

PUBLIC NOTICE
423 CIVIL 2020

RIDGE TOP VILLAGE OWNERS ASSOCIATION

Plaintiff(s)

vs.

JUVENIA A. GALSIM A/K/A
JUVENIA A. GALSIM TAGLE and
JASMIN D. PARADIANG
Defendant(s)

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

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

Your house (real estate) at Interval No. 42, Unit No. RT-92, of Ridge Top Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's sale on **January 28, 2021 at 10:00 AM** in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

All that certain interest in land situated in: Smithfield Township, Monroe County, Pennsylvania, known as Interval No(s). 42 of Unit No(s). RT-92, 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, filed on January 6, 1984, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded 4/21/1995, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2002, Page 0876 granted and conveyed unto the Judgment Debtors.

Tax code #: 16/88093/U92
PIN #: 16732101387718U92

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

Lawyer Referral Service

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

PR - Nov. 13

PUBLIC NOTICE
4656 CIVIL 2019

RIVER VILLAGE PHASE III-B OWNERS ASSOCIATION

Plaintiff(s)

vs.

CULLEN FAMILY VACATIONS, LLC
Defendant(s)

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

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

Your house (real estate) at Unit 122, Int. 7 & Unit 102, Int. 8, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's sale on **January 28 at 10:00 AM** in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 7 in that certain piece or par-

cel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R122, on a certain "Declaration Plan Phase IIB of Stage I", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on 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 Bruce M. Haas, as Administrator of the Estate of Donald A. Haas a/k/a Donald Haas and Gale R. Haas, an individual, by deed dated April 7th, 2014, and recorded on March 17th, 2015, in Record Book Volume 2451 at Page 203 granted and conveyed unto Cullen Family Vacations, LLC, a Wyoming Limited Liability Company.
Tax code #: 16.2.1.1-10
PIN #: 16732101450770

AND

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 8 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R102, on a certain "Declaration Plan Phase IIB of Stage I", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 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 Bruce M. Haas, as Administrator of the Estate of Donald A. Haas a/k/a Donald Haas and Gale R. Haas, an individual, by deed dated April 7th, 2014, and recorded on March 17th, 2015, in Record Book Volume 2451 at Page 267 granted and conveyed unto Cullen Family Vacations, LLC, a Wyoming Limited Liability Company.
Tax code #: 16.2.1.1-10
PIN #: 16732101450770

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Lawyer Referral Service

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

PR - Nov. 13

PUBLIC NOTICE
ESTATE NOTICE

Estate Notice of Harold P. Lynn, late of 6236 Laurel Road, Pocono Summit, County of Monroe, Pennsylvania, Deceased.

Letters Testamentary on said Estate having been granted, and all persons indebted thereto are requested to make immediate payment, and those having claims or demands against the same will present them without delay for settlement to: James Lynn, 3 Salem Lane, Jackson, NJ 08527.

PR - Oct. 30, Nov. 6, Nov. 13

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Alexander O'Neal**, late of 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.

David O'Neal

97 Ridgewood Road
Kerhonkson, NY 12446

Connie J. Merwine, Esquire
501 New Brodheadsville Blvd N.
Brodheadsville, PA 18322

PR - Oct. 30, Nov. 6, Nov. 13

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Bethsaida Diaz**, late of Tunkhannock Township, Monroe County, Commonwealth of Pennsylvania, deceased.

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

Ana Maria Diaz-Stevens

1607 Academy Drive
East Stroudsburg, PA 18301

PR - Nov. 6, Nov. 13, Nov. 20

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF **CLARENCE W. DENNIS**, 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 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.

Patrick W. Dennis, Executor

1296 Oxford Lane
Union, NJ 07083

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

PR - Oct. 30, Nov. 6, Nov. 13

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF: **Doris T. Cornell** of Stroudsburg, 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 her attorney within four (4) months to this date and to file with the Clerk of the Court of Common Pleas of

Monroe County, 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.

Karin Cornell Schembarl, Executrix
c/o

Scott M. Amori, Esq.
513 Sarah Street
Stroudsburg, PA 18360

PR - Nov. 6, Nov. 13, Nov. 20

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF **GLORIA J. PHILLIPS**, late of the Township of Eldred, County of Monroe, Commonwealth of Pennsylvania, Deceased.

Letters Testamentary in the above Estate having been granted to the undersigned, all persons indebted to said Estate are requested to make payment; and those having claims or demands against it, to make the same known without delay to:

Curtis C. Phillips Sr., Executor

c/o

Littner, Deschler & Littner. Ltd.

512 North New Street

Bethlehem, PA 18018

or

Robert V. Littner, Esquire
Littner, Deschler & Littner, Ltd.
512 North New Street
Bethlehem, PA 18018

PR - Nov. 6, Nov. 13, Nov. 20

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Jamie Steven Colabaugh** a/k/a **Jamie Colabaugh**, deceased

Late of Hamilton Township, Monroe County

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

Sean C. Colabaugh, Administrator

c/o

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

PR - Nov. 13, Nov. 20, Nov. 27

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF **JONATHAN J. MARTINEZ**, late of Stroudsburg, Monroe County, Pennsylvania, deceased.

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

Ann M. Martinez, Administratrix

524B Scott Street

Stroudsburg, PA 18360

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

PR - Nov. 6, Nov. 13, Nov. 20

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF **JOSEPH VINCENT PANTOZZI**, late of East Stroudsburg, Monroe County, Pennsylvania, deceased.

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

Teresa Janssen, Administratrix
501 Titus Road
Lambertville, NJ 08530

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

PR - Oct. 30, Nov. 6, Nov. 13

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF **KATHY ANNE ENGEL**, late of Stroud Township, Monroe County, Pennsylvania, deceased.

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

Jeffrey B. Leuenroth, Administrator
2686 Mountain Road
Stroudsburg, PA 18360

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

PR - Oct. 30, Nov. 6, Nov. 13

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Lawrence Kelly Sr.**, late of 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.

Kevin Kelly
84 Ivy Lane
Bridgewater, NJ 08807

Connie J. Merwine, Esquire
501 New Brodheadsville Blvd N.
Brodheadsville, PA 18322

PR - Nov. 13, Nov. 20, Nov. 27

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **MARK THOMAS HOKE**,

a/k/a **MARK HOKE**, a/k/a **Mark T. Hoke**, late of the Township of Middle Smithfield, County of Monroe, Commonwealth of Pennsylvania, Deceased

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

Kathy Ann Cramer Hoke, Executrix
2114 Paradise Trail, apt. 101
East Stroudsburg, PA 18301
OR TO:

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

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

PR - Nov. 13, Nov. 20, Nov. 27

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF **Michael Vianello**, a/k/a **Michael Angelo Anthony Vianello**, a/k/a **Michael A. Vianello**, a/k/a **Michael A.B. Vianello**

LATE OF CHESTNUTHILL TOWNSHIP, MONROE COUNTY, PENNSYLVANIA

Letters Testamentary have been granted to the undersigned, who requests all persons having claims or demands against the Estate of the decedent to make known the same, and all persons indebted to the estate of decedent to make payment without delay to:

David A. Martino, Esq.
P.O. Box 420
Brodheadsville, PA 18322

Or to his attorney:
Michael L. Ozalas, Esquire
Ozalas & McKinley
47 Broadway
Jim Thorpe, PA 18229

PR - Nov. 13, Nov. 20, Nov. 27

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF **NANCY I. MERRING**, late of Stroud 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.

James K. Merring, Executor
363 Scenic Drive
Blakeslee, PA 18610

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

PR - Nov. 6, Nov. 13, Nov. 20

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Rose C. Mattioli a/k/a Dr. Rose C. Mattioli, Deceased. Late of Tunkhannock Twp., Monroe County, PA. D.O.D. 6/29/20.

Letters Testamentary on the above Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to make payment without delay to Marilouise McNally and Brandon Igdalsky, Executors, c/o Justin C. Esposito, Esq., 3000 Two Logan Sq., Phila., PA 19103-2799. Or to their Atty.: Justin C. Esposito, Troutman Pepper Hamilton Sanders, LLP, 3000 Two Logan Sq., Phila., PA 19103-2799.

P - Oct. 30, Nov. 6, Nov. 13
R - Nov. 13, Nov. 20, Nov. 27

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF TONI LYN M. ARIDAS, late of Pocono Township, Monroe County, Pennsylvania, deceased.

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 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.

John J. Sherack, Jr., Administrator
444 Normal Street
East Stroudsburg, PA 18301

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

PR - Nov. 13, Nov. 20, Nov. 27

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Wayne W. Smith, deceased
Late of Polk Township, Monroe County

Letters of Administration C.T.A. in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.

Bryan K. Smith, Administrator C.T.A.
c/o

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

PR - Oct. 30, Nov. 6, Nov. 13

**PUBLIC NOTICE
ESTATE NOTICE**

Notice is hereby given that Letters Testamentary have been granted in the Estate of Giuseppina C. Lalli, a/k/a Giuseppina Lalli, a/k/a Pina C. Lalli, a/k/a Pina Lalli, late of Monroe County, Pennsylvania, who died on Jan. 24, 2020, Estate No. 4520-0105 by the Register of Wills of Monroe County to John J. Matusek Jr., as of March 9, 2020.

All persons indebted to the said Estate are requested to make immediate payment and those having claims or demands are directed to present the same without delay to the above-named Executor, c/o Angela F. Stevens, Esquire, 400 Third Avenue, Suite 101,

Kingston, Pennsylvania 18704 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.

John J. Matusek Jr.
c/o

Angela F. Stevens, Esquire
400 Third Avenue, Suite 101
Kingston, PA 18704

PR - Oct. 30, Nov. 6, Nov. 13

**PUBLIC NOTICE
ESTATE NOTICE**

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the ESTATE OF HELEN ROSE GREENE a/k/a HELEN GALL GREENE, late of East Rockaway Village, Nassau County, New York, who died August 21, 2020, to Frances L. Lawlor, Executrix, 57 Fourth Avenue, East Rockaway, NY 11518.

All persons indebted to the said estate are required to make payment, and those having claims or demands to present the same without delay to counsel for the Executrix, Kara M. Eshenaur, Esquire, Mette, Evans and Woodside, 3401 North Front Street, Harrisburg, PA 17110; Telephone: (717) 232-5000.

PR - Nov. 6, Nov. 13, Nov. 20

**PUBLIC NOTICE
ESTATE NOTICE**

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the Estate of John A. Brennan, late of East Stroudsburg, Monroe County, Pennsylvania, who died August 4, 2020.

All persons indebted to said estate are required to make payment and those having claims or demands to present the same, without delay, to the Executor, Brian Brennan, c/o his attorney: Thomas J. Mosca, 480 Pierce Street, Suite 117, Kingston, PA 18704.

Thomas J. Mosca, Esquire
MOSCA LAW OFFICES
480 Pierce Street, Suite 117
Kingston, PA 18704
570-288-7917

PR - Oct. 30, Nov. 6, Nov. 13

**PUBLIC NOTICE
ESTATE NOTICE**

The Estate of LORI J. MASKIELL, late of the Township of Chestnuthill, Monroe County, Pennsylvania.

Letters Testamentary have been granted to the undersigned, who requests all persons having claims or demands against the Estate of the Decedent to make known the same and all persons indebted to Decedent to make payments without delay to Executor James Maskiell or his attorney, NICHOLAS R. SABATINE, III, ESQUIRE, 16 S. Broadway, Suite 1, Wind Gap, Pennsylvania, 18091.

PR - Nov. 13, Nov. 20, Nov. 27

**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 for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania, Act of December 21, 1988 (P.L. 1444, no. 177) by the following corporation:

Semper Fi Pumps of Lehigh Valley Inc.

PR - Nov. 13

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS
OF MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 1915 - Civil - 2020**

**RIDGE TOP VILLAGE OWNERS ASSOCIATION
Plaintiff**

**vs.
MANUEL VARGAS, ET AL**

**Defendants
AS TO SEPARATE DEFENDANTS:**

**MANUEL VARGAS,
MARIA VARGAS,
ARNOLD PURNELL,
CALEB STEINBACHER**

The Plaintiff, Ridge Top Village Owners Association, has commenced a civil action to foreclose an assessment lien for assessments which you owe to Ridge Top Village Owners Association by virtue of your ownership of property in Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania.

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 and judgement may be entered without further notice for relief requested by plaintiff. You may lose money or property or other rights important to you.

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

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

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

**HAYES, JOHNSON & CONLEY, PLLC
By: JOEL D. JOHNSON
Attorney ID No. 322352
Attorneys for Plaintiff
RIDGE TOP VILLAGE
OWNERS ASSOCIATION
700 South 21st Street
Fort Smith, AR 72901
Telephone: 479/242-8814
Facsimile: 501/770-7077**

PR - Nov. 13

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS
OF MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 3651-CV-2020**

**BOROUGH OF MOUNT POCONO
Plaintiff**

**vs.
LIN JIN HANG**

Defendant

To: LIN HIN HANG:

On July 2, 2020 a Complaint was filed against you by the Borough of Mount Pocono averring you are operating an illegal short term rental at property owned by you in the Borough of Mount Pocono located at 1 Summit Drive, Mount Pocono, PA 18344. The Complaint avers that you are operating the property in violation of the short term rental Ordinance, which prohibits short term rentals in an R-1 Zoning District.

The Complaint requests an Order enjoining you from using the property as a short term rental as defined in the Mount Pocono Zoning Ordinance, and further assessing fines and counsel fees against you.

The Court has entered an Order permitting service by special Order, including publication in accordance with Pa. R.C.P. 430.

You may obtain a full copy of the Complaint by contacting the undersigned.

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

**NEWMAN WILLIAMS, P.C.
James V. Fareri, Esq.
712 Monroe Street
Stroudsburg, PA 18360
Telephone: 570-421-9090**

P - Nov. 4; R - Nov. 13

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to Private Label Marketing and Development, LLC CIVIL No. 897-CV-2020. I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, December 3, 2020
AT 10:00 A.M.**

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

LEGAL DESCRIPTION

All that certain tract, piece or parcel of land situate in the Village of Kresgeville, Township of Polk, County of Monroe, and the Commonwealth of Pennsylvania, and hotel known as the Mansion House Hotel, bounded and described as follows, to wit:

Beginning at a stone, a corner of lands now or late of A.O. Wannemaker below the grist mill; Thence South three-fourths degree East nine and three-fourths perches to a stone;

Thence by the public road, South eighty degrees

West sixteen and one-half perches to a stone; Thence by lands now or late of Charles A. Kresge, Northward in line with fences of said Charles A. Kresge, ten and three-fourths perches to a post in line of land now or late of J.M. Berlin;

Thence by land now or late of J.M. Berlin and A.O. Wannemaker, North eighty-six and one-half degrees East, ten and three-tenths perches to the place of beginning.

Containing 27,950 square feet, more or less.

Excepting and Reserving, however, out of and from the hereinabove described premises all that portion thereof lying Easterly of the center line of Pennsylvania Legislative Route 45045 (which is a macadam highway leading from Route 209, known as Monroe-Carbon Trail to Jonas and Albrightsville), on which presently there is located a barn.

The above premises are further described in accordance with a survey performed by Lawrence R. Bailey, Inc., registered Surveyor, in May, 1988, as follows: Beginning at a point on the Northerly right of way line of U.S. Route 209; thence,

(1) leaving said right of way line and along lands of Earl E. Borger, et ux North 10° 36' 49" East (passing through the center of a 36" Maple at 7.9', more or less) 159.34' to a point on line of lands of Roy S. Serfass; thence,

(2) along said lands of Roy S. Serfass South 79° 28' 09" East 82.54' to a point on the Westerly right of way line of Pennsylvania Route 534; thence,

(3) along the said right of way line south 16° 10' 06" West 58.02' to a point; thence,

(4) along the same South 73° 49' 54" East 5.00' to a point; thence,

(5) along the same south 16° JO' 06" West 53.84' to a point; thence,

(6) along the same in a Southwesterly direction of a curve to the right having a radius of 40.00', an arc length of 50.58' (chord bearing and distance South 52° 23' 39" West 47.28') to a point on the aforementioned right of way line of U.S. Route 209; thence,

(7) along said right of way line in a Southwesterly direction on a curve to the left having a radius of 403.06', an arc length of 46.88' (chord bearing and distance South 85° 17' 18" West 46.85') to the point of beginning.

Containing 11,542 square feet, more or less.

Being the same premises conveyed to Edward M. Novak, Jr. and Michele L. Novak, his wife, by virtue of Deed from The United States of America, acting through the Small Business Administration, by its Administrator, Philadelphia District Office, dated May 2, 1996 and recorded in Monroe County Deed Book 2025 at Page 0370.

Parcel # 13/6/1/53:

This document does not sell, convey, transfer, include or insure the title to the coal and rights of support underneath the surface land described or referred to herein, and the owner or owners of such coal have the complete legal right to remove all of such coal and, in that connection, damage may result to or 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 estate otherwise created, transferred, excepted reserved by this instrument.

BEING KNOWN AS 205 & 534 Kresgeville, PA 18333 and assessed as 569 Interchange Road

PARCEL NO. 13/6/1/53

Pin No. 13-6227-01-25-5603

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

Private Label Marketing and Development, 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.

Ken Morris

Sheriff of Monroe County

Pennsylvania

Mark Pfeiffer, Esquire

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Oct 30; Nov 6, 13

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to 2940 CIVIL 2019 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

Thursday, December 3, 2020

AT 10:00 A.M.

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

LEGAL DESCRIPTION

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

BEGINNING at an iron pin on the East line of Brush Drive, which drive is 33 feet wide, and which pin is at the Northwest corner of Lot #2; thence along the said East line of Brush Drive, North 12 degrees 52 minutes East 98.4 feet to an old stake, which stake is 06 feet North of a 16 inch maple; thence South 67 degrees 34 minutes East 185.5 feet to a point on the line of land of Ellsworth Hufford; thence along the same South 23 degrees 40 minutes West 100 feet to a stake, a corner of Lot #2, first above mentioned; thence along the North side of said Lot #2, which lot is land of John Lesoine and Rose Lesoine, grantors hereof, North 66 degrees 20 minutes West 165.2 feet to the place of beginning.

CONTAINING Lot No. 1, in "Lesoine Heights", Section B.

UNDER AND SUBJECT to the restrictions, reservations and conditions as more fully set forth in Deed Book 351; Page 770.

TOGETHER with an easement and right of way in favor, and for use and benefit of the Grantees, their heirs and assigns, contractors, subcontractors, tenants, under tenants, invitees, and all future occupiers and possessors of Lot 1, Lesoine Heights, Section B, in, over, along and upon, as well as the free and uninterrupted use, liberty, privilege of, and passage in and along, that portion of Lot 1-X on Map of Lots belonging to Ethel G. Lesoine, drawn October 21, 1960, by Michael A. Policelli Registered Engineer, said Lot 1-X being a portion of the lands of Grantor described in Deed Book 360, Page 250, and adjacent to the premises conveyed herein, where a driveway presently exists extending from Brush Drive to the premises conveyed herein for the use and occupancy as a driveway serving said Lot 1, Lesoine Heights, Section B, together with the right to improve, maintain, repair and replace the same. Any improvements, maintenance, repair and replacement of said driveway shall be the sole responsibility of the owners and occupi-

ers of said Lot 1.

BEING known as 27 Brush Drive, East Stroudsburg, PA 18302

BEING Tax Code #14/6/1/15-7; PIN #14-7304-03-40-5523.

BEING THE SAME PREMISES which John J. Wagenblast and Claire M. Wagenblast, husband and wife, by Deed dated November 11, 2002 and recorded December 2, 2002 in the Office of the Recorder of Deeds in and for the County of Monroe, Pennsylvania in Book 2138, Page 2035 as Instrument Number 200248810, granted and conveyed unto John J. Wagenblast and Claire M. Wagenblast, Trustees of the John J. Wagenblast and Claire M. Wagenblast Revocable Living Trust.

Tax ID #: 14/6/1/15-7-; 14730403405523

PIN #: 14730403405523

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

FRANCES B. WAGENBLAST, 1ST SUCCESSOR TRUSTEE OF THE JOHN J. WAGENBLAST AND CLAIRE M. WAGENBLAST REVOCABLE LIVING TRUST

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris

Sheriff of Monroe County

Pennsylvania

Christopher A. DeNardo, Esquire

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Oct 30; Nov 6, 13

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to 1380 CIVIL 2019 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

Thursday, December 3, 2020

AT 10:00 A.M.

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

LEGAL DESCRIPTION

ALL that certain lot or piece of land situate in the Township of Stroud, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of Stokes Mill Road from which a pipe at the point of intersection of the southerly side of Stokes Mill Road with the easterly side of Farm Street bears South 75° 22' West distant 22.15 feet;

thence along the southerly side of Stokes Mill Road, North 75° 22' East 148.85 feet to a point;

thence by lands of Gertrud Hardt of which this lot was formerly a part, South 14° 38' East 324 feet to a point;

thence along the northerly side of a proposed 40 foot road, South seventy 75° 22' West 106.76 feet to a point from which a point at the intersection of the northerly side of said proposed 40 foot road with the easterly side of Farm Street bears South 75° 22' West distant 16.64 feet;

thence along a curve to the right having a radius of 20 feet on arc length of 34.90 feet to a point;

thence along the easterly side of Farm Street North 24° 39' West 179.06 feet to a pipe;

thence by the same North 20° 28' West 109.85 feet to a point;

thence along a curve to the right having a radius of 20 feet an arc length of 29.4 feet to the place of beginning.

CONTAINING 1.11 acres, more or less.

FOR INFORMATIONAL PURPOSES ONLY: Being known as 450 Farm Street, East Stroudsburg, PA 18301

Parcel #17/4/2/52 (Pin #17730106390181)

BEING THE SAME PREMISES which Margaret Werkheiser-Keiper, Executrix of the Estate of Eugene C. Arndt a/k/a Eugene Calvin Arndt, by Deed dated March 17, 2004 and recorded March 22, 2004 in Book 2185, page 215, in the Office of the Recorder of deeds in and for the County of Monroe, granted and conveyed unto Margaret Werkheiser-Keiper, in fee.

Tax ID #: 17/4/2/52 (Pin #17730106390181)

PIN #: 17730106390181

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

Margaret A. Werkheiser-Keiper

a/k/a Margaret Werkheiser-Keiper

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris

Sheriff of Monroe County

Pennsylvania

Christopher A. DeNardo, Esquire

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Oct 30; Nov 6, 13

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to 992 CV 2017 CIVIL I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

Thursday, December 3, 2020

AT 10:00 A.M.

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

LEGAL DESCRIPTION

324 North Arrow Drive, Pocono Lake, Pennsylvania 18347

Parcel #: 03/20D/1/29

PIN.: 03630717108966

ALL THAT CERTAIN lot(s) or parcel(s) of land situate in the Coolbaugh Township, Monroe County, Pennsylvania, in the development known as Arrowhead Lake.

BEING lot 80, Block A-55, Section 12, which lots is set forth and described on the subdivision plan for the above Section, which Subdivision Plans, for all of the sections in said Development are set forth on the Schedule thereof, marked Schedule "B".

UNDER AND SUBJECT to and together with the covenants rights, conditions and restrictions more particularly set forth on Schedule "A", all of which recorded provisions are hereinafter referred to collectively as "covenants" and which are incorporated herein by reference; all of the Covenants shall run with the land and shall be deemed to be incorporated, in full, in any later conveyances of the lot, and by the acceptance of this deed of conveyance and all later deeds of conveyance, Grantee and their heirs, assigns, and successors of Grantee accept and agree to be bound by all of the covenants as set forth in Schedule "A". Also, under and subject to easements for utilities and drainage, site easements for roadways, building setback lines, restricted areas for front, rear and side yards, etc., as set forth in the subdivision plans for said Section.

BEING THE SAME PREMISES Fred L. Lane, Jr. and Dorothy P. Lane by deed dated June 16, 2006 and recorded July 24, 2006 in the Office for the Recorder of Deeds in and for Monroe County, Pennsylvania in Deed Book 2275 Page 1360 granted and conveyed unto Thomas J. Malkowski and Anna E. Malkowski.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
THOMAS J. MALKOWSKI AND
ANNA E. MALKOWSKI**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
David A. Martino, Esquire

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Oct 30; Nov 6, 13

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8342 CIVIL 2019 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, December 3, 2020
AT 10:00 A.M.**

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

LEGAL DESCRIPTION

PARCEL 1:

ALL THOSE CERTAIN lots or parcels of land situate in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, as shown on the survey and original plat of Monroe Lake Shores, made by Frederick X. Conrad, Certified Land Surveyor, to wit:

BEING Lots 58 and 59, Block 4 of Unit 5, as shown on the Ownership Map on file in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Plot Book 8, Page 112.

PARCEL 2:

ALL THAT CERTAIN lot or parcel of land situate in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, as shown on the survey and original plat of Monroe Lake Shores, made by Frederick X. Conrad, Certified Land Surveyor, to wit:

BEING Lot 60, Block 4 of Unit 5, as shown on the Ownership Map on file in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Plot Book 8, Page 112.

UNDER AND SUBJECT to any and all reservations, restrictions, conditions, covenants, etc., that are contained in the chain of title.

BEING KNOWN AS: 362 CARNATION ROAD AKA 58, 59, 60 CARNATION ROAD, EAST STROUDSBURG, PA 18301

BEING THE SAME PREMISES WHICH GARY E. WYNINGS, UNMARRIED BY DEED DATED 9/14/2005 AND RECORDED 9/20/2005 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2240 AT PAGE 4365, GRANTED AND CONVEYED UNTO FRANK J. FIGURED NOW DECEASED AND MARILYN B. FIGURED, HUSBAND AND WIFE.

PIN #: 09732501255929 & 09732501256908

TAX CODE #: 09/14C/5-4/58 & 09/14C/5-4/60

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
MARILYN B. FIGURED**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
Michael McKeever, Esquire

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Oct 30; Nov 6, 13

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8237 CIVIL 2019 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

Thursday, December 3, 2020

AT 10:00 A.M.

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

LEGAL DESCRIPTION

ALL THAT CERTAIN land located in **Middle Smithfield Township**, Monroe County, Pennsylvania, described as:

BEGINNING at a 16" Maple Tree, said Maple Tree being the most southwesterly corner of lands of Thomas F. Boner; thence along other lands of Gershom H. Litts of which this was formerly a part South 23° 25' 33" East 243.44 feet to an iron pipe in the middle of the manufacturers Light & Heat Co. Pipeline; thence by the same South 71° 28' 04" West 209.68 feet to an iron pipe in line of lands of Four Seasons Country Club; thence along said lands of Four Seasons Country Club; thence along said lands of Four Seasons Country Club North 11° 19' 42" West 238.20 feet to a stone corner; thence by the Same North 69° 18' 28" East 159.16 feet to the place of **BEGINNING**.

Also a Right-of-Way of 15 feet in width lying adjacent and paralleled to the most northwesterly

Right-of-Way line which is described as follows: Beginning at 16" Maple Tree, the first corner of the above described tract; thence along lands of Thomas F. Bonser North 69° 13' 28" East (at 103.96 feet passing an iron pipe) 143.96 feet to a point in the middle of T-523. All of said described land being part of Tract 3 Herbert B. Overfield et al. To Gershom H. Litts by Deed dated 12/10/56, recorded D. B. Volume 230, Page 103.

UNDER AND SUBJECT to any and all reservations, restrictions, conditions, covenants, etc., that are contained in the chain of title.

PIN #: 09734403128908

TAX CODE #: 09/7/1/86-1

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

PHILIP P. IZQUIERDO

VICTOR T. IZQUIERDO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania

NORA C. VIGGIANO, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - Oct 30; Nov 6, 13

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9490 CV 2019 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

Thursday, December 3, 2020

AT 10:00 A.M.

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

LEGAL DESCRIPTION

ALL That Certain Piece or Parcel or Tract of Land, Situated in the Township of Tobyhanna, County of Monroe and Commonwealth of Pennsylvania, Being Lot No. 114 on the Map or Plan of Section B-I of Locust Lake Village as appearing in the Office of the Recorder of Deeds in and for Said Monroe County In Plot Book No. 11 at Page No. 87, bounded and described as follows, to wit:

BEGINNING at a point in the Northerly Line of Martha's Court and at the western-most corner of Lot No. 115; Thence northwestwardly and southwestwardly along the northerly line of Martha's Court by a curve to the left having a radius of 50 Feet for an arc distance of 78.54 feet to a point; Thence North 41°-38'-05" West along the northeasterly line of Lot No. 113 for a distance of 49.60 feet to a point; thence North 48°-17'-20" East for a distance of 250.01 feet to a point; thence South 41°-38'-05" East for a distance of 99.93 feet to a point; thence South 48°-21'-55" West along the northwesterly line of Lot No. 115 for a distance of 200 feet to a point, the place of **BEGINNING**; **BEING KNOWN AS:** 112 RISING SUN COURT F/K/A HC 88 BOX 145 LOCUST, POCONO LAKE, PA 18347 **BEING THE SAME PREMISES WHICH EDWARD P. CARROLL CONSTRUCTION LTD BY DEED DATED 10/13/1975 AND RECORDED 11/25/1975 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 667 AT PAGE 79, GRANTED AND CONVEYED UNTO JOSEPHINE ESTRADA HYNES.**

PIN #: 19630502684989

TAX CODE #: 19/12B/1/26

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOSPEHINE ESTRADA aka JOSEPHINE ESTRADA HYNES

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania

MICHAEL MCKEEVER, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - Oct 30; Nov 6, 13

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2018 CIVIL 00723 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

Thursday, December 3, 2020

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF

**PURCHASE PRICE OR SHERIFF'S COST...
WHICHEVER IS HIGHER BY CASHIERS CHECK
LEGAL DESCRIPTION**

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, being Lot #424, Section J, of Pocono Country Place as shown on plan of lots recorded in the Office of the Recorder of Deeds of Monroe County in Plot Book Volume 22, Page 11, 13, 15 and 17.

BEING the same premises which Pocono Hickory Lane, Inc., by indenture bearing date the 28th day of May, 1994, and being recorded at Stroudsburg, in the Office of the Recording of Deeds, in and for the County of Monroe on the 23rd day of August, 1994, in Record Book Volume 1968, Page 337, granted and conveyed unto Mildred Y. Keel-Williams, in fee.

PARCEL IDENTIFICATION NO: 3/9C/1/272, MAP #: 03-6359-14-42-8772

For informational purposes only Property also known as:

9822 Deerwood Terrace
Tobyhanna, PA 18466

TITLE TO SAID PREMISES IS VESTED IN Michael G. Williams and Mildred Y. Keel-Williams, h/w, by Deed from Mildred Y. Keel-Williams and Michael G. Williams, her husband, dated 04/22/1995, recorded 04/25/1995 in Book 2002, Page 1341

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

MICHAEL G. WILLIAMS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
Patrick J. Wesner, Esquire

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Oct 30; Nov 6, 13

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to 10384 CIVIL 2019 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, December 3, 2020
AT 10:00 A.M.**

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel of land, situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, marked and designated as Lot 1629, Section III, 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 16, Page 117.

PARCEL ID # 03/94495

UNDER AND SUBJECT to all the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as more particularly set forth in the above recited deed.

BEING KNOWN AS (for informational purposes only):
2177 Titania Road, Tobyhanna, PA 18466

BEING THE SAME PREMISES which One Stop Realty, Inc. by Deed dated September 4, 2008 and recorded September 8, 2008 Book 2341, Page 6253, Instrument Number 200826378 in the Office of the Recorder of Deeds in and for the County of Monroe, Pennsylvania granted and conveyed unto Katrina M. Watson, in fee.
Tax ID #: 03/94495 PIN: 03636601078695
PIN #: 03636601078695

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

KATRINA M. WATSON

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
Christopher A. DeNardo, Esquire

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Oct 30; Nov 6, 13

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2019 CIVIL 9809 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, December 3, 2020
AT 10:00 A.M.**

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

LEGAL DESCRIPTION

ALL THAT FOLLOWING lot, situate in the Township of Tunkhannock, County of Monroe and State of Pennsylvania, marked and designated as Lot Number 57, Section Two as shown on "Plotting of Sierra View", Tunkhannock Township, Monroe County, Pennsylvania made by Lawrence R. Bailey and recorded in Monroe County, Pennsylvania in Plot Book No. 30, page 47.

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

PARCEL IDENTIFICATION NO: 20/8J/1/37, MAP #: 20632102756207

For informational purposes only Property also known as:

1906 Butte Road

Blakeslee, PA 18610

TITLE TO SAID PREMISES IS VESTED IN Marie E. Medina by Deed from Louis A. Parisi and Lisa L. Yenesel, now by Marriage Lisa L. Parisi, his wife, dated 06/18/1996, recorded 06/19/1996 in Book 2026, Page 4671.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MARIA E. MEDINA A/K/A MARIE E. MEDINA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
Nora C. Viggiano, Esquire

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - Oct 30; Nov 6, 13

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

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Thursday, December 3, 2020

AT 10:00 A.M.

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LEGAL DESCRIPTION

ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF MIDDLE SMITHFIELD, MONROE COUNTY, PENNSYLVANIA:

BEING KNOWN AS 1700 BRUSHY MOUNTAIN ROAD F/K/A 8836 BRUSHY MOUNTAIN ROAD EAST STROUDSBURG, PA 18301

PARCEL NUMBER: 09/16A/2/10

PIN NUMBER: 09731302859650

IMPROVEMENTS: RESIDENTIAL PROPERTY

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOHN C. CAIZZA, JR.; RYAN CAIZZA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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Ken Morris
Sheriff of Monroe County
Pennsylvania
Robert Flacco, Esquire

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - Oct 30; Nov 6, 13