 2017  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH  
All the right, title, interest and claim of Jaime J. Hidalgo of, in and to:  
ALL THE FOLLOWING described real estate situated in the Township of Coolbaugh , County of Monroe, Commonwealth of Pennsylvania. Having erected thereon a dwelling known and numbered as 102 Dale Place, Tobyhanna, PA 18466. Deed Book 2145, Page 3282, Parcel Number 03/7A/1/76, Pin Number 03635704649720**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
JAIME J. HIDALGO A/K/A  
JAMIE J. HIDALGO**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:  
"All Property Owners' Associations (POA) who wish to**

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

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

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
KERI EBECK, ESQUIRE**

**Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 21, 28; May 5**

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

**By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6324 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on**

**Thursday , MAY 25, 2017  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THE RIGHT, title, interest and claim or James M. Donnelly and Diana C. Donnelly of, in and to:  
ALL THE FOLLOWING described real estate situated in the Township of Coolbaugh , County of Monroe, Commonwealth of Pennsylvania, having erected thereon a dwelling known and numbered as 8496 Bumble Bee Way, Tobyhanna, PA 18466. Deed Book 1659, Page 1073, Parcel Number 03/8E/1/568, Pin 03635805076641.**

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

**JAMES M. DONNELLY  
DIANA C. DONNELLY**

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

**A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4997 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, MAY 25, 2017  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot of land situate in Borough of Stroudsburg, Monroe County, Pennsylvania:**  
Being Known As 604 Park Avenue, Stroudsburg, PA 18360

Parcel Number: 18-5/2/9/2

Pin Number: 18730011761039

Improvements: Residential property

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

**ELIZABETH IOANNIDIS A/K/A**

**ELIZABETH A. IOANNIDIS**

**GEOFFREY IOANNIDIS**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

**JOHN ERIC KISHBAUGH, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3356 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, MAY 25, 2017  
AT 10:00 A.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 Tobyhan-**

na, Monroe County, Pennsylvania:  
Being Known As 131 Pinecrest Dr. n/k/a 136 Plateau Rd, Pocono Pines, PA 18350  
Parcel Number: 19/91603/  
19633404747599

Pin Number: 19633404747599

Improvements: Residential property

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

**EDWARD P CARROLL**

**SUSAN TAYLOR**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

**J ERIC KISHBAUGH, ESQUIRE**

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7079 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, MAY 25, 2017**

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

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot of land situate in Township of Jackson, Monroe County, Pennsylvania:**  
Being Known As: 1078 Delaware Lane (Jackson Township), Stroudsburg, PA 18360

Parcel Number: 8/97829

Pin Number: 08637100017851

Improvements: Residential property

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

**CAMELLA PINKNEY-PRICE**

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

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

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**JOHN ERIC KISHBAUGH, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10447 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 , MAY 25, 2017  
 AT 10:00 A.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 1117 Heritage Boulevard, Stroudsburg, PA 18360

Parcel Number: 07/91832  
 Pin Number: 07628800339647  
 Improvements: Residential property  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
 EFIM KASPIEV**

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**NICOLE B. LABELLETTA, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - April 21, 28; May 5

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6636 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , MAY 25, 2017  
 AT 10:00 A.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 830 Toll Rd., Effort, PA 18330  
 Parcel Number: 2/15/3/5-3  
 Pin Number: 02632004844920  
 Improvements: Residential property  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**ANTONIO POLLARI, 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 - April 21, 28; May 5