

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Virginia Jean Price, a/k/a Virginia J. Price, Virginia Price**, late of 131 W. View Circle, East Stroudsburg, Monroe County, Pennsylvania, deceased.

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

**Evan Robert Price**, a/k/a Evan Price, Executor  
c/o Todd R. Williams, Esquire  
P.O. Box 511

712 Monroe Street  
Stroudsburg, Pa 18360

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

By: Todd R. Williams, Esq.  
712 Monroe Street

Stroudsburg, PA 18360-0511

Jun 23, 30, Jul 7

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of James Walker**, also known as James O. Walker, late of Middle Smithfield Township, Monroe County, Pennsylvania. Letters of Administration for 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.

**Administrator:**

**Tameicini L. Johnson**

c/o Elizabeth M. Field, Esquire  
Powlette & Field, LLC  
508 Park Avenue  
Stroudsburg, PA 18360

Jun 23, 30, Jul 7

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of SHEILA E. BROWN a/k/a SHEILA ELIZABETH BROWN a/k/a SHEILA BROWN**, 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 his attorney within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Monroe County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.

**Peter Brown, Executor**

88 North Street  
Locust Valley, NY 11560

OR TO:

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

By: F. Andrew Wolf, Esquire  
711 Sarah Street  
Stroudsburg, PA 18360

Jun 23, 30, Jul 7

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Rene Perez**, deceased  
Late of Middle Smithfield Township, Monroe County

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

**Brenda Perez, Administratrix**

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

Jun 23, 30, Jul 7

**PUBLIC NOTICE  
ESTATE NOTICE**

**ESTATE OF KATHLEEN T. RICHARDS a/k/a KATHLEEN RICHARDS**, late of East Stroudsburg Borough, Monroe County, Pennsylvania, deceased.

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

**Rebecca Padot, Executrix**

13 N. 4th Ave  
Manville, NJ 08835

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

Jun 23, 30, Jul 7

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of IVAN M. GEARHART**, deceased, late of the Township of Ross, County of Monroe and Commonwealth of Pennsylvania, Date of Death December 13, 2021.

NOTICE IS HEREBY GIVEN THAT Letters of Administration in the above-named Estate have been granted to the undersigned. All persons indebted to the said Estate are requested to make immediate payment and those having claims or demands to present 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, 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:

**Frederick Earl Whitmore**  
7075 West Wiltshire Lane  
Homasassa, FL 34446-7817  
Administrator of the Estate  
OR

Ronold J. Karasek, Esquire  
Karasek Law Offices, LLC  
641 Market Street  
Bangor, PA 18013  
Attorney for the Estate

Jun 23, 30, Jul 7

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**PUBLIC NOTICE  
ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN**, that letters Testamentary have been issued to Thomas R. Bertig, Jr. in the **Estate of Bernice E. Bertig**, who died on August 6, 2017, late resident of P.O. Box 324, Lake Ariel, Pennsylvania 18436. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to the law offices of JOHN J. MARTIN, ESQUIRE, Attorney for the Estate, at 1022 Court Street, Honesdale, PA 18431

JOHN J. MARTIN, ESQUIRE  
ATTORNEY FOR THE ESTATE

Jun 23, 30, Jul 7

**PUBLIC NOTICE  
ESTATE NOTICE**

**Jesse J Batts, Jr.**, Deceased  
Late of **Monroe County, PA**

Letters of Administration on the above Estate having been granted to the Administrator, Brian F. Levine, all persons indebted to the Estate are requested to make payment, and those having claims to present same without delay, to Brian F. Levine, Esquire.

Brian F. Levine, Esquire  
Levine Law, LLC  
Attorney for the Administrator  
22 E Grant St  
New Castle, PA 16101-2279

Jun 23, 30, Jul 7

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**PUBLIC NOTICE  
ESTATE NOTICE**

**ESTATE OF ELIZABETH M. HEIM**, late of East Stroudsburg Borough, 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 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.

**Lori J. Cerato, Administratrix**  
729 Sarah Street  
Stroudsburg, PA 18360

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

Jun 23, 30, Jul 7

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Joyce M. Semenick**, late of 213 E Windsor Road, Saylorburg, 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 (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.

**Dianne V. Figel, Executrix**  
c/o Todd R. Williams, Esquire

712 Monroe Street  
 P.O. Box 511  
 Stroudsburg, PA 18360

NEWMAN, WILLIAMS, MISHKIN,  
 CORVELEYN, WOLFE & FARERI, P.C.  
 By: Todd R. Williams, Esq.  
 712 Monroe Street  
 Stroudsburg, PA 18360-0511

Jun 23, 30, Jul 7

**PUBLIC NOTICE  
 ESTATE NOTICE**

Estate of **THERESE MARIE ASHCROFT a/k/a THERESE M. ASHCROFT**, late of the Borough of East Stroudsburg, County of Monroe and Commonwealth of Pennsylvania, Date of Death June 17, 2022.

NOTICE IS HEREBY GIVEN THAT Letters of Administration C.T.A in the above-named Estate have been granted to the undersigned. All persons indebted to the said Estate are requested to make immediate payment and those having claims or demands to present 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, 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:

**Louis DeVizia**

888 Coolidge Avenue  
 Woodbridge, NJ 07095  
 Administrator C.T.A. of the Estate  
 OR

Ronold J. Karasek, Esquire  
 Karasek Law Offices, LLC  
 641 Market Street  
 Bangor, PA 18013  
 Attorney for the Estate

Jun 30, Jul 7, 14

**PUBLIC NOTICE  
 ESTATE NOTICE**

ESTATE OF **JOAN C. LUFF**, late of Middle Smithfield 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, 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.

**Joseph J. Pula, Administrator**

23 North Ninth Street  
 Stroudsburg, PA 18360

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

Jun 30, Jul 7, 14

**PUBLIC NOTICE  
 ESTATE NOTICE**

**Estate of Gertrude Eckert**, late of Chestnut Hill Township, Monroe County, Pennsylvania. Letters of Administration for 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.

**Administrator:**

**Robert J. Eckert, Jr.**

c/o Elizabeth M. Field, Esquire  
 Powlette & Field, LLC  
 508 Park Avenue  
 Stroudsburg, PA 18360

Jun 30, Jul 7, 14

**PUBLIC NOTICE  
 ESTATE NOTICE**

**Estate of JUNE FISKE McHUGH a/k/a JUNE F. McHUGH a/k/a JUNE McHUGH**, late of the Township of Barrett, County of Monroe, Commonwealth of Pennsylvania, Deceased

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

**Burton P. McHugh, Jr., Executor**

30 East Bells Mill Road  
 Philadelphia, PA 19118

OR TO:

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

By: F. Andrew Wolf, Esquire  
 711 Sarah Street  
 Stroudsburg, PA 18360

Jun 30, Jul 7, 14

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF **Faye Eagle AKA Faye E. Eagle**, late of Mount Pocono Borough Township, Monroe County, Pennsylvania, April 2, 2023 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, 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.

**Jared Eagle**

66 Heritage Drive  
Howell, NJ 07731

Leo T. White, Esq.  
1220 Valley Forge Rd, Suite 37B  
Phoenixville, PA 19460

Jun 30, Jul 7, 14

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **CLAIRE M. PARKER, a/k/a CLAIRE PARKER**, late of Stroudsburg Borough, Monroe County, Pennsylvania, deceased.

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

**Mary Louise Parker, Executrix**

c/o John C. Prevoznik, Esquire  
47 South Courtland Street, Suite 1  
East Stroudsburg, PA 18301

John C. Prevoznik, Esquire  
47 South Courtland Street, Suite 1  
East Stroudsburg, PA 18301

Jun 30, Jul 7, 14

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **ELEANOR C. DEITER**, late of 191 Grove Street, East Stroudsburg, Monroe County, Pennsylvania 18301, 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 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.

**Lee Deiter, Executor**

3210 Foxdale Terrace  
E. Stroudsburg, PA. 18301

**Dora Arnold, Executrix**

P. O. Box 234  
Brodheadsville, PA. 18322

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

Jun 30, Jul 7, 14

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Michael Mitchell Kisilewicz, III a/k/a Michael M. Kisilewicz**, deceased. Late of Riverside County, CA

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.

**Kristen Kisilewicz, Administratrix**

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

Jun 30, Jul 7, 14

**PUBLIC NOTICE  
ESTATE NOTICE**

**ESTATE OF LEONARD J. DOMINICK**, 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, a particular statement of claim duly verified by an affidavit setting forth an address within the County where notice may be given to claimant.

**Kimberly McCluney, Executrix**

3144 Overhill Road  
Mountain Brook, AL 35223

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

Jul 7, 14, 21

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Dorothy Seiler**, late of 4393 Upper Smith Gap Road Saylorsburg, 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/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.

**Emma McKenna, Executrix**

c/o Todd R. Williams, Esq  
712 Monroe Street  
PO Box 511  
Stroudsburg, Pa 18360

NEWMAN, WILLIAMS, P.C.  
By: Todd R. Williams, Esq.  
712 Monroe Street  
Stroudsburg, PA 18360-0511

Jul 7, 14, 21

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Valeria Ann Hlatky**, late of 1170 West Main Street, Stroudsburg, Monroe County, Pennsylvania 18360, deceased.

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

**Crystal Ann Napiorski, Executrix**

6761 Cherry Valley Road  
Stroudsburg, PA 18360

Jul 7, 14, 21

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Thomas Joseph Mogan a/k/a**

**Thomas J. Mogan**, deceased

Late of Tunkhannock 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.

**Shamus A. Mogan, Executor**

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

Jul 7, 14, 21

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Alina J. Pinkney a/k/a Alina**

**Pinkney**, deceased

Late of Price 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.

**Sanea A. Pinkney, Executrix**

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

Jul 7, 14, 21

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Zachary Taylor Englehardt, also known as Zachary Taylor Englehardt**, late of East Stroudsburg Borough, Monroe County, Pennsylvania. Letters Testamentary for 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.

Administrator:

**Karen Ann Englehardt**

c/o Elizabeth M. Field, Esquire  
Powlette & Field, LLC  
508 Park Avenue  
Stroudsburg, PA 18360

Jul 7, 14, 21

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of NIKI S. DUFFY**, late of 303 Hyland Drive, East Stroudsburg, Monroe County, Pennsylvania 18301, 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, 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.

**Donna Diane Fenske, Executrix**

9 Valencia Isle Drive  
Lake Hopatcong, NJ 07849-2226

WILLIAM J. REASER, JR., ESQ.  
11 NORTH SEVENTH STREET  
STROUDSBURG, PA. 18360

Jul 7, 14, 21

**PUBLIC NOTICE  
ESTATE NOTICE**

**ESTATE OF PHILIP FREDERICK FITZGERALD**

**a/k/a PHILIP F. FITZGERALD**, Deceased

November 28, 2022, of Chestnuthill Township, Monroe County.

Letters Testamentary in the above-named estate have been granted to the Executor, Ronald A. Ahrens. 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.

**Ronald A. Ahrens, Executor**

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

Jul 7, 14, 21

**PUBLIC NOTICE  
ESTATE NOTICE**

LETTERS TESTAMENTARY have been granted to Mary Stabile, Executrix of the Estate of **Richard T. Douglas a/k/a Richard Douglas**, deceased, who died on March 4, 2023. Jeffrey A. Durney, Attorney, P.O. Box 536, Merchants Plaza, Tannersville, Pennsylvania 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.

**Mary Stabile - Executrix**

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

Jul 7, 14, 21

**PUBLIC NOTICE  
NOTICE OF CLAIM**

JP Morgan Chase Bank has agreed that they owe Danny Fortuna in the amount of \$2,069,631.11. Repeated notices have been sent. 1st Notice: 01/18/23 - Reg. Mail RF 365 258 809 US; 2nd Notice: 02/14/23 - Reg. Mail RF 403 456 991 US; 3rd Notice: 04/12/23 - Reg. Mail RF 403 456 223 US; Notice of Default: 05/22/23 - Reg. Mail RF 403 457 158 US; Notice of Deficiency 6/2/23-Reg. Mail RF 333 911158 US. They have failed to meet the requirements and expectations as agreed. Any response needs to be in writing. "

Jul 7, 14, 21, 28

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of: Daniel Weidman**, late of Tunkhannock 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 within 4 months from the date hereof and to file with the Clerk of the Court of Common Pleases of the Forty-Third Judicial District, Orphan's 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 the claimant.  
**Nancy Weidman**  
636 Scenic Drive  
Albrightsville, PA 18210  
Jul 7, 14, 21

**PUBLIC NOTICE  
COURT OF COMMON PLEAS  
CIVIL DIVISION  
No.: 007791-CV-2022  
MONROE COUNTY  
Breach of Contract Action**

Wells Fargo Bank, N.A.  
v.  
William M. Sanders

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.  
YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.  
IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Monroe County Bar Association  
Find a Lawyer Program  
913 Main Street  
Stroudsburg, Pennsylvania 18360  
Telephone (570) 424-1340  
Fax (570) 424-8234

Jul 7

**PUBLIC NOTICE  
IN THE COURT OF COMMON PLEAS OF  
MONROE COUNTY  
FORTY-THIRD JUDICIAL DISTRICT  
COMMONWEALTH OF PENNSYLVANIA  
No. 002830-CV-2023**

**FAIRWAY HOUSE PROPERTY OWNERS  
ASSOCIATION**

Plaintiff

vs.

**DARWIN M ECKMAN, ET AL**

Defendants

AS TO SEPARATE DEFENDANTS: **JOHN CARLSON A/K/A JOHN H CARLSON JR**, KNOWN HEIR OF SANDRA L CLAMAN, DECEASED, AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **SANDRA L CLAMAN, DECEASED**

The Plaintiff, Fairway House Property Owners Association, has commenced a civil action to foreclose an assessment lien for assessments which you owe to Fairway House Property 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) 424-1340  
FAX: (570) 424-8234

HAYES, JOHNSON & CONLEY, PLLC  
By: JOEL D. JOHNSON

Attorney ID No. 322352

*Attorneys for Plaintiff*

FAIRWAY HOUSE PROPERTY

OWNERS ASSOCIATION  
700 South 21<sup>st</sup> Street  
Fort Smith, AR 72901  
Telephone: 479/242-5906  
Facsimile: 501/770-7077  
Email: ir@hjclegal.com

Jul 7

**PUBLIC NOTICE****PETITION FOR CHANGE OF NAME**

**NOTICE IS HEREBY GIVEN** that on June 12, 2023, the Petition for Change of Name, was filed on Monroe County Court of Common Pleas, request an order to change the name of Alfred Kumi-Atiemo to Alfred Kumi-Atiemo Sr. The Court has fixed the day of August 11, 2023, at 2:30 pm in Courtroom No. 7 of the Monroe County Courthouse, 610 Monroe Street, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

Jul 7

**PUBLIC NOTICE****PETITION FOR CHANGE OF NAME**

**NOTICE IS HEREBY GIVEN** that on June 20, 2023, the Petition for Change of Name, was filed on Monroe County Court of Common Pleas, request an order to change the name of Dimitrios Serafim Kalpakidis to James Dimitrios Kalpa.

The Court has fixed the day of August 11, 2023, at 2:00 pm in Courtroom No. 7 of the Monroe County Courthouse, 610 Monroe Street, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

Jul 7

**PUBLIC NOTICE**

**IN THE COURT OF COMMON PLEAS OF  
MONROE COUNTY  
FORTY-THIRD JUDICIAL DISTRICT  
COMMONWEALTH OF PENNSYLVANIA  
No. 2774 - Civil - 2023**

**RIDGE TOP-CRESTVIEW VACATION OWNERS  
ASSOCIATION, INC.**

Plaintiff

vs.

**DENISE SCOTT, ET AL**

Defendants

**AS TO SEPARATE DEFENDANTS: DENISE SCOTT,  
SAMUEL ROBERT**

The Plaintiff, Ridge Top-Crestview Vacation Owners Association, Inc., has commenced a civil action to foreclose an assessment lien for assessments which you owe to Ridge Top-Crestview Vacation Owners Association, Inc., 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) 424-1340**

**FAX: (570) 424-8234**

**HAYES, JOHNSON & CONLEY, PLLC**

**By: JOEL D. JOHNSON**

**Attorney ID No. 322352**

*Attorneys for Plaintiff*

**RIDGE TOP-CRESTVIEW VACATION**

**OWNERS ASSOCIATION, INC.**

**700 South 21<sup>st</sup> Street**

**Fort Smith, AR 72901**

**Telephone: 479/242-5906**

**Facsimile: 501/770-7077**

**Email: ir@hjclegal.com**

Jul 7

**PUBLIC NOTICE**

**IN THE COURT OF COMMON PLEAS  
Monroe COUNTY  
CIVIL ACTION - LAW**

**ACTION OF MORTGAGE FORECLOSURE**

**Term No. 001461-CV-2023**

**NOTICE OF ACTION IN MORTGAGE  
FORECLOSURE**

**MTGLQ INVESTORS, L.P.**

Plaintiff

vs.

**STEPHEN LEPORE**

Mortgagor and Real Owner

Defendant

**TO STEPHEN LEPORE, MORTAGOR AND REAL**

**OWNER, DEFENDANT** whose last known

address is 5018 Belvedere Road Tobyhanna,

PA 18466.

**THIS FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED**



FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

You are hereby notified that Plaintiff MTGLQ INVESTORS, L.P., has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Monroe County, Pennsylvania, docketed to No. 001461-CV-2023 wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 5018 Belvedere Road Tobyhanna, PA 18466 whereupon your property will be sold by the Sheriff of Monroe.

**NOTICE**

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claim in the Complaint of for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

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MONROE COUNTY BAR ASSOCIATION - LAWYER REFERRAL SERVICE

Find A Lawyer Program  
913 Main Street  
Stroudsburg, PA 18360  
570-424-7288

Michael T. McKeever  
Attorney for Plaintiff  
KML Law Group, P.C., PC  
Suite 5000, BNY Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322

Jul 7

**PUBLIC NOTICE**

**IN THE COURT OF COMMON PLEAS**

**Monroe COUNTY**

**CIVIL ACTION - LAW**

**ACTION OF MORTGAGE FORECLOSURE**

**Term No. 002342-CV-2022**

**NOTICE OF ACTION IN MORTGAGE**

**FORECLOSURE**

Mortgage Assets Management, LLC

Plaintiff

vs.

The Unknown Heirs of CHARLES PAVIA Deceased, CHARLES PAVIA JR Solely in His Capacity as Heir of CHARLES J. PAVIA, Deceased, JOSEPHINE PAVIA Solely in Her Capacity as Heir of CHARLES J. PAVIA, Deceased & PETER PAVIA Solely in His Capacity as Heir of CHARLES J. PAVIA, Deceased  
Mortgagor and Real Owner  
Defendant

TO The Unknown Heirs of CHARLES PAVIA Deceased, CHARLES PAVIA JR Solely in His Capacity as Heir of CHARLES J. PAVIA, Deceased, JOSEPHINE PAVIA Solely in Her Capacity as Heir of CHARLES J. PAVIA, Deceased & PETER PAVIA Solely in His Capacity as Heir of CHARLES J. PAVIA, Deceased, MORTAGOR AND REAL OWNER, DEFENDANT whose last known address is 2139 Freedom Way fka 4311 Brichwood Boulevard Pocono Summit, PA 18346.

THIS FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

You are hereby notified that Plaintiff Mortgage Assets Management, LLC, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Monroe County, Pennsylvania, docketed to No. 002342-CV-2022 wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 2139 Freedom Way fka 4311 Brichwood Boulevard Pocono Summit, PA 18346 whereupon your property will be sold by the Sheriff of Monroe.

**NOTICE**

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claim in the Complaint of for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT

MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. MONROE COUNTY BAR ASSOCIATION - LAWYER REFERRAL SERVICE  
Find A Lawyer Program  
913 Main Street  
Stroudsburg, PA 18360  
570-424-7288

Michael T. McKeever  
Attorney for Plaintiff  
KML Law Group, P.C., PC  
Suite 5000, BNY Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322

Jul 7

**PUBLIC NOTICE**  
**IN THE COURT OF COMMON PLEAS OF**  
**MONROE COUNTY**  
**FORTY-THIRD JUDICIAL DISTRICT**  
**COMMONWEALTH OF PENNSYLVANIA**  
**No. 002806-CV-2023**

**RIVER VILLAGE PHASE IIIB OWNERS**  
**ASSOCIATION**

Plaintiff

vs.

**JOGINDER LOTTA, ET AL**

Defendants

AS TO SEPARATE DEFENDANTS: **JOGINDER LOTTA, CATHERINE LUTZ**, INDIVIDUALLY AND AS KNOWN HEIR OF ROBERT LUTZ A/K/A ROBERT E LUTZ SR, DECEASED, AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **MADELINE C MILLER, DECEASED, ROBERT LUTZ A/K/A ROBERT E LUTZ SR, DECEASED, BARBARA J BRIZZ A/K/A BARBARA JEAN BRIZZ, DECEASED, AUGUST J ZAJIC A/K/A AUGUSTINE J ZAJIC, DECEASED**

The Plaintiff, River Village Phase IIIB Owners Association, has commenced a civil action to foreclose an assessment lien for assessments which you owe to River Village Phase IIIB 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) 424-1340

FAX: (570) 424-8234

HAYES, JOHNSON &amp; CONLEY, PLLC

By: JOEL D. JOHNSON

Attorney ID No. 322352

*Attorneys for Plaintiff*

RIVER VILLAGE PHASE IIIB

OWNERS ASSOCIATION

700 South 21<sup>st</sup> Street

Fort Smith, AR 72901

Telephone: 479/242-5906

Facsimile: 501/770-7077

Email: ir@hjclegal.com

Jul 7

**PUBLIC NOTICE**  
**IN THE COURT OF COMMON PLEAS OF**  
**MONROE COUNTY**  
**FORTY-THIRD JUDICIAL DISTRICT**  
**COMMONWEALTH OF PENNSYLVANIA**  
**No. 002827-CV-2023**

**DEPUY HOUSE PROPERTY OWNERS**  
**ASSOCIATION**

Plaintiff

vs.

**SOFIA J BUGDADY, ET AL**

Defendants

AS TO SEPARATE DEFENDANTS: **SOFIA J BUGDADY, DENNIS MASSER, MARLENE MASSER, C JEAN KNIGHT DONLAN**

The Plaintiff, Deputy House Property Owners Association, has commenced a civil action to foreclose an assessment lien for assessments which you owe to Deputy House Property 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) 424-1340

FAX: (570) 424-8234

HAYES, JOHNSON & CONLEY, PLLC

By: JOEL D. JOHNSON  
Attorney ID No. 322352

*Attorneys for Plaintiff*  
DEPUY HOUSE PROPERTY  
OWNERS ASSOCIATION  
700 South 21<sup>st</sup> Street  
Fort Smith, AR 72901  
Telephone: 479/242-5906  
Facsimile: 501/770-7077  
Email: ir@hjclegal.com

Jul 7

**PUBLIC NOTICE**

**IN THE COURT OF COMMON PLEAS  
OF MONROE COUNTY, PENNSYLVANIA  
CIVIL DIVISION  
No.: 8086CV22**

**FREEDOM MORTGAGE CORPORATION**

Plaintiff

v.

**NINA OKSANA ZALIWCW, HEIR IN HER CAPACITY TO THE ESTATE OF IRENE ZALIWCW, DECEASED; DEMETRIUS ZALIWCW, HEIR IN HIS CAPACITY TO THE ESTATE OF IRENE ZALIWCW, DECEASED; DANIELLE VEGA, HEIR IN HER CAPACITY TO THE ESTATE OF IRENE ZALIWCW, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATION CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER IRENE ZALIWCW, DECEASED**

Defendant(s)

**NOTICE**

NOTICE TO:

Danielle Vega, Heir in Her Capacity to the Estate of Irene Zaliwcw, Deceased  
You are hereby notified on that on December 14, 2022, Plaintiff, FREEDOM MORTGAGE CORPORATION filed a Complaint against you in the Court of Common Pleas of MONROE County, Pennsylvania, Docket No. 8086CV22, wherein Plaintiff seeks to enforce its rights under its loan documents.

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

the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

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**Monroe County Bar Association - Find a**

**Lawyer**

**913 Main Street**

**Stroudsburg, PA 18360**

**Telephone: 5704247288**

Jul 7

**PUBLIC NOTICE  
IN THE COURT OF COMMON PLEAS  
MONROE COUNTY  
CIVIL ACTION - LAW  
ACTION OF MORTGAGE FORECLOSURE  
Term No. 001586-CV-2023**

NOTICE OF ACTION IN MORTGAGE  
FORECLOSURE

M&T BANK

Plaintiff

vs.

The Unknown Heirs of RICHARD JOHNSON  
AKA RICHARD R. JOHNSON, Deceased &  
JOHNSON-GEORGE RAKISHA  
Mortgagor and Real Owner  
Defendant

TO The Unknown Heirs of RICHARD JOHNSON  
AKA RICHARD R. JOHNSON, Deceased &  
JOHNSON-GEORGE RAKISHA, MORTGAGOR AND  
REAL OWNER, DEFENDANT whose last known  
address is 518 Scenic Drive fka 4214-SS-2  
Scenic Drive E Albrightsville, PA 18210.

THIS FIRM IS A DEBT COLLECTOR AND WE ARE  
ATTEMPTING TO COLLECT A DEBT OWED TO  
OUR CLIENT. ANY INFORMATION OBTAINED  
FROM YOU WILL BE USED FOR THE PURPOSE  
OF COLLECTING THE DEBT.

You are hereby notified that Plaintiff M&T  
BANK, has filed a Mortgage Foreclosure  
Complaint endorsed with a notice to defend  
against you in the Court of Common Pleas of  
Monroe County, Pennsylvania, docketed to No.  
001586-CV-2023 wherein Plaintiff seeks to  
foreclose on the mortgage secured on your  
property located, 518 Scenic Drive fka 4214 -  
SS-2 Scenic Drive E. Albrightsville, PA 18210  
whereupon your property will be sold by the  
Sheriff of Monroe.

**NOTICE**

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claim in the Complaint of for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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**MONROE COUNTY BAR ASSOCIATION -  
LAWYER REFERRAL SERVICE**

Find A Lawyer Program  
913 Main Street  
Stroudsburg, PA 18360  
570-424-7288

Michael T. McKeever  
Attorney for Plaintiff  
KML Law Group, P.C., PC  
Suite 5000, BNY Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322

Jul 7

**PUBLIC NOTICE  
IN THE COURT OF COMMON PLEAS  
Monroe COUNTY  
CIVIL ACTION - LAW  
ACTION OF MORTGAGE FORECLOSURE  
Term No. 001588-CV-2023  
NOTICE OF ACTION IN MORTGAGE  
FORECLOSURE**

Nationstar Mortgage LLC  
Plaintiff

vs.

The Unknown Heirs of ALICE K. STRUNK  
Deceased  
Mortgagor and Real Owner  
Defendant

TO The Unknown Heirs of ALICE K. STRUNK  
Deceased, MORTGAGOR AND REAL OWNER,  
DEFENDANT whose last known address is 115  
Squirrel Lane Mountain Home, PA 18342.  
THIS FIRM IS A DEBT COLLECTOR AND WE ARE  
ATTEMPTING TO COLLECT A DEBT OWED TO  
OUR CLIENT. ANY INFORMATION OBTAINED

FROM YOU WILL BE USED FOR THE PURPOSE  
OF COLLECTING THE DEBT.

You are hereby notified that Plaintiff  
Nationstar Mortgage LLC, has filed a Mortgage  
Foreclosure Complaint endorsed with a notice  
to defend against you in the Court of Common  
Pleas of Monroe County, Pennsylvania,  
docketed to No. 001588-CV-2023 wherein  
Plaintiff seeks to foreclose on the mortgage  
secured on your property located, 115 Squirrel  
Lane f/k/a Playhouse Lane Mountain Home, PA  
18342 whereupon your property will be sold by  
the Sheriff of Monroe.

**NOTICE**

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claim in the Complaint of for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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**MONROE COUNTY BAR ASSOCIATION -  
LAWYER REFERRAL SERVICE**

Find A Lawyer Program  
913 Main Street  
Stroudsburg, PA 18360  
570-424-7288

Jul 7

Michael T. McKeever  
Attorney for Plaintiff  
KML Law Group, P.C., PC  
Suite 5000, BNY Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322

**PUBLIC NOTICE  
4736 CIVIL 2022**

RIDGE TOP VILLAGE OWNERS ASSOCIATION  
Plaintiff(s)  
Vs.

**PEARL M FORTUNE,**  
HAMILTON FORTUNE JR  
Defendant(s)

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

AS TO SEPARATE DEFENDANT(S): **PEARL M  
FORTUNE, HAMILTON FORTUNE JR**

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. 11, Unit No. RT-37, of Ridge Top Village, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on August 31, 2023 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.

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 11 of Unit No. RT-37**, 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, 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 **11/29/2004**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2209**, Page **732** granted and conveyed unto PEARL M FORTUNE and HAMILTON FORTUNE JR.

Tax code #: **16/3/2/28-37**

PIN #: **16732102689531**

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

**MONROE COUNTY BAR ASSOCIATION  
LAWYER REFERRAL SERVICE**

**913 MAIN STREET  
STROUDSBURG, PA 18360  
monroebar.org  
(570) 424-1340**

Jul 7

**PUBLIC NOTICE  
4736 CIVIL 2022**

RIDGE TOP VILLAGE OWNERS ASSOCIATION  
Plaintiff(s)  
Vs.

ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **BETTY FOWLER,** DECEASED  
Defendant(s)

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

AS TO SEPARATE DEFENDANT(S): ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **BETTY FOWLER, DECEASED**

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. 25, Unit No. RT-205, of Ridge Top Village, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on August 31, 2023 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.

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 25 of Unit No. RT-205**, 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, 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 **7/26/2004**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2197**, Page **2724** granted and conveyed unto **BETTY FOWLER.**

Tax code #: **16/110786**

PIN #: **16732102594719U205**

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

**MONROE COUNTY BAR ASSOCIATION  
LAWYER REFERRAL SERVICE**

**913 MAIN STREET**

**STROUDSBURG, PA 18360**  
**monroebar.org**  
**(570) 424-1340**

Jul 7

**PUBLIC NOTICE**  
**5549 CIVIL 2022**

RIDGE TOP VILLAGE OWNERS ASSOCIATION  
 Plaintiff(s)

Vs.

**NATHERINE LEWIS**, KNOWN HEIR OF **ANDREW L LEWIS**, DECEASED, **ANDREA D LEWIS**, KNOWN HEIR OF **ANDREW L LEWIS**, DECEASED, **LISA R LEWIS**, KNOWN HEIR OF **ANDREW L LEWIS**, DECEASED, AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **ANDREW L LEWIS, DECEASED**  
 Defendant(s)

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

AS TO SEPARATE DEFENDANT(S): **LISA R LEWIS**, KNOWN HEIR OF **ANDREW L LEWIS**, DECEASED, AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **ANDREW L LEWIS, DECEASED**

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. 4, Unit No. RT-249, of Ridge Top Village, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on August 31, 2023 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. Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 4 of Unit No. RT-249**, 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, 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 **3/10/2005**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2218**, Page **5594** granted and conveyed unto **ANDREW L LEWIS**.

Tax code #: **16/110856**

PIN #: **16732203405184**

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

**MONROE COUNTY BAR ASSOCIATION**  
**LAWYER REFERRAL SERVICE**  
**913 MAIN STREET**  
**STROUDSBURG, PA 18360**  
**monroebar.org**  
**(570) 424-1340**

Jul 7

**PUBLIC NOTICE**  
**4892 CIVIL 2022**

RIDGE TOP-CRESTVIEW VACATION OWNERS ASSOCIATION, INC.

Plaintiff(s)

Vs.

**LINDA MARIE MESSER**, EXECUTRIX OF THE ESTATE OF **LOIS J SPAW**, DECEASED  
 Defendant(s)

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

AS TO SEPARATE DEFENDANT(S): **LINDA MARIE MESSER**, EXECUTRIX OF THE ESTATE OF **LOIS J SPAW**, DECEASED

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 No. 260-272; 278-280, of Ridge Top-Crestview, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on August 31, 2023 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.

A **658,000/137,743,500** undivided fee simple interest in Units: **260-272; 278-280** in RIDGE TOP-CRESTVIEW, A CONDOMINIUM, located within Ridge Top Village, Stage II of Shawnee Village Planned Residential Development at Shawnee-on-Delaware, Smithfield Township, Monroe County, Pennsylvania 18356, according to the Plat filed of record in Plot Book Volume 46 at Page 39, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, as amended by the Amended Final Planned Residential Development (PRD) Plan, recorded on May 12, 2006, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Plot Book Volume 78, at Page 98, as the same may be amended pursuant to the approval of the Board of Supervisors of Smithfield Township, Monroe County, Pennsylvania to reflect the "as-built" status of the said units. Subject to all matters contained in the Schedule B, Section 2, herein.

BEING THE same premises conveyed by deed recorded **4/17/2018**, in the Office of the Recorder of Deeds, etc., at Stroudsburg,

Pennsylvania, in and for the County of Monroe, Deed Book Volume **2508**, Page **8005** granted and conveyed unto LOIS J SPAW and ARTHUR S SPAW.

ARTHUR S SPAW became deceased on October 3, 2017. LOIS J SPAW and ARTHUR S SPAW held title as tenants by the entirety; therefore, title was vested solely to LOIS J SPAW at the time of his passing. LOIS J SPAW became deceased on April 26, 2020. Estate documents were filed on behalf of LOIS J SPAW in Delaware County, Pennsylvania on January 13, 2021, Case Number 2321-0102. The appointed Executrix of the ESTATE OF LOIS J SPAW is LINDA MARIE MESSER.

Tax code #: **16/99354, 16/99355, 16/99356, 16/99357, 16/99358, 16/99359, 16/99360, 16/99361, 16/99362, 16/99363, 16/99364, 16/99365, 16/99366, 16/99372, 16/99373, 16/99374**

PIN #: **:16732101496672, :16732101496675, :16732101497620, :16732101497622, :16732101497625, :16732101497543, :16732101497565, :16732101497596, :16732101498409, :16732101498520, :16732101498542, :16732101498414, :16732101498433, :16732101495152, :16732101495403, :16732101495410**

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

**MONROE COUNTY BAR ASSOCIATION**

**LAWYER REFERRAL SERVICE**

**913 MAIN STREET**

**STROUDSBURG, PA 18360**

**monroebar.org**

**(570) 424-1340**

Jul 7

**PUBLIC NOTICE**

**4750 CIVIL 2022**

RIVER VILLAGE PHASE IIIB OWNERS

ASSOCIATION

Plaintiff(s)

Vs.

**NR TRUST, LLC**

Defendant(s)

**NOTICE OF SHERIFF'S SALE OF**

**REAL PROPERTY**

AS TO SEPARATE DEFENDANT(S): **NR TRUST, LLC**

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. 11, Unit No. RV-85, of River Village Phase IIIB, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on August 31, 2023, 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). 11 of Unit No(s). RV-85**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **12/9/2020**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2563**, Page **7018** granted and conveyed unto NR TRUST, LLC.

Tax code #: **16/2/1/1-9**

PIN #: **16732101467354**

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

**MONROE COUNTY BAR ASSOCIATION**

**LAWYER REFERRAL SERVICE**

**913 MAIN STREET**

**STROUDSBURG, PA 18360**

**monroebar.org**

**(570) 424-7288**

Jul 7

**PUBLIC NOTICE  
7807 CIVIL 2022**

FAIRWAY HOUSE PROPERTY OWNERS  
ASSOCIATION  
Plaintiff(s)  
Vs.

**KIMBERLY RAGAZZO**, ADMINISTRATOR OF  
THE ESTATE OF VERONICA RAGAZZO A/K/A  
VERONICA A RAGAZZO A/K/A VERONICA ANNE  
RAGAZZO, DECEASED  
Defendant(s)

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

AS TO SEPARATE DEFENDANT(S): **KIMBERLY  
RAGAZZO**, ADMINISTRATOR OF THE ESTATE  
OF VERONICA RAGAZZO A/K/A VERONICA A  
RAGAZZO A/K/A VERONICA ANNE RAGAZZO,  
DECEASED

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. 27, Unit  
No. 42C, of Fairway House, Shawnee Village,  
Shawnee-on-Delaware, PA 18356** is scheduled  
to be sold at Sheriff's sale on August 31, 2023  
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 one fifty-second (1/52) co-  
tenancy interest being designated as **Interval  
No(s). 27**, in that certain piece or parcel of land,  
together with the message (and veranda, if  
any), situated in the Township of Smithfield,  
County of Monroe and Commonwealth of  
Pennsylvania, shown and designated as **Unit  
No. 42C**, in a certain Statement of Mutual  
Ownership Agreements of Fairway House  
Planned Residential Area, filed on March 26,  
1975, in Deed Book Volume 618, at Page 137,  
as amended and/or supplemented (Units 4-6,  
9-10, 12-13, 15, 18, 23-38, 41-44, and 47-53)  
and Statement of Mutual Ownership, filed on  
May 30, 1980, in Deed Book Volume 1036, at  
Page 139, as amended and/or supplemented  
(Units 2-3, 7-8, 11, 14, 16-17, 19, 21, 34, 39, and  
45-46). The said Unit is more particularly  
shown and described on the certain  
Declaration Plan filed on September 4, 1974, in  
Plot Book Volume 23, at Page 99; all filed in the  
Office of the Recorder of Deeds of Monroe  
County, Pennsylvania.

BEING THE same premises conveyed by deed  
recorded **5/19/1988**, in the Office of the  
Recorder of Deeds, etc., at Stroudsburg,  
Pennsylvania, in and for the County of Monroe,  
Deed Book Volume **1618**, Page **1715** granted  
and conveyed unto DENIS JOSEPH RAGAZZO  
and VERONICA RAGAZZO A/K/A VERONICA A  
RAGAZZO A/K/A VERONICA ANNE RAGAZZO.  
DENIS JOSEPH RAGAZZO became deceased on  
January 20, 1999. DENIS JOSEPH RAGAZZO and

VERONICA RAGAZZO A/K/A VERONICA A  
RAGAZZO A/K/A VERONICA ANNE RAGAZZO  
held title as tenants by the entirety; therefore,  
title was vested solely to VERONICA RAGAZZO  
A/K/A VERONICA A RAGAZZO A/K/A VERONICA  
ANNE RAGAZZO at the time of his passing.  
VERONICA RAGAZZO A/K/A VERONICA A  
RAGAZZO A/K/A VERONICA ANNE RAGAZZO  
became deceased on July 27, 2021. Estate  
documents were filed on behalf of VERONICA  
RAGAZZO A/K/A VERONICA A RAGAZZO A/K/A  
VERONICA ANNE RAGAZZO in Westchester  
County, New York, on August 16, 2021, Case  
Number 2021-2389. The appointed  
Administrator of the ESTATE OF VERONICA  
RAGAZZO A/K/A VERONICA A RAGAZZO A/K/A  
VERONICA ANNE RAGAZZO is KIMBERLY  
RAGAZZO.

Tax code #: **16/4/1/48-42C**

PIN #: **16732102885192B42C**

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

**MONROE COUNTY BAR ASSOCIATION  
LAWYER REFERRAL SERVICE**

**913 MAIN STREET  
STROUDSBURG, PA 18360  
monroebar.org  
(570) 424-1340**

Jul 7

**PUBLIC NOTICE  
7807 CIVIL 2022**

FAIRWAY HOUSE PROPERTY OWNERS  
ASSOCIATION  
Plaintiff(s)  
Vs.

**KIMBERLY RAGAZZO**, ADMINISTRATOR OF  
THE ESTATE OF VERONICA RAGAZZO A/K/A  
VERONICA A RAGAZZO A/K/A VERONICA ANNE  
RAGAZZO, DECEASED  
Defendant(s)

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

AS TO SEPARATE DEFENDANT(S): **KIMBERLY  
RAGAZZO**, ADMINISTRATOR OF THE ESTATE  
OF VERONICA RAGAZZO A/K/A VERONICA A  
RAGAZZO A/K/A VERONICA ANNE RAGAZZO,  
DECEASED

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. 26, Unit  
No. FV-19B, of Fairway House, Shawnee  
Village, Shawnee-on-Delaware, PA 18356** is  
scheduled to be sold at Sheriff's sale on August  
31, 2023 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 one fifty-second (1/52) co-tenancy interest being designated as **Interval No(s). 26**, in that certain piece or parcel of land, together with the message (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. FV-19B**, in a certain Statement of Mutual Ownership Agreements of Fairway House Planned Residential Area, filed on March 26, 1975, in Deed Book Volume 618, at Page 137, as amended and/or supplemented (Units 4-6, 9-10, 12-13, 15, 18, 23-38, 41-44, and 47-53) and Statement of Mutual Ownership, filed on May 30, 1980, in Deed Book Volume 1036, at Page 139, as amended and/or supplemented (Units 2-3, 7-8, 11, 14, 16-17, 19, 21, 34, 39, and 45-46). The said Unit is more particularly shown and described on the certain Declaration Plan filed on September 4, 1974, in Plot Book Volume 23, at Page 99; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **10/10/2000**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2085**, Page **4359** granted and conveyed unto VERONICA RAGAZZO A/K/A VERONICA A RAGAZZO A/K/A VERONICA ANNE RAGAZZO.

VERONICA RAGAZZO A/K/A VERONICA A RAGAZZO A/K/A VERONICA ANNE RAGAZZO became deceased on July 27, 2021. Estate documents were filed on behalf of VERONICA RAGAZZO A/K/A VERONICA A RAGAZZO A/K/A VERONICA ANNE RAGAZZO in Westchester County, New York, on August 16, 2021, Case Number 2021-2389. The appointed Administrator of the ESTATE OF VERONICA RAGAZZO A/K/A VERONICA A RAGAZZO A/K/A VERONICA ANNE RAGAZZO is KIMBERLY RAGAZZO.

Tax code #: **16/4/1/48-19B**  
 PIN #: **16732102877870819B**

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

**MONROE COUNTY BAR ASSOCIATION  
 LAWYER REFERRAL SERVICE  
 913 MAIN STREET  
 STROUDSBURG, PA 18360  
 monroebar.org  
 (570) 424-1340**

Jul 7

**PUBLIC NOTICE  
 4736 CIVIL 2022**

RIDGE TOP VILLAGE OWNERS ASSOCIATION  
 Plaintiff(s)  
 Vs.  
**NOAH THORPE, BEVERLY THORPE**

Defendant(s)

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

AS TO SEPARATE DEFENDANT(S): **NOAH THORPE, BEVERLY THORPE**

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. 37, Unit No. RT-108, of Ridge Top Village, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on August 31, 2023 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.

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 37 of Unit No. RT-108**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, 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 **3/22/1995**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1998**, Page **1396** granted and conveyed unto NOAH THORPE and BEVERLY THORPE.

Tax code #: **16/88109/U108**  
 PIN #: **16732101386000U108**

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

**MONROE COUNTY BAR ASSOCIATION  
 LAWYER REFERRAL SERVICE  
 913 MAIN STREET  
 STROUDSBURG, PA 18360  
 monroebar.org  
 (570) 424-7288**

Jul 7

**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 4752 CIVIL 2022 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, July 27, 2023  
AT 10:00 A.M.**

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

OWNERS: **LILLIAN ACEVEDO**  
CONTRACT NO.: **1100507292**  
FILE NO.: **PA-RT-063-122**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 43 of Unit No. RT-54**, 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, 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 **2/21/2006**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2258**, Page **4382** granted and conveyed unto LILLIAN ACEVEDO.

PARCEL NO.: **16/3/2/28-54**

PIN NO.: **:16732102780924**

SEIZED AND TAKEN IN EXECUTION AS THE PRO  
PERTY OF: **LILLIAN ACEVEDO**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:  
A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

**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 4732 CIVIL 2022 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, July 27, 2023  
AT 10:00 A.M.**

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

OWNERS: **RONALD ALEXANDER  
BARBARA ALEXANDER**  
CONTRACT NO.: **1078500477**  
FILE NO.: **PA-DV-063-041**

An undivided one fifty-second (1/52) cotenancy interest being designated as **Time Period(s) No(s). 22** in that certain piece or parcel of land, together with the message (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. DV123**, in a certain Statement of Mutual Ownership Agreements of Depuy House Planned Residential Area, filed on August 5, 1976, in Deed Book Volume 721, at Page 317, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration Plans of Depuy House Planned Residential Area. Said Declaration Plans for Phase II-A, Units 60-84 were filed on August 6, 1976, in Plot Book Volume 30, at Page 13; for Phase II-B, Units 85-109 and Units 130-132 were filed on August 1, 1977, in Plot Book Volume 33, at Page 67; for Phase II-C, Units 110-129 were filed on October 26, 1977, in Plot Book Volume 34, at Page 73; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **3/7/2003**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2146**, Page **7990** granted and conveyed unto RONALD ALEXANDER and BARBARA ALEXANDER.

PARCEL NO.: **16/3/3/3-1-123**

PIN NO.: **16733101095809B123**

SEIZED AND TAKEN IN EXECUTION AS THE PRO  
PERTY OF: **RONALD ALEXANDER**

**BARBARA ALEXANDER**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:  
A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff

within thirty (30) days from 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  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

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**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 4757 CIVIL 2022 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, July 27, 2023**

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

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

**LEGAL DESCRIPTION**

OWNERS: **ROSEMARIE BAERGA A/K/A ROSEMARIE CINTRON**, SURVIVING JOINT TENANT WITH RIGHT OF SURVIVORSHIP OF ROBERT CINTRON, DECEASED, WHOSE DATE OF DEATH IS JULY 30, 2018

CONTRACT NO.: **1100401009**

FILE NO.: **PA-RT-063-107**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 34 of Unit No. RT 250**, 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, 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 **7/24/2014**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2441**, Page **800** granted and conveyed unto ROBERT CINTRON and ROSEMARIE BAERGA A/K/A ROSEMARIE CINTRON.

PARCEL NO.: **16/110857**

PIN NO.: **:16732203407225**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **ROSEMARIE BAERGA A/K/A ROSEMARIE CINTRON**, SURVIVING JOINT TENANT WITH RIGHT OF SURVIVORSHIP OF ROBERT CINTRON, DECEASED

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

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**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 4732 CIVIL 2022 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, July 27, 2023**

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

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

**LEGAL DESCRIPTION**

OWNERS: **CLOEY BORDEN**

CONTRACT NO.: **1077711232**

FILE NO.: **PA-DV-063-027**

An undivided one fifty-second (1/52) co-tenancy interest being designated as **Time Period(s) No(s). 7** in that certain piece or parcel of land, together with the message (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. 131**, in a certain Statement of Mutual Ownership Agreements of Deputy House Planned Residential Area, filed on August 5, 1976, in Deed Book Volume 721, at Page 317, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration Plans of Deputy House Planned Residential Area. Said Declaration Plans for Phase II-A, Units 60-84 were filed on August 6, 1976, in Plot Book Volume 30, at Page 13; for Phase II-B, Units 85-109 and Units 130-132 were filed on August 1, 1977, in Plot Book Volume 33, at Page 67; for Phase II-C, Units

110-129 were filed on October 26, 1977, in Plot Book Volume 34, at Page 73; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **3/14/1978**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **852**, Page **92** granted and conveyed unto CLOEY BORDEN.

PARCEL NO.: **16/3/3/3-1-131**

PIN NO.: **16732102999601B131**

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

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**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 4732 CIVIL 2022 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, July 27, 2023**

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

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

**LEGAL DESCRIPTION**

OWNERS: **CLOEY BORDEN**

CONTRACT NO.: **1077707743**

FILE NO.: **PA-DV-063-025**

An undivided one fifty-second (1/52) cotenancy interest being designated as **Time Period(s) No(s). 27** in that certain piece or parcel of land, together with the message (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. 101**, in a certain Statement of Mutual Ownership Agreements of Deputy House Planned Residential Area, filed on August 5, 1976, in Deed Book Volume 721, at Page 317, as amended and/or

supplemented. The said Unit is more particularly shown and described in the Declaration Plans of Deputy House Planned Residential Area. Said Declaration Plans for Phase II-A, Units 60-84 were filed on August 6, 1976, in Plot Book Volume 30, at Page 13; for Phase II-B, Units 85-109 and Units 130-132 were filed on August 1, 1977, in Plot Book Volume 33, at Page 67; for Phase II-C, Units 110-129 were filed on October 26, 1977, in Plot Book Volume 34, at Page 73; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **3/21/2013**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2417**, Page **3420** granted and conveyed unto CLOEY BORDEN.

PARCEL NO.: **16/3/3/3-1-101**

PIN NO.: **16733101090523B101**

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

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**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 4734 CIVIL 2022 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, July 27, 2023**

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

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

**LEGAL DESCRIPTION**

OWNERS: **RICHARD A BOYER**

**WARRENE A BOYER**

CONTRACT NO.: **1077709368**

FILE NO.: **PA-DV-063-026**

An undivided one fifty-second (1/52) cotenancy interest being designated as **Time Period(s) No(s). 4** in that certain piece or parcel of land, together with the message (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. 107**, in a certain Statement of Mutual Ownership Agreements of Depuy House Planned Residential Area, filed on August 5, 1976, in Deed Book Volume 721, at Page 317, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration Plans of Depuy House Planned Residential Area. Said Declaration Plans for Phase II-A, Units 60-84 were filed on August 6, 1976, in Plot Book Volume 30, at Page 13; for Phase II-B, Units 85-109 and Units 130-132 were filed on August 1, 1977, in Plot Book Volume 33, at Page 67; for Phase II-C, Units 110-129 were filed on October 26, 1977, in Plot Book Volume 34, at Page 73; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **6/30/1982**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1192**, Page **309** granted and conveyed unto RICHARD A BOYER and WARRENE A BOYER.

PARCEL NO.: **16/3/3/3-1-107**  
 PIN NO.: **16733101091663B107**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **RICHARD A BOYER**  
 WARRENE A BOYER

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
 Joel D Johnson, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Jun 23, 30, Jul 7

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**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 4749 CIVIL 2022 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, July 27, 2023**  
**AT 10:00 A.M.**

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

OWNERS: **DARLENE CONOVER BRITT**  
 CONTRACT NO.: **1109301747**  
 FILE NO.: **PA-RT-063-183**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 15 of Unit No. RT-67**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, 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 **4/20/2001**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2094**, Page **8330** granted and conveyed unto DARLENE CONOVER BRITT.  
 PARCEL NO.: **16/88066/U67**  
 PIN NO.: **:16732102696196**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **DARLENE CONOVER BRITT**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
 Joel D Johnson, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Jun 23, 30, Jul 7

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**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 8004 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, July 27, 2023  
AT 10:00 A.M.**

By accessing the web address:

[www.bid4assets.com/monroecountysheriffsal](http://www.bid4assets.com/monroecountysheriffsal)  
es

PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

**LEGAL DESCRIPTION**

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 #62, on that certain subdivision plan titled "Phase I Sheet A-1, Northpark Estates, Middle Smithfield Township, Monroe County, Penna", dated November 4, 1992, and recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, Pennsylvania in Plat Book Volume 64, page 217.

UNDER AND SUBJECT to the Declaration of Rights, Easements, Covenants, Conditions, Affirmative Obligations and Restrictions applicable to Northpark Estates, dated August 14, 1992 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 1843, page 1519, as amended.

BEING THE SAME PREMISES which Lucinda M. Brown and Joey V. Brown by Deed dated March 24, 2015 and recorded on March 30, 2015, in the Office of the Monroe County Recorder of Deeds at Deed Book Volume 2451 at Page 6148, as Instrument No. 201506675 granted and conveyed unto Joey V. Brown.

Being Known as 132 Grey Cliff Drive f/k/a 62 North Park Estates, East Stroudsburg, PA 18301 Tax Code No. 09.88792

Map No. 9734302571811

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Joey V. Brown**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their

website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
Robert W. Williams, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

**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 4752 CIVIL 2022 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, July 27, 2023  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

OWNERS: **DOMINIQUE CAJUSTE  
BERNICE CAJUSTE**

CONTRACT NO.: **1100407899**

FILE NO.: **PA-RT-063-113**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 46 of Unit No. RT 160**, 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, 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 **1/29/2013**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2414**, Page **7132** granted and conveyed unto DOMINIQUE CAJUSTE and BERNICE CAJUSTE.

PARCEL NO.: **16/110441**

PIN NO.: :16732102590119U160  
 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **DOMINIQUE CAJUSTE**  
 BERNICE CAJUSTE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:  
 A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
 Joel D Johnson, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Jun 23, 30, Jul 7

**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 006250-CV-2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, July 27, 2023  
 AT 10:00 A.M.**

By accessing the web address:

[www.bid4assets.com/monroecountysheriffsale](http://www.bid4assets.com/monroecountysheriffsale)

PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

**LEGAL DESCRIPTION**

ALL THOSE CERTAIN lots or parcels of land located in the Township of Middle Smithfield, County of Monroe and State of Pennsylvania, to wit: as described in exhibit 1 and 1A. BEING Lots 10-12-14, Block 8, Unit 8, Monroe Lake Shores. BEGINNING at an iron pipe in the southerly edge of Castor Road, said iron pipe being located North 84 Degrees 09 Minutes 52 Seconds East 267.00 feet from the southeast intersection of said Castor Road and Cross Road, thence along the southerly edge of said Castor Road North 84 Degrees 09 Minutes 52 Seconds East 150.00 feet to an iron pipe; thence along Lot No. 16, Block 8, Unit 8, Monroe Lake Shores South 5 Degrees 50 Minutes 08 Seconds East 90.00 feet to an iron pipe; thence along Lots No. 15, 13 and 11 South 84 Degrees 09 Minutes 52 Seconds West 150.00 feet .to an iron pipe; thence along Lot

No. 8 North 5 Degrees 50 Minutes 08 Seconds West 90.00 feet to the place of beginning. CONTAINING 13,500 square feet. BEING THE SAME PREMISES which Great Land Properties, Inc., by Deed dated June 1, 1988 and recorded June 6, 1988 in the Office for the Recorder of Deeds in and for the County of Monroe and Commonwealth of Pennsylvania in Record Book Volume 1621, Page 1243, granted and conveyed unto Arthur Dinkel and Mildred Dinkel, his wife. Arthur Dinkel died on 10/28/2002 thereby vesting title solely into Mildred Dinkel as surviving tenant by the entirety, grantor herein. Being the same premises which Mildred Dinkel, unmarried widow, by Deed dated 06/27/2007 and recorded 06/27/2007, in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2309, Page 2210, granted and conveyed unto Bradley J. Carr, in fee.

Parcel ID 09.14D.8-8.10 PIN 09732503337923 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 **BRADLEY J. CARR, DECEASED**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA.

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Jun 23, 30, Jul 7

**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 4756 CIVIL 2022 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, July 27, 2023  
 AT 10:00 A.M.**

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

OWNERS: ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **VERONICA CARROLL, DECEASED, WHOSE DATE OF DEATH IS MAY OF 2020**  
CONTRACT NO.: **1109504316**  
FILE NO.: **PA-RT-063-195**  
Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 25 of Unit No. RT-116**, 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, 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 **10/21/2002**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2134**, Page **6068** granted and conveyed unto **VERONICA CARROLL**.  
PARCEL NO.: **16/88117/U116**  
PIN NO.: **16732101399063U116**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **VERONICA CARROLL, DECEASED** TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

**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 4888 CIVIL 2022 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, July 27, 2023**

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

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

OWNERS: **JACQUELINE E CHAMPAGNIE**, INDIVIDUALLY, **CONSTANTINE G CHAMPAGNIE**, INDIVIDUALLY AND AS KNOWN HEIR OF **DELLETTA A CHAMPAGNIE, DECEASED, WHOSE DATE OF DEATH IS JULY 16, 2011** **WAYNE CHAMPAGNIE**, KNOWN HEIR OF **DELLETTA A CHAMPAGNIE, DECEASED, WHOSE DATE OF DEATH IS JULY 16, 2011** **NICOLA A CHAMPAGNIE**, KNOWN HEIR OF **DELLETTA A CHAMPAGNIE, DECEASED, WHOSE DATE OF DEATH IS JULY 16, 2011** **DAHLIA M WILLIAMS A/K/A DAHLIA M CHAMPAGNIE**, KNOWN HEIR OF **DELLETTA A CHAMPAGNIE, DECEASED, WHOSE DATE OF DEATH IS JULY 16, 2011** AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **DELLETTA A CHAMPAGNIE, DECEASED, WHOSE DATE OF DEATH IS JULY 16, 2011**

CONTRACT NO.: **1080200116**  
FILE NO.: **PA-FV-063-053**

An undivided one fifty-second (1/52) co-tenancy interest being designated as **Interval No(s). 45**, in that certain piece or parcel of land, together with the message (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. FV51A**, in a certain Statement of Mutual Ownership Agreements of Fairway House Planned Residential Area, filed on March 26, 1975, in Deed Book Volume 618, at Page 137, as amended and/or supplemented (Units 4-6, 9-10, 12-13, 15, 18, 23-38, 41-44, and 47-53) and Statement of Mutual Ownership, filed on May 30, 1980, in Deed Book Volume 1036, at Page 139, as amended and/or supplemented (Units 2-3, 7-8, 11, 14, 16-17, 19, 21, 34, 39, and 45-46). The said Unit is more particularly shown and described on the certain Declaration Plan filed on September 4, 1974, in Plot Book Volume 23, at Page 99; all filed in the



Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **2/12/2002**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2115**, Page **1646** granted and conveyed unto DELLETTA A CHAMPAGNIE, CONSTANTINE G CHAMPAGNIE and JACQUELINE E CHAMPAGNIE.

DELLETTA A CHAMPAGNIE became deceased on July 16, 2011. DELLETTA A CHAMPAGNIE, CONSTANTINE G CHAMPAGNIE and JACQUELINE E CHAMPAGNIE held title as tenants in common. The known heirs of DELLETTA A CHAMPAGNIE are CONSTANTINE G CHAMPAGNIE, WAYNE CHAMPAGNIE, NICOLA A CHAMPAGNIE and DAHLIA M WILLIAMS A/K/A DAHLIA M CHAMPAGNIE. Any and all other heirs are unknown.

PARCEL NO.: **16/4/1/48-51A**

PIN NO.: **16732102885466B51A**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **JACQUELINE E CHAMPAGNIE**, INDIVIDUALLY, CONSTANTINE G CHAMPAGNIE, INDIVIDUALLY AND AS KNOWN HEIR OF DELLETTA A CHAMPAGNIE, DECEASED, WAYNE CHAMPAGNIE, KNOWN HEIR OF DELLETTA A CHAMPAGNIE, DECEASED, NICOLA A CHAMPAGNIE, KNOWN HEIR OF DELLETTA A CHAMPAGNIE, DECEASED, DAHLIA M WILLIAMS A/K/A DAHLIA M CHAMPAGNIE, KNOWN HEIR OF DELLETTA A CHAMPAGNIE, DECEASED, AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH DELLETTA A CHAMPAGNIE, DECEASED TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
 Joel D Johnson, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Jun 23, 30, Jul 7

**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 4756 CIVIL 2022 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, July 27, 2023**

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

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

**LEGAL DESCRIPTION**

OWNERS: **MARIE CIVITANO**, SURVIVING TENANT BY THE ENTIRETY OF JOHN D CIVITANO, DECEASED, WHOSE DATE OF DEATH IS JULY 16, 2010

CONTRACT NO.: **1109102947**

FILE NO.: **PA-RT-063-170**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 35 of Unit No. RT-70**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, 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 **12/21/1995**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2021**, Page **973** granted and conveyed unto JOHN D CIVITANO and MARIE CIVITANO.

PARCEL NO.: **16/88069/U70**

PIN NO.: **16732102696295**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **MARIE CIVITANO**, SURVIVING TENANT BY THE ENTIRETY OF JOHN D CIVITANO, DECEASED

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
 Joel D Johnson, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Jun 23, 30, Jul 7

**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 4734 CIVIL 2022 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, July 27, 2023  
AT 10:00 A.M.**

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

OWNERS: **KARL M CLAUS**

**LINDA W CLAUS**

CONTRACT NO.: **1077802619**

FILE NO.: **PA-DV-063-033**

An undivided one fifty-second (1/52) cotenancy interest being designated as **Time Period(s) No(s). 22** in that certain piece or parcel of land, together with the messageage (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. 112**, in a certain Statement of Mutual Ownership Agreements of Depuy House Planned Residential Area, filed on August 5, 1976, in Deed Book Volume 721, at Page 317, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration Plans of Depuy House Planned Residential Area. Said Declaration Plans for Phase II-A, Units 60-84 were filed on August 6, 1976, in Plot Book Volume 30, at Page 13; for Phase II-B, Units 85-109 and Units 130-132 were filed on August 1, 1977, in Plot Book Volume 33, at Page 67; for Phase II-C, Units 110-129 were filed on October 26, 1977, in Plot Book Volume 34, at Page 73; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **11/22/2019**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2539**, Page **8706** granted and conveyed unto **KARL M CLAUS** and **LINDA W CLAUS**.

PARCEL NO.: **16/3/3/3-1-112**

PIN NO.: **16733101092786B112**

SEIZED AND TAKEN IN EXECUTION AS THE PRO  
PERTY OF: **KARL M CLAUS**

**LINDA W CLAUS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:  
A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff

within thirty (30) days from 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  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

**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 8567 CIVIL 2019 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, July 27, 2023  
AT 10:00 A.M.**

By accessing the web address:  
[www.bid4assets.com/monroecountysheriffsale](http://www.bid4assets.com/monroecountysheriffsale)

PURCHASERS MUST PAY 10% OF THE  
PURCHASE PRICE OR SHERIFF'S COSTS,  
WHICHEVER IS HIGHER TO BID4ASSETS BY  
WIRE TRANSFER NO LATER THAN 4:00PM THE  
DAY AFTER AUCTION

**LEGAL DESCRIPTION**

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. 272, 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 of the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania in Plot Book Vol. 32, Page 129. UNDER AND SUBJECT to covenants and restrictions as set forth more fully in Deed Book Vol., 1302, Page 96.

BEING THE SAME PREMISES which Eric D. Roth and Robin L. Roth, by deed dated October 21, 2004, and recorded in the Office of the Recorder of Deeds in and for the County of Monroe and Commonwealth of Pennsylvania on October 25, 2004 in Instrument No. 200448562 granted and conveyed unto Eric Cohen and Samuel Cohen, Jr.

Parcel ID# 17.15E.1.272

PIN #17638202968711

Market Value: \$91,620.00

Address of property to be sold: 272  
Sandlewood Drive a/k/a 148 Sandlewood  
Drive, East Stroudsburg, PA 18301

SEIZED AND TAKEN IN EXECUTION AS THE PRO  
PERTY OF: **Samuel Cohen, Jr.** and Eric Cohen

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
 Jill M. Fein, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Jun 23, 30, Jul 7

**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 4757 CIVIL 2022 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, July 27, 2023**

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

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

**LEGAL DESCRIPTION**

OWNERS: **EVE CONCEPCION, JADE CONCEPCION AND CRAIG CONCEPCION**, SURVIVING JOINT TENANTS WITH RIGHT OF SURVIVORSHIP OF RICHARD CONCEPCION, DECEASED, WHOSE DATE OF DEATH IS APRIL 30, 2010

CONTRACT NO.: **1100409192**

FILE NO.: **PA-RT-063-114**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 15 of Unit No. RT-148**, 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, 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 **4/14/2009**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2351**, Page **6467** granted and conveyed unto RICHARD CONCEPCION and EVE CONCEPCION and JADE CONCEPCION and CRAIG CONCEPCION.

PARCEL NO.: **16/110426**

PIN NO.: **16732101497197U148**

SEIZED AND TAKEN IN EXECUTION AS THE PRO PERTY OF: **EVE CONCEPCION**, SURVIVING JOINT TENANT WITH RIGHT OF SURVIVORSHIP OF RICHARD CONCEPCION, DECEASED, JADE CONCEPCION, SURVIVING JOINT TENANT WITH RIGHT OF SURVIVORSHIP OF RICHARD CONCEPCION, DECEASED, CRAIG CONCEPCION, SURVIVING JOINT TENANT WITH RIGHT OF SURVIVORSHIP OF RICHARD CONCEPCION, DECEASED

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
 Joel D Johnson, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Jun 23, 30, Jul 7

**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 4682 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, July 27, 2023**

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

By accessing the web address:

[www.bid4assets.com/monroecountysheriffsal](http://www.bid4assets.com/monroecountysheriffsal)

**PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION**

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Polk, County of

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

BEGINNING at a point on the northeasterly line of Laurel Lane, said point being the most southerly comer of Lot No. 201 as shown on map entitled "Laurel Acres, Revised 26 June 1974";

THENCE along Lot No. 201 N 52 degrees 12' 05" E 114.05 feet to a point, said point being the southwesterly comer of Lot No. 202 as shown on said map;

THENCE along Lot No. 202 N 66 degrees 35' 04" E 150.00 feet to a point; said point being the most westerly comer of Lot No. 210 as shown on said map;

THENCE along Lot No. 210, S 33 degrees 53' 03" E 150.00 feet to a point, said point being the most northerly comer of Lot No. 211 as shown on said map;

THENCE along Lot No. 211, S 52 degrees 12' 05" W 249.11 feet to a point on the

northeasterly line of Laurel Lane; THENCE along the northeasterly line of Laurel Lane, N 37 degrees 47' 55" W 186.91 feet to the place of beginning.

BEING the same premises which Timothy D. Woods and Mikki J. Woods by Deed dated November 17, 2004 and recorded in the Official Records of Monroe County on December 6, 2004 in Deed Book Volume 2209, Page 8217, as Instrument granted and conveyed unto Walter J. Conklin and James W. Conklin, Jr..

162 Laurel Lane, Effort, PA 18330

Tax Parcel Number: 13-1-3-31

Map No: 13623801181156

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Walter J. Conklin**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA.

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

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

Jun 23, 30, Jul 7

**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 4760 CIVIL 2022 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, July 27, 2023  
AT 10:00 A.M.**

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

OWNERS: **JOHN L COSBY**

**HERMELINDA COSBY**

CONTRACT NO.: **1098602063**

FILE NO.: **PA-RVB-063-304**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 20 of Unit No(s). RV 125**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **8/30/1993**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1906**, Page **498** granted and conveyed unto JOHN L COSBY and HERMELINDA COSBY.

PARCEL NO.: **16/2/1/1-10**

PIN NO.: **:16732101450770C1**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **JOHN L COSBY**  
HERMELINDA COSBY

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

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**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 4760 CIVIL 2022 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, July 27, 2023**

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

PURCHASERS MUST IMMEDIATELY PAY 10%  
OF THE PURCHASE PRICE OR

SHERIFF'S COSTS . . . WHICHEVER IS HIGHER  
BY CASHIERS CHECK

**LEGAL DESCRIPTION**

OWNERS: **ALVIN R CRUZ**

CONTRACT NO.: **1098802606**

FILE NO.: **PA-RVB-063-309**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 40 of Unit No(s). RV153**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed

Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **12/9/2005**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2251**, Page **1318** granted and conveyed unto ALVIN R CRUZ.

PARCEL NO.: **16/2/1/1-11**

PIN NO.: **:16732100340877**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **ALVIN R CRUZ**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

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**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 4893 CIVIL 2022 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, July 27, 2023**

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

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

**LEGAL DESCRIPTION**

OWNERS: **JAMES E DANIEL**

**MYRTIS B DANIEL**

CONTRACT NO.: **1109504472**

FILE NO.: **PA-RT-066-011**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 12 of Unit No. RT-13**, 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, 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 **8/26/1997**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2039**, Page **3592** granted and conveyed unto **JAMES E DANIEL** and **MYRTIS B DANIEL**.

PARCEL NO.: **16/88012/U13**

PIN NO.: **:16732102589171**

SEIZED AND TAKEN IN EXECUTION AS THE PRO  
PERTY OF: **JAMES E DANIEL**

**MYRTIS B DANIEL**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

Jun 23, 30, Jul 7

**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 4732 CIVIL 2022 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, July 27, 2023**

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

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

**LEGAL DESCRIPTION**

OWNERS: **AIMEE DELL'ELBA**

**SARA DELL'ELBA**

CONTRACT NO.: **1079900684**

FILE NO.: **PA-DV-063-047**

An undivided one fifty-second (1/52) co-tenancy interest being designated as **Time Period(s) No(s). 27** in that certain piece or parcel of land, together with the messuage (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. 67D**, in a certain Statement of Mutual Ownership Agreements of Deputy House Planned Residential Area, filed on August 5, 1976, in Deed Book Volume 721, at Page 317, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration Plans of Deputy House Planned Residential Area. Said Declaration Plans for Phase II-A, Units 60-84 were filed on August 6, 1976, in Plot Book Volume 30, at Page 13; for Phase II-B, Units 85-109 and Units 130-132 were filed on August 1, 1977, in Plot Book Volume 33, at Page 67; for Phase II-C, Units 110-129 were filed on October 26, 1977, in Plot Book Volume 34, at Page 73; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **7/25/2013**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2424**, Page **2721** granted and conveyed unto **AIMEE DELL'ELBA** and **SARA DELL'ELBA**.

PARCEL NO.: **16/3/3/1-67D**

PIN NO.: **16732102995207B67D**

SEIZED AND TAKEN IN EXECUTION AS THE PRO  
PERTY OF: **AIMEE DELL'ELBA**

**SARA DELL'ELBA**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff

within thirty (30) days from 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  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

**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 4891 CIVIL 2022 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, July 27, 2023  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

OWNERS: **DEBBY DERSH**  
CONTRACT NO.: **1090402397**  
FILE NO.: **PAT-RV-065-024**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 43 of nit No(s). RV 1**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot

Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **8/2/2004**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2197**, Page **9647** granted and conveyed unto **DEBBY DERSH**.

PARCEL NO.: **16/2/1/1-7-1C**

PIN NO.: **16732102774648**

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

**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 4733 CIVIL 2022 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, July 27, 2023  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

OWNERS: **MICHAEL DITOMASSO  
RICHARD GRAFFEO**  
CONTRACT NO.: **1070301304**  
FILE NO.: **PA-DV-063-012**

An undivided one fifty-second (1/52) co-tenancy interest being designated as **Time Period(s) No(s). 9** in that certain piece or parcel of land, together with the message (and

veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. DV-117**, in a certain Statement of Mutual Ownership Agreements of Deputy House Planned Residential Area, filed on August 5, 1976, in Deed Book Volume 721, at Page 317, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration Plans of Deputy House Planned Residential Area. Said Declaration Plans for Phase II-A, Units 60-84 were filed on August 6, 1976, in Plot Book Volume 30, at Page 13; for Phase II-B, Units 85-109 and Units 130-132 were filed on August 1, 1977, in Plot Book Volume 33, at Page 67; for Phase II-C, Units 110-129 were filed on October 26, 1977, in Plot Book Volume 34, at Page 73; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **8/22/2018**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2515**, Page **6786** granted and conveyed unto RICHARD GRAFFEO and MICHAEL DITOMASSO.

PARCEL NO.: **16/3/3/3-1-117**

PIN NO.: **16733101093834B117**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERT OF: **MICHAEL DITOMASSO**  
RICHARD GRAFFEO

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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

Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

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**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 4893 CIVIL 2022 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, July 27, 2023  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

OWNERS: **F MULERO ENTERPRISES, LLC**

CONTRACT NO.: **1061219507**

FILE NO.: **PA-RT-068-010**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 13 of Unit No. RT 255**, 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, 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 **12/13/2018**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2521**, Page **6259** granted and conveyed unto F MULERO ENTERPRISES, LLC.

PARCEL NO.: **16/110862**

PIN NO.: **16732203406053**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERT OF: **F MULERO ENTERPRISES, LLC**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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

Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

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**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 4756 CIVIL 2022 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, July 27, 2023**



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

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

**LEGAL DESCRIPTION**

OWNERS: **DENNIS FERRIER, GRACE FREEMAN  
AND LOUIS P KAROL**, CO-EXECUTORS OF THE  
ESTATE OF MILLICENT H CRANFORD A/K/A  
MILLICENT CRANFORD, DECEASED, WHOSE  
DATE OF DEATH IS AUGUST 31, 2015  
CONTRACT NO.: **1109206623**

FILE NO.: **PA-RT-053-051**

Smithfield Township, Monroe County,  
Pennsylvania, known as **Interval No. 33 of Unit  
No. RT-142**, 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, 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 **8/6/1997**, in the Office of the  
Recorder of Deeds, etc., at Stroudsburg,  
Pennsylvania, in and for the County of Monroe,  
Deed Book Volume **2038**, Page **7229** granted  
and conveyed unto MILLICENT H CRANFORD  
A/K/A MILLICENT CRANFORD.

MILLICENT H CRANFORD A/K/A MILLICENT  
CRANFORD became deceased on August 31,  
2015. Estate documents were filed on behalf of  
MILLICENT H CRANFORD A/K/A MILLICENT  
CRANFORD in Kings County, New York, on  
November 13, 2015, File Number 2015-4303.  
The appointed Co-Executors of the ESTATE OF  
MILLICENT H CRANFORD A/K/A MILLICENT  
CRANFORD are DENNIS FERRIER, GRACE  
FREEMAN and LOUIS P KAROL.

PARCEL NO.: **16/88143/U142**

PIN NO.: **:16732101496159U142**

SEIZED AND TAKEN IN EXECUTION AS THE PRO  
PERTY OF: **DENNIS FERRIER**, CO-EXECUTOR OF  
THE ESTATE OF MILLICENT H CRANFORD  
A/K/A MILLICENT CRANFORD, DECEASED  
GRACE FREEMAN, CO-EXECUTOR OF THE  
ESTATE OF MILLICENT H CRANFORD A/K/A  
MILLICENT CRANFORD, DECEASED LOUIS P  
KAROL, CO-EXECUTOR OF THE ESTATE OF  
MILLICENT H CRANFORD A/K/A MILLICENT  
CRANFORD, DECEASED

TO ALL PARTIES IN INTEREST AND CLAIMANTS:  
A schedule of proposed distribution for the  
proceeds received from the above captioned  
sale will be on file in the Office of the Sheriff  
within thirty (30) days from 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  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

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**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 4760 CIVIL  
2022 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, July 27, 2023**

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

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

**LEGAL DESCRIPTION**

OWNERS: **CONRAD W FRANCIS  
RUTH Z FRANCIS**

CONTRACT NO.: **1098502131**

FILE NO.: **PA-RVB-063-299**

All that certain interest in land situated in  
Smithfield Township, Monroe County,  
Pennsylvania, known as **Interval No(s). 36 of  
Unit No(s). RV-142**, of Phase III-A and Phase III-  
B (Areas 1-4), River Village, Stage I, Shawnee  
Village Planned Residential Development, as  
said Unit and Interval for Phase III-A (Units 1-  
36) is described in the Declaration filed on  
March 30, 1979, in Deed Book Volume 939, at  
Page 255, as amended and/or supplemented;  
and as said Unit and Interval for Phase III-B  
(Units 37-168) is described in the Declaration of  
Protective Covenants, Mutual Ownership and  
Easements, filed on March 6, 1980, in Deed  
Book Volume 1016, at Page 103, as amended  
and/or supplemented. The said Unit is more  
particularly shown and described in the  
Declaration and Final Plans for River Village,  
Phase III-A and Phase III-B. Said Declaration  
and Final Plans for Phase III-A, Units 1-36 were  
filed on November 29, 1979, in Plot Book 42, at  
Page 3, and January 24, 1980, in Plot Book 42,  
at Page 69; for Phase III-B, Area 1, Units 37-60  
were filed on July 12, 1979, in Plot Book 40, at  
Page 105, as refiled on February 29, 1980, in  
Plot Book 42, at Page 103, and as refiled on  
August 7, 1981, in Plot Book 47, at Page 27; for  
Phase III-B, Area 2, Units 61-96 were filed on  
July 12, 1979, in Plot Book 40, at Pages 105 and  
107, as refiled on February 29, 1980, in Plot

Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **2/23/1995**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1995**, Page **673** granted and conveyed unto CONRAD W FRANCIS and RUTH Z FRANCIS.

PARCEL NO.: **16/2/1/1-11**

PIN NO.: **:16732100340877**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERT OF: **CONRAD W FRANCIS**

RUTH Z FRANCIS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

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**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 4741 CIVIL 2022 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, July 27, 2023  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

OWNERS: **KAREN A FURNO**

**JOHN A FURNO**

CONTRACT NO.: **1089000210**

FILE NO.: **PA-FV-063-068**

An undivided one fifty-second (1/52) co-tenancy interest being designated as **Interval**

**No(s). 37**, in that certain piece or parcel of land, together with the message (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. FV-17A**, in a certain Statement of Mutual Ownership Agreements of Fairway House Planned Residential Area, filed on March 26, 1975, in Deed Book Volume 618, at Page 137, as amended and/or supplemented (Units 4-6, 9-10, 12-13, 15, 18, 23-38, 41-44, and 47-53) and Statement of Mutual Ownership, filed on May 30, 1980, in Deed Book Volume 1036, at Page 139, as amended and/or supplemented (Units 2-3, 7-8, 11, 14, 16-17, 19, 21, 34, 39, and 45-46). The said Unit is more particularly shown and described on the certain Declaration Plan filed on September 4, 1974, in Plot Book Volume 23, at Page 99; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **7/25/2008**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2339**, Page **3468** granted and conveyed unto KAREN A FURNO and JOHN A FURNO.

PARCEL NO.: **16/4/1/48-17A**

PIN NO.: **16732102878900B17A**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERT OF: **KAREN A FURNO**

JOHN A FURNO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

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**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 7942 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, July 27, 2023  
AT 10:00 A.M.**

By accessing the web address:  
[www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)

PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

**LEGAL DESCRIPTION**

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE DEVELOPMENT OF MONROE LAKE SHORES, TOWNSHIP OF MIDDLE SMITHFIELD, COUNTY OF MONROE, AND COMMONWEALTH OF PENNSYLVANIA: BEING KNOWN AS: 8 FARATOL RD EAST STROUDSBURG, PA 18301

BEING PARCEL NUMBER: 09.14D.8-3.8

MAP NUMBER: 09732503237058

MUNICIPALITY: TOWNSHIP OF MIDDLE SMITHFIELD

IMPROVEMENTS: RESIDENTIAL PROPERTY SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **MARGARET GANNON**; THOMAS GANNON

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA.

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Jun 23, 30, Jul 7

**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 4749 CIVIL 2022 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, July 27, 2023  
 AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

OWNERS: **LOIS A GARDNER  
 STEVEN M GARDNER  
 STACI L GARDNER  
 LORRAINE BOSTON**  
 CONTRACT NO.: **1109107227**  
 FILE NO.: **PA-RT-063-174**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 48 of Unit No. RT-144**, 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, 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 **4/18/2000**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2077**, Page **6054** granted and conveyed unto **LOIS A GARDNER** and **STEVEN M GARDNER** and **STACI L GARDNER** and **LORRAINE BOSTON**.

PARCEL NO.: **16/88145/U144**

PIN NO.: **16732101497127U144**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **LOIS A GARDNER**

**STEVEN M GARDNER  
 STACI L GARDNER  
 LORRAINE BOSTON**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
 Joel D Johnson, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Jun 23, 30, Jul 7

**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 6548 CIVIL 2019 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at

a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, July 27, 2023  
AT 10:00 A.M.**

By accessing the web address:

[www.bid4assets.com/monroecountysheriffsal](http://www.bid4assets.com/monroecountysheriffsal)

es  
PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

**LEGAL DESCRIPTION**

ALL THOSE CERTAIN LOTS OR PIECES OF LAND SITUATE IN THE MIDDLE SMITHFIELD TOWNSHIP, MONROE COUNTY, PENNSYLVANIA, BEING LOTS NO 62, SECTION D, AS SHOWN ON PLAN OF LOTS ENTITLED "PLOTING 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.

PARCEL ID: 9/13A/1/86-1

PIN NO.: 09731604931096

TITLE VESTED IN: Davin M. Goodwin, not married, by Quit Claim Deed from Davin M. Goodwin and Tamika Davis, not married, dated June 2, 2017, recorded June 2, 2017 in the Monroe County Clerk's/Register's Office in Deed Book 2492, Page 2634.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Davin M. Goodwin** and Tamika Davis

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA.

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

Emmanuel J. Argentieri, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

**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 4891 CIVIL 2022 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, July 27, 2023  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

OWNERS: **MICHAEL R GREEN**

CONTRACT NO.: **1090303777**

FILE NO.: **PA-RV-066-013**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 52 of Unit No(s). RV3**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **3/28/2011**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2384**, Page **7847** granted and conveyed unto MICHAEL R GREEN.

PARCEL NO.: **16/2/1/1-7-1C**

PIN NO.: **:16732102774648**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **MICHAEL R GREEN**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

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**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 4756 CIVIL 2022 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, July 27, 2023  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

OWNERS: **DEENA HAINES, DORI BRISBOIS AND MARK DAVIS**, KNOWN HEIRS OF DOLORES DUNN, DECEASED, WHOSE DATE OF DEATH IS OCTOBER 5, 2019 AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **DOLORES DUNN, DECEASED, WHOSE DATE OF DEATH IS OCTOBER 5, 2019**

CONTRACT NO.: **1109303750**

FILE NO.: **PA-RT-063-184**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 35 of Unit No. RT- 120**, 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, 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 **6/17/1993**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1892**, Page **1096** granted and conveyed unto DARYL E DUNN and DOLORES DUNN.

DARYL E DUNN became deceased on March 6, 2014. DARYL E DUNN and DOLORES DUNN held title as tenants by the entirety; therefore, title was vested solely to DOLORES DUNN at the time of his passing. DOLORES DUNN became deceased on October 5, 2019. The known heirs of DOLORES DUNN are DEENA HAINES, DORI BRISBOIS and MARK DAVIS. Any and all other heirs are unknown.

PARCEL NO.: **16/88121/U120**

PIN NO.: **:16732101398142U120**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **DEENA HAINES**, KNOWN HEIR OF DOLORES DUNN, DECEASED DORI BRISBOIS, KNOWN HEIR OF DOLORES DUNN, DECEASED MARK DAVIS, KNOWN HEIR OF DOLORES DUNN, DECEASED AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH DOLORES DUNN, DECEASED TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

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**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 4757 CIVIL 2022 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, July 27, 2023**  
**AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

OWNERS: **MICHAEL HANLEY**, KNOWN HEIR OF JAMES HANLEY A/K/A JAMES JOSEPH HANLEY, DECEASED, WHOSE DATE OF DEATH IS AUGUST 8, 2020 AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATION CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **JAMES HANLEY A/K/A JAMES JOSEPH HANLEY, DECEASED, WHOSE DATE OF DEATH IS AUGUST 8, 2020**

CONTRACT NO.: **1108900432**

FILE NO.: **PA-RT-063-147**

Smithfield Township, Monroe County, Pennsylvania, being an undivided one-twenty sixth (1/26) co-tenancy fee simple interest in **Unit No. RT-FL 171 68**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and right to reserve and occupy Intervals of Split-Intervals in such Unit or any other Two-Week Floating/Flex Time Unit of the same or similar type 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 County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as supplemented, and as further described in the Declaration of Protective Covenants, Conditions, Restrictions, and Easements for two-week Floating/Flex Time Units in Ridge Top Village, dated June 27, 1989 and duly recorded in the aforesaid Office in Deed Book Volume 1688, at Page 276, (collectively referred to hereinafter as the Declarations).

BEING THE same premises conveyed by deed recorded **6/15/1995**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2009**, Page **1667** granted and conveyed unto **JAMES HANLEY A/K/A JAMES JOSEPH HANLEY** and **ANTOINETTE L HANLEY**.

**ANTOINETTE L HANLEY** became deceased on December 28, 2003. **JAMES HANLEY A/K/A JAMES JOSEPH HANLEY** and **ANTOINETTE L HANLEY** held title as tenants by the entirety; therefore, title was vested solely to **JAMES HANLEY A/K/A JAMES JOSEPH HANLEY** at the time of her passing. **JAMES HANLEY A/K/A JAMES JOSEPH HANLEY** became deceased on August 8, 2020. The known heir of **JAMES HANLEY A/K/A JAMES JOSEPH HANLEY** is

**MICHAEL HANLEY**. Any and all other heirs are unknown.

PARCEL NO.: **16/110461**

PIN NO.: **16732102592370U171**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **MICHAEL HANLEY**, KNOWN HEIR OF **JAMES HANLEY A/K/A JAMES JOSEPH HANLEY**, DECEASED, AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATION CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **JAMES HANLEY A/K/A JAMES JOSEPH HANLEY, DECEASED**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
 Joel D Johnson, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Jun 23, 30, Jul 7

**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 4734 CIVIL 2022 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, July 27, 2023**

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

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

**LEGAL DESCRIPTION**

OWNERS: **MICHAEL HOFFMAN  
 KATHRYN A WARDENSKI HOFFMAN**

CONTRACT NO.: **1077700755**

FILE NO.: **PA-DV-063-022**

An undivided one fifty-second (1/52) co-tenancy interest being designated as **Time Period(s) No(s). 18** in that certain piece or parcel of land, together with the message (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. 65F**, in a certain Statement of Mutual Ownership Agreements of Deputy House Planned Residential Area, filed on August 5, 1976, in Deed Book Volume 721, at Page 317, as amended and/or

supplemented. The said Unit is more particularly shown and described in the Declaration Plans of Deputy House Planned Residential Area. Said Declaration Plans for Phase II-A, Units 60-84 were filed on August 6, 1976, in Plot Book Volume 30, at Page 13; for Phase II-B, Units 85-109 and Units 130-132 were filed on August 1, 1977, in Plot Book Volume 33, at Page 67; for Phase II-C, Units 110-129 were filed on October 26, 1977, in Plot Book Volume 34, at Page 73; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **6/23/1983**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1269**, Page **301** granted and conveyed unto MICHAEL HOFFMAN and KATHRYN A WARDENSKI HOFFMAN.

PARCEL NO.: **16/3/3/3-1-65F**

PIN NO.: **16732102994271B65F**

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

**KATHRYN A WARDENSKI HOFFMAN**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Jun 23, 30, Jul 7

**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 4757 CIVIL 2022 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, July 27, 2023**

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

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

**LEGAL DESCRIPTION**

OWNERS: **ANTONIA IABONI**, SURVIVING TENANT BY THE ENTIRETY OF IGINO IABONI, DECEASED, WHOSE DATE OF DEATH IS DECEMBER 24, 2020, **DOMINICK D IABONI**,

INDIVIDUALLY, **MARIA R HOFBAUER**, INDIVIDUALLY, AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATION CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **ENRICO J IABONI A/K/A ENRICO JOHN IABONI, DECEASED, WHOSE DATE OF DEATH IS MARCH 20, 2008**

CONTRACT NO.: **1100202233**

FILE NO.: **PA-RT-063-093**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 30 of Unit No. RT-34**, 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, 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 **4/23/2002**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2120**, Page **2618** granted and conveyed unto IGINO IABONI and ANTONIA IABONI and DOMINICK D IABONI and MARIA R HOFBAUER and ENRICO J IABONI A/K/A ENRICO JOHN IABONI.

PARCEL NO.: **16/3/2/28-34**

PIN NO.: **16732102689423**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **ANTONIA IABONI**, SURVIVING

TENANT BY THE ENTIRETY OF IGINO IABONI, DECEASED, DOMINICK D IABONI, INDIVIDUALLY, MARIA R HOFBAUER, INDIVIDUALLY, AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATION CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **ENRICO J IABONI A/K/A ENRICO JOHN IABONI, DECEASED**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor

Jun 23, 30, Jul 7

**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 4760 CIVIL 2022 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, July 27, 2023  
AT 10:00 A.M.**

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

OWNERS: **LOUIS JIANNINE  
NANCY JIANNINE**

CONTRACT NO.: **1098405384**  
FILE NO.: **PA-RVB-063-294**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 21 of Unit No(s). R156**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page

111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **4/18/2001**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2094**, Page **6668** granted and conveyed unto LOUIS JIANNINE and NANCY JIANNINE.

PARCEL NO.: **16/2/1/1-11**

PIN NO.: **16732100340877**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **LOUIS JIANNINE  
NANCY JIANNINE**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

**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 4741 CIVIL 2022 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, July 27, 2023  
AT 10:00 A.M.**

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

OWNERS: **HAZEL B JOHNSON**, SURVIVING  
TENANT BY THE ENTIRETY OF ROGER T  
JOHNSON, DECEASED, WHOSE DATE OF  
DEATH IS MAY 3, 1999

CONTRACT NO.: **1087502431**

FILE NO.: **PA-FV-063-059**

An undivided one-fifty-second (1/52) co-tenancy interest being designated as **Interval No(s). 18**, in that certain piece or parcel of land, together with the message (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. 28A**, in a certain Statement of Mutual Ownership Agreements of Fairway House



Planned Residential Area, filed on March 26, 1975, in Deed Book Volume 618, at Page 137, as amended and/or supplemented (Units 4-6, 9-10, 12-13, 15, 18, 23-38, 41-44, and 47-53) and Statement of Mutual Ownership, filed on May 30, 1980, in Deed Book Volume 1036, at Page 139, as amended and/or supplemented (Units 2-3, 7-8, 11, 14, 16-17, 19, 21, 34, 39, and 45-46). The said Unit is more particularly shown and described on the certain Declaration Plan filed on September 4, 1974, in Plot Book Volume 23, at Page 99; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **8/18/1981**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1128**, Page **149** granted and conveyed unto ROGER T JOHNSON and HAZEL B JOHNSON.

PARCEL NO.: **16/4/1/48-28A**

PIN NO.: **16732102887062B28A**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **HAZEL B JOHNSON**, SURVIVING TENANT BY THE ENTIRETY OF ROGER T JOHNSON, DECEASED

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

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**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 4757 CIVIL 2022 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, July 27, 2023  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

OWNERS: **SAKEENA T JOHNSON**, KNOWN HEIR OF CLARENCE E JOHNSON A/K/A

CLARENCE E JOHNSON JR, DECEASED, WHOSE DATE OF DEATH IS JANUARY 6, 2020 AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATION CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **CLARENCE E JOHNSON A/K/A CLARENCE E JOHNSON JR, DECEASED, WHOSE DATE OF DEATH IS JANUARY 6, 2020** AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATION CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **ELEANOR A WASHINGTON, DECEASED, WHOSE DATE OF DEATH IS MAY 18, 2022** AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATION CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **NORMA MAYO, DECEASED, WHOSE DATE OF DEATH IS FEBRUARY 12, 2022**

CONTRACT NO.: **1108402934**

FILE NO.: **PA-RT-063-125**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 27 of Unit No. RT- 17**, 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, 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 **1/26/1993**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1870**, Page **663** granted and conveyed unto CLARENCE E JOHNSON A/K/A CLARENCE E JOHNSON JR and ELEANOR A WASHINGTON and NORMA MAYO.

PARCEL NO.: **16/88016/U17**

PIN NO.: **16732102588018**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **SAKEENA T JOHNSON**, KNOWN HEIR OF CLARENCE E JOHNSON A/K/A CLARENCE E JOHNSON JR, DECEASED, AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATION CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH CLARENCE E JOHNSON A/K/A CLARENCE E JOHNSON JR, DECEASED, ELEANOR A WASHINGTON, DECEASED, NORMA MAYO, DECEASED

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff

within thirty (30) days from 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  
 Joel D Johnson, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Jun 23, 30, Jul 7

**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 4760 CIVIL 2022 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, July 27, 2023  
 AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

OWNERS: **THERESA KANDAWIRE**  
 CONTRACT NO.: **1099701096**  
 FILE NO.: **PA-RVB-063-314**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 49 of Unit No(s). RV-165**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot

Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **6/24/2004**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2194**, Page **1839** granted and conveyed unto **THERESA KANDAWIRE**.

PARCEL NO.: **16/2/1/1-11**  
 PIN NO.: **:16732100340877**

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
 Joel D Johnson, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Jun 23, 30, Jul 7

**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 4749 CIVIL 2022 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, July 27, 2023  
 AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

OWNERS: **THOMAS KULIK**  
**CHRISTINE KULIK**  
 CONTRACT NO.: **1109106237**  
 FILE NO.: **PA-RT-063-172**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 27 of Unit No. RT-131**, 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, 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 **3/7/2007**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2298**, Page **5436** granted and conveyed unto THOMAS KULIK and CHRISTINE KULIK.

PARCEL NO.: **16/88132/U131**  
 PIN NO.: **:16732101490260U131**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **THOMAS KULIK**  
**CHRISTINE KULIK**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
 Joel D Johnson, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Jun 23, 30, Jul 7

**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 4897 CIVIL 2022 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, July 27, 2023  
 AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

OWNERS: **BARBARA A LAUNI**  
 CONTRACT NO.: **1098207368**  
 FILE NO.: **PA-RVB-066-017**

All that certain interest in land situated in Smithfield Township, Monroe County,

Pennsylvania, known as **Interval No(s). 42 of Unit No(s). RV 116**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **10/29/1991**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1800**, Page **452** granted and conveyed unto BARBARA A LAUNI.

PARCEL NO.: **16/2/1/1-10**  
 PIN NO.: **:16732101450770C1**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **BARBARA A LAUNI**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
 Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

**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 4752 CIVIL 2022 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, July 27, 2023  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

OWNERS: **LOYD A LAWRENCE**

CONTRACT NO.: **1100301902**

FILE NO.: **PA-RT-063-102**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 34 of Unit No. RT 130**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, 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 **8/8/2014**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2441**, Page **8842** granted and conveyed unto **LOYD A LAWRENCE**.

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

PIN NO.: **:16732101490168U130**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **LOYD A LAWRENCE**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

**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 008120 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, July 27, 2023  
AT 10:00 A.M.**

By accessing the web address:

[www.bid4assets.com/monroecountysheriffsal](http://www.bid4assets.com/monroecountysheriffsal)

<sup>ES</sup>

PURCHASERS MUST PAY 10% OF THE  
PURCHASE PRICE OR SHERIFF'S COSTS,  
WHICHEVER IS HIGHER TO BID4ASSETS BY  
WIRE TRANSFER NO LATER THAN 4:00PM THE  
DAY AFTER AUCTION

**LEGAL DESCRIPTION**

All that certain lot, parcel or piece of land situate in the Township of Tobyhanna, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 5483, Section C-HI-B according to Plan of Emerald Lakes, recorded in the Office for the Recording of Deeds, etc. in and for the County of Monroe, at Stroudsburg, Pa. in Plot Book Volume 17, Page 111, bounded and described as follows, to wit:

In Plot Book Volume and Page Number according to aforementioned Plan on Record. BEING known and numbered as 339 Clearview Drive, Long Pond, PA 18334.

Being the same property conveyed to Robert E. Leach and Catherine M. Leach, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Martin J. Priestler and Diane T. Priestler, his wife, dated August 5, 1993, recorded August 13, 1993, at Document ID 000004, and recorded in Book 1903, Page 0694, Office of the Recorder of Deeds, Monroe County, Pennsylvania.

INFORMATIONAL NOTE: Robert E. Leach died on April 2, 2000, and pursuant to the tenants by the entirety language in the above-mentioned deed, all his interests passed to Catherine M. Leach.

TAX CODE: 19.31.2.89

PIN NO: 19634402753949

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Lynne Marie Leach**, AKA Lynne

Leach, individually and as Executrix to the Estate of Catherine M. Leach, AKA Catherine Mary Leach, AKA Catherine Leach

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
 Katherine M. Wolf, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Jun 23, 30, Jul 7

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**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 2823 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, July 27, 2023  
 AT 10:00 A.M.**

By accessing the web address:

[www.bid4assets.com/monroecountysheriffsal](http://www.bid4assets.com/monroecountysheriffsal)

es

PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

**LEGAL DESCRIPTION**

ALL THAT CERTAIN LOT OR PIECE OF GROUND, LYING AND BEING SITUATE IN THE TOWNSHIP OF CHESTNUHILL, COUNTY OF MONROE AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 22 ON PLAN OF LONG WOOD ESTATES, SECTION 2, PREPARED BY ROBERT G. BEERS, REGISTERED SURVEYOR, DATED JULY 1985 AND RECORDED IN THE OFFICE OF EH RECORDER OF DEEDS OF MONROE COUNTY AT STROUDSBURG, PENNSYLVANIA, IN PLOT BOOK VOLUME57 PAGE 135.

PARCEL NUMBER: 02.7.1.40-22 AND PIN NUMBER 02624902593822

BEING KNOWN AS: 263 BLACKTHORN DR, SAYLORSBURG, PENNSYLVANIA 18353.

Title to said premises is vested in George M. Liebegott and Jeneen M. Liebegott, husband and wife, by deed from Jeneen Liebegott dated February 16, 2018 and recorded February 23,

2018 in Deed Book 2506, Page 4009 Instrument Number 201804454.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **George M. Liebegott** and Jeneen M. Liebegott

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA.

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Jun 23, 30, Jul 7

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**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 4752 CIVIL 2022 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, July 27, 2023  
 AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS . . . WHICHEVER IS HIGHER

BY CASHIERS CHECK  
**LEGAL DESCRIPTION**

OWNERS: **LUIS LLAPA**

**AMPARO RIVAS**

CONTRACT NO.: **1100505171**

FILE NO.: **PA-RT-063-119**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 43 of Unit No. RT 129**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, 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 **7/18/2014**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2440**, Page **8554** granted and conveyed unto LUIS LLAPA and AMPARO RIVAS.

PARCEL NO.: **16/88130/U129**

PIN NO.: **:16732101399268U129**

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

AMPARO RIVAS

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

**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 4752 CIVIL 2022 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, July 27, 2023**

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

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

**LEGAL DESCRIPTION**

OWNERS: **NELSON LOPEZ**

**MARTHA G AMAYA**

CONTRACT NO.: **1100209659**

FILE NO.: **PA-RT-063-100**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 32 of Unit No. RT 135**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, 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 **9/8/2010**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2375**, Page **5689** granted and conveyed unto NELSON LOPEZ and MARTHA G AMAYA.

PARCEL NO.: **16/88136/U135**

PIN NO.: **:16732101491109U135**

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

**MARTHA G AMAYA**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

**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 8029 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, July 27, 2023**

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

By accessing the web address:

[www.bid4assets.com/monroecountysheriffsal](http://www.bid4assets.com/monroecountysheriffsal)

<sup>es</sup>  
PURCHASERS MUST PAY 10% OF THE  
PURCHASE PRICE OR SHERIFF'S COSTS,  
WHICHEVER IS HIGHER TO BID4ASSETS BY  
WIRE TRANSFER NO LATER THAN 4:00PM THE  
DAY AFTER AUCTION

**LEGAL DESCRIPTION**

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. 105, Section L as shown on map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 24, Pages 7,9 and 11.

TOGETHER with the right to the Grantee to use the private roadways as shown on said recorded map, together with such other rights of way over other lands of the Grantor as the Grantor may designate from time to time, for the purpose of ingress, egress, and regress in common with the Grantor, its successors and assigns and other persons to and from public highways, excepting and reserving, however, to the Grantor, sewer and other utility lines. The Grantor does not hereby dedicate said private roads to public use.

TOGETHER with all rights and privileges and under and subject to the conditions, exceptions, covenants, reservations, and restrictions as of record.

BEING THE SAME PREMISES which Adam Zazul, a married man and Jan Grabowski, a single man by Deed dated August 1, 2005 and recorded on August 12, 2005, in the Office of the Monroe County Recorder of Deeds at Deed Book Volume 2236 at Page 284, as Instrument No. 200535886 granted and conveyed unto Ronald C. Mager, a married man.

Being Known as 2217 Overlook Drive f/k/a 105 Overlook Drive, Tobyhanna, PA 18466

Tax Code No. 03.9B.2.27

Map No. 3635915628511

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Ronald C. Mager**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
Robert W. Williams, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

**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 4756 CIVIL 2022 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, July 27, 2023**  
**AT 10:00 A.M.**

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

OWNERS: **BEVERLY MAHONEY**, SURVIVING TENANT BY THE ENTIRETY OF ROBERT MAHONEY, DECEASED, WHOSE DATE OF DEATH IS AUGUST 5, 2002  
CONTRACT NO.: **110905315**  
FILE NO.: **PA-RT-063-213**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 31 of Unit No. RT-207**, 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, 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 **3/20/2002**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2117**, Page **8595** granted and conveyed unto ROBERT MAHONEY and BEVERLY MAHONEY.

PARCEL NO.: **16/110788**  
PIN NO.: **:16732102594704U207**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **BEVERLY MAHONEY**, SURVIVING TENANT BY THE ENTIRETY OF ROBERT MAHONEY, DECEASED

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

**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 4752 CIVIL 2022 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, July 27, 2023  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

OWNERS: **ANA E MARENGO**

**WILLIAM X BOWEN**

CONTRACT NO.: **1100406420**

FILE NO.: **PA-RT-063-111**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 33 of Unit No. RT 150**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, 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 **9/6/2012**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2407**, Page **7459** granted and conveyed unto ANA E MARENGO and WILLIAM X BOWEN.

PARCEL NO.: **16/110428**

PIN NO.: **:16732101498029U150**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **ANA E MARENGO**

**WILLIAM X BOWEN**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

**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 001720 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, July 27, 2023  
AT 10:00 A.M.**

By accessing the web address:

[www.bid4assets.com/monroecountysheriffsal](http://www.bid4assets.com/monroecountysheriffsal)

<sup>es</sup>

PURCHASERS MUST PAY 10% OF THE  
PURCHASE PRICE OR SHERIFF'S COSTS,  
WHICHEVER IS HIGHER TO BID4ASSETS BY  
WIRE TRANSFER NO LATER THAN 4:00PM THE  
DAY AFTER AUCTION

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot, piece or parcel of land situate in the Township of Pocono, County Monroe, and Commonwealth of Pennsylvania, being Lot No. 10 Section 4 as shown on map entitled "Final Plan, Section No. 4, Sunset Pocono", dated March 10, 1973 and recorded May 16, 1973 in the Office for the Recording of Deeds, etc., at Stroudsburg, Pa., in and for the County of Monroe in Plan Book Volume No. 19 at Page No. 61.

UNDER AND SUBJECT to restrictions, covenants, conditions, etc., as set forth of record in Monroe County Recorder of Deeds Office.

BEING THE SAME PREMISES which Joseph Finocchio and Lucille Finocchio, husband and wife by Deed dated April 19, 2007 and recorded on May 11, 2007, in the Office of the Monroe County Recorder of Deeds at Deed Book Volume 2305 at Page 673, as Instrument No. 200718601 granted and conveyed unto Franklin Matias and Lizette Matias, husband and wife.

Being Known as 260 Sunlight Drive, Henryville, PA 18332

Tax Code No. 12.5B.4.21

Map No. 12637403338906

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Franklin Matias** A/K/A Franklin R Matias and Lizette Matias

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their



website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
 Robert W. Williams, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Jun 23, 30, Jul 7

**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 4741 CIVIL 2022 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, July 27, 2023  
 AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

OWNERS: **WENDY MCNABB**, SURVIVING  
 TENANT BY THE ENTIRETY OF **JAMES MCNABB**,  
 DECEASED, WHOSE DATE OF DEATH IS  
 SEPTEMBER 27, 2021

CONTRACT NO.: **1080100423**  
 FILE NO.: **PA-FV-063-052**

An undivided one fifty-second (1/52) cotenancy interest being designated as **Interval No(s). 21**, in that certain piece or parcel of land, together with the messuage (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. FV- 6C**, in a certain Statement of Mutual Ownership Agreements of Fairway House Planned Residential Area, filed on March 26, 1975, in Deed Book Volume 618, at Page 137, as amended and/or supplemented (Units 4-6, 9-10, 12-13, 15, 18, 23-38, 41-44, and 47-53) and Statement of Mutual Ownership, filed on May 30, 1980, in Deed Book Volume 1036, at Page 139, as amended and/or supplemented (Units 2-3, 7-8, 11, 14, 16-17, 19, 21, 34, 39, and 45-46). The said Unit is more particularly shown and described on the certain Declaration Plan filed on September 4, 1974, in Plot Book Volume 23, at Page 99; all filed in the

Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **9/27/2001**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2105**, Page **2411** granted and conveyed unto **JAMES MCNABB** and **WENDY MCNABB**.

PARCEL NO.: **16/4/1/48-6C**

PIN NO.: **1673210287973986C**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **WENDY MCNABB**, SURVIVING TENANT BY THE ENTIRETY OF **JAMES MCNABB**, DECEASED

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
 Joel D Johnson, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Jun 23, 30, Jul 7

**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 4711 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, July 27, 2023  
 AT 10:00 A.M.**

By accessing the web address:  
[www.bid4assets.com/monroecountysheriffsal](http://www.bid4assets.com/monroecountysheriffsal)

PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, known as Lot #729, located on Fern Court as shown on final plans Phase 11, Blue Mountain Lake, a Planned Unit Development and filed of Record in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Plot Book 73 page 228 and 229.

BEING KNOWN AS: 3208 MOUNTAIN LAUREL DRIVE, EAST STROUDSBURG, PA 18301  
BEING THE SAME PREMISES WHICH THE MOUNTAIN LAKE RESERVE, L.P. A PENNSYLVANIA LIMITED PARTNERSHIP BY ITS GENERAL PARTNER THE MOUNTAIN LAKE RESERVE, L.L.C. BY DEED DATED 5/17/2004 AND RECORDED 7/8/2004 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2195 AT PAGE 7511, GRANTED AND CONVEYED UNTO STEPHEN A. MCQUEEN AND ANDREA CATO-MCQUEEN.

PIN #: 16730304606982

TAX CODE #: 16.96231

SEIZED AND TAKEN IN EXECUTION AS THE PRO PERTY OF: **STEPHEN A. MCQUEEN** AKA STEVEN A. MCQUEEN

ANDREA CATO MCQUEEN

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA.

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

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**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 2493 CIVIL 2021 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, July 27, 2023  
AT 10:00 A.M.**

By accessing the web address:

[www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)

PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION  
**LEGAL DESCRIPTION**

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

Lot 109 as shown on Subdivision of Shelbrooke Estates, Sheldon Kopelson, Developer, prepared by Achterman Associates, dated December 16, 1992 and recorded in the Office for the Recording of Deeds &c., at Stroudsburg, Pennsylvania, in and for the County of Monroe, in Plot Book Volume 65, Page 109.

UNDER AND SUBJECT to the restrictions set forth in Plot Book 65, page 109.

FURTHER UNDER AND SUBJECT to the Declaration of Protective Covenants, Restrictions, Exceptions, Reservations and Conditions for Shelbrooke Estates recorded in Record Book Vol. 1919, page 1243.

FURTHER UNDER AND SUBJECT to the

Amended Declaration of Protective Covenants, Restrictions, Exceptions, Reservations and Conditions for Shelbrooke Estates recorded in Record Book Vol. 2050, page 7797.

BEING KNOWN AS: 5406 SHEL BROOKE DRIVE, STROUDSBURG, PA 18360

BEING THE SAME PREMISES WHICH SHELDON KOPELSON, SINGLE BY DEED DATED 7/20/2001 AND RECORDED 7/24/2001 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2101 AT PAGE 796, GRANTED AND CONVEYED UNTO ANDREW MEANS.

PIN #: 17639004638957

TAX CODE #: 17.88964

SEIZED AND TAKEN IN EXECUTION AS THE PRO PERTY OF: **ANDREW MEANS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA.

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

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

Pennsylvania  
Joel D Johnson, Esquire

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4756 CIVIL 2022 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, July 27, 2023**

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

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

**LEGAL DESCRIPTION**

OWNERS: **DOROTHY M MICKENS**, SURVIVING TENANT BY THE ENTIRETY OF **BENNIE MICKENS**, DECEASED, WHOSE DATE OF DEATH IS JULY 26, 2006

CONTRACT NO.: **1109107847**

FILE NO.: **PA-RT-063-175**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 10 of Unit No. RT-152**, 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, 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 **5/20/1999**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2063**, Page **9877** granted and conveyed unto **BENNIE MICKENS** and **DOROTHY M MICKENS**.

PARCEL NO.: **16/110430**

PIN NO.: **16732101498162U152**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **DOROTHY M MICKENS**, SURVIVING TENANT BY THE ENTIRETY OF **BENNIE MICKENS**, DECEASED

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

**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 003104 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, July 27, 2023**

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

By accessing the web address:  
[www.bid4assets.com/monroecountysheriffsale](http://www.bid4assets.com/monroecountysheriffsale)

PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of land, situate in the Township of Tunkhannock, County of Monroe and Commonwealth of Pennsylvania, more particularly described as follows:

BEING all of Lot 3115 in section LL-1 as shown and designated on plan of Indian Mountain Lakes, Section LL-1, made by Leo Achterman, Jr., Civil Engineer and surveyor, dated May 27, 1980 and recorded April 3, 1981, at the Recorder of Deeds for Monroe County, in Map Book 46, page 5.

UNDER AND SUBJECT all rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as may be more particularly set forth in deed recorded to record book 2140, page 6234.

BEING THE SAME PREMISES which Federal Home Loan Mortgage Corporation, by its attorney-in-fact, Mark J. Udren of Udren Law Offices, P.C., f/k/a Law Office of Mark J. Udren (Power of Attorney recorded August 8, 2000 in book 2082, Page 5318) by deed dated December 28, 2007, and recorded in the Office of the Recorder of Deeds in and for the County of Monroe and Commonwealth of Pennsylvania on January 17, 2008 in Instrument No. 200801933 granted and conveyed unto Morton Monk and Roberta Monk.

Parcel ID# 20.8J.2.33

PIN #20632001387705

Market Value: \$163,670.00

Address of property to be sold: 3115 Mallard Lane a/k/a 139 Mallard Lane, Blakeslee, PA 18610

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **MORTON MONK** and **ROBERTA MONK**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA.

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

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**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 4757 CIVIL 2022 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, July 27, 2023  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

OWNERS: **JOHN F MOOS**, SURVIVING TENANT  
BY THE ENTIRETY OF LINDA M MOOS,  
DECEASED, WHOSE DATE OF DEATH IS  
AUGUST 15, 1995

CONTRACT NO.: **1108702572**  
FILE NO.: **PA-RT-063-137**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 8 of Unit No. RT- 100**, 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, 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 **5/27/1988**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1620**, Page **412** granted and conveyed unto **JOHN F MOOS** and **LINDA M MOOS**.

PARCEL NO.: **16/88101/U100**

PIN NO.: **:16732101385847U100**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **JOHN F MOOS**, SURVIVING TENANT  
BY THE ENTIRETY OF **LINDA M MOOS**,  
DECEASED

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

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**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 4749 CIVIL 2022 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, July 27, 2023  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

OWNERS: **RAFAEL MORALES**

**DORY MORALES**

CONTRACT NO.: **1109306803**

FILE NO.: **PA-RT-063-187**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 32 of Unit No. RT-208**, 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, 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 **3/12/2003**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2147**, Page **2262** granted and conveyed unto RAFAEL MORALES and DORY MORALES.

PARCEL NO.: **16/110789**

PIN NO.: **:16732102593870U208**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **RAFAEL MORALES**  
DORY MORALES

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

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**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 4896 CIVIL 2022 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, July 27, 2023  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

OWNERS: **CHRISTINE MORROW**, TRUSTEE OF THE MORROW LIVING TRUST, DATED DECEMBER 19, 2005

CONTRACT NO.: **1109006429**

FILE NO.: **PA-RT-066-008**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 7 of Unit No. RT-157**, 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, 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 **10/31/2006**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2286**, Page **1342** granted and conveyed unto JAMES E MORROW SR AND CHRISTINE MORROW, TRUSTEES OF THE MORROW LIVING TRUST, DATED DECEMBER 19, 2005.

JAMES E MORROW SR became deceased on May 21, 2019; therefore, CHRISTINE MORROW is the sole surviving trustee of THE MORROW LIVING TRUST, DATED DECEMBER 19, 2015.

PARCEL NO.: **16/110437**

PIN NO.: **:16732102591124U157**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **CHRISTINE MORROW**, TRUSTEE OF THE MORROW LIVING TRUST, DATED DECEMBER 19, 2005

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

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**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 4760 CIVIL 2022 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, July 27, 2023  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10%  
OF THE PURCHASE PRICE OR

SHERIFF'S COSTS . . . WHICHEVER IS HIGHER  
BY CASHIERS CHECK  
**LEGAL DESCRIPTION**

OWNERS: **BOLVIS E MURRAY**  
**SONIA T MURRAY**

CONTRACT NO.: **1098402746**  
FILE NO.: **PA-RVB-063-291**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 16 of Unit No(s). RV130**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **8/6/1993**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1902**, Page **342** granted and conveyed unto **BOLVIS E MURRAY** and **SONIA T MURRAY**.

PARCEL NO.: **16/2/1/1-10**  
PIN NO.: **:16732101450770C1**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **BOLVIS E MURRAY**  
**SONIA T MURRAY**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:  
A schedule of proposed distribution for the proceeds received from the above captioned

sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

**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 4752 CIVIL 2022 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, July 27, 2023**  
**AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10%  
OF THE PURCHASE PRICE OR

SHERIFF'S COSTS . . . WHICHEVER IS HIGHER  
BY CASHIERS CHECK  
**LEGAL DESCRIPTION**

OWNERS: **RAMSEY MYERS**  
**ANNE MYERS**

CONTRACT NO.: **1108404203**  
FILE NO.: **PA-RT-063-126**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 30 of Unit No. RT 77**, 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, 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 **5/30/1986**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1491**, Page **830** granted and conveyed unto **RAMSEY MYERS** and **ANNE MYERS**.

PARCEL NO.: **16/88076/U77**  
PIN NO.: **:16732102694472**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **RAMSEY MYERS**  
**ANNE MYERS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:  
A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

**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 4733 CIVIL 2022 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, July 27, 2023  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

OWNERS: **ELAINE LATRISE NELSON**  
CONTRACT NO.: **1070401591**  
FILE NO.: **PA-DV-063-016**

An undivided one fifty-second (1/52) cotenancy interest being designated as **Time Period(s) No(s). 50** in that certain piece or parcel of land, together with the message (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. DV-80D**, in a certain Statement of Mutual Ownership Agreements of Depuy House Planned Residential Area, filed on August 5, 1976, in Deed Book Volume 721, at Page 317, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration Plans of Depuy House Planned Residential Area. Said Declaration Plans for Phase II-A, Units 60-84 were filed on August 6, 1976, in Plot Book Volume 30, at Page 13; for Phase II-B, Units 85-109 and Units 130-132 were filed on August 1, 1977, in Plot Book Volume 33, at Page 67; for Phase II-C, Units 110-129 were filed on October 26, 1977, in Plot Book Volume 34, at Page 73; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **7/6/2012**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2404**, Page **9305** granted and conveyed unto **ELAINE LATRISE NELSON**.

PARCEL NO.: **16/3/3/3-1-80D**  
PIN NO.: **16732102996490B80D**  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **ELAINE LATRISE NELSON**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:  
A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

**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 4749 CIVIL 2022 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, July 27, 2023  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

OWNERS: **HEVRAL NEVERS**  
**JASMINE NEVERS**  
CONTRACT NO.: **1109201160**  
FILE NO.: **PA-RT-063-180**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 47** of **Unit No. RT- 6**, 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, 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 **9/5/1997**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2039**, Page **7542** granted and conveyed unto HEVRAL NEVERS and JASMINE NEVERS.

PARCEL NO.: **16/88005/U6**

PIN NO.: **:16732102579923U6**

SEIZED AND TAKEN IN EXECUTION AS THE PRO  
PERTY OF: **HEVRAL NEVERS**

JASMINE NEVERS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

Jun 23, 30, Jul 7

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**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 4733 CIVIL 2022 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, July 27, 2023**

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

PURCHASERS MUST IMMEDIATELY PAY 10%  
OF THE PURCHASE PRICE OR

SHERIFF'S COSTS . . . WHICHEVER IS HIGHER  
BY CASHIERS CHECK

**LEGAL DESCRIPTION**

OWNERS: **MARVIN PADILLA SR**

**OLGA L PADILLA**

CONTRACT NO.: **1070201207**

FILE NO.: **PA-DV-063-008**

An undivided one fifty-second (1/52) cotenancy interest being designated as **Time Period(s) No(s). 26** in that certain piece or parcel of land, together with the message (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. DV-109**, in a certain Statement of Mutual Ownership Agreements of Depuy House Planned Residential Area, filed on August 5, 1976, in Deed Book Volume 721,

at Page 317, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration Plans of Depuy House Planned Residential Area. Said Declaration Plans for Phase II-A, Units 60-84 were filed on August 6, 1976, in Plot Book Volume 30, at Page 13; for Phase II-B, Units 85-109 and Units 130-132 were filed on August 1, 1977, in Plot Book Volume 33, at Page 67; for Phase II-C, Units 110-129 were filed on October 26, 1977, in Plot Book Volume 34, at Page 73; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **1/11/2018**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2504**, Page **4614** granted and conveyed unto MARVIN PADILLA SR and OLGA L PADILLA.

PARCEL NO.: **16/3/3/3-1-109**

PIN NO.: **16733101091730B109**

SEIZED AND TAKEN IN EXECUTION AS THE PRO  
PERTY OF: **MARVIN PADILLA SR**

OLGA L PADILLA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

Jun 23, 30, Jul 7

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**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 4749 CIVIL 2022 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, July 27, 2023**

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

PURCHASERS MUST IMMEDIATELY PAY 10%  
OF THE PURCHASE PRICE OR

SHERIFF'S COSTS . . . WHICHEVER IS HIGHER  
BY CASHIERS CHECK

**LEGAL DESCRIPTION**

OWNERS: **THOMAS PARSON**

**GENEVA PARSON**

CONTRACT NO.: **1109011874**



FILE NO.: **PA-RT-063-168**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 37 of Unit No. RT-205**, 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, 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 **3/3/1993**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1875**, Page **1694** granted and conveyed unto THOMAS PARSON and GENEVA PARSON.

PARCEL NO.: **16/110786**

PIN NO.: **:16732102594719U205**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **THOMAS PARSON**  
GENEVA PARSON

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

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**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 9288 CIVIL 2019 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, July 27, 2023  
AT 10:00 A.M.**

By accessing the web address:

[www.bid4assets.com/monroecountysheriffsal](http://www.bid4assets.com/monroecountysheriffsal)

es

PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

**LEGAL DESCRIPTION**

**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. 74, Section A, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania, in Plot Book Volume 31, Page 65.

**BEING THE SAME PREMISES** which Alvin J. Perry, by a deed dated April 14, 1998, and recorded in the Office of the Recorder of Deeds of Monroe County, Stroudsburg, Pennsylvania, in Record Book Volume 2047, Page 8735 granted and conveyed unto Alvin J. Perry and Doris Perry, his wife.

**UNDER AND SUBJECT** to the covenants, charges, reservations, conditions, and restrictions as set forth in the chain of title.

Tax Code No. 17.15A.2.94

PIN NO. 17-6392-01-37-5145

a/k/a/ 2091 Candlewood Drive, East Stroudsburg, PA 18301, Lot 74, Section A, Penn Estates, Stroud Township, Monroe County, PA

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **ALVIN J. PERRY** and DORIS PERRY

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
Nicholas Charles Haros, Esquire  
Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

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**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 4732 CIVIL 2022 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, July 27, 2023**

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

PURCHASERS MUST IMMEDIATELY PAY 10% OF THE PURCHASE PRICE OR

SHERIFF'S COSTS . . . WHICHEVER IS HIGHER BY CASHIERS CHECK

**LEGAL DESCRIPTION**

OWNERS: **GEORGE W PIERCE**

**FELICIA Y PIERCE**

CONTRACT NO.: **1078500550**

FILE NO.: **PA-DV-063-042**

An undivided one fifty-second (1/52) cotenancy interest being designated as **Time Period(s) No(s). 49** in that certain piece or parcel of land, together with the message (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. DV-129**, in a certain Statement of Mutual Ownership Agreements of Depuy House Planned Residential Area, filed on August 5, 1976, in Deed Book Volume 721, at Page 317, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration Plans of Depuy House Planned Residential Area. Said Declaration Plans for Phase II-A, Units 60-84 were filed on August 6, 1976, in Plot Book Volume 30, at Page 13; for Phase II-B, Units 85-109 and Units 130-132 were filed on August 1, 1977, in Plot Book Volume 33, at Page 67; for Phase II-C, Units 110-129 were filed on October 26, 1977, in Plot Book Volume 34, at Page 73; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **1/29/1998**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2044**, Page **4358** granted and conveyed unto **GEORGE W PIERCE** and **FELICIA Y PIERCE**.

PARCEL NO.: **16/3/3/3-1-129**

PIN NO.: **16733101097946B129**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **GEORGE W PIERCE**

**FELICIA Y PIERCE**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

Jun 23, 30, Jul 7

**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 003639 CIVIL 2018 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, July 27, 2023**

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

By accessing the web address:

[www.bid4assets.com/monroecountysheriffsal](http://www.bid4assets.com/monroecountysheriffsal)

<sup>es</sup>

PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

**LEGAL DESCRIPTION**

**ALL THAT CERTAIN** tract, piece, or parcel of land, situated in Pocono Township, in the County of Monroe, and Commonwealth of Pennsylvania, bounded and further described as follows, to wit:

**BEGINNING** at a found iron pipe in line with lands now or formerly of George N. Baroudi and Aneta Cebic (DBV 2357, PG 4784, PIN 12637200212815 and Ozcan Yildiz (Instrument No. 201408618, PIN 12637200232232); thence Along said lands of Yildiz the following:

1. North 81° 41' 21" East, 211.17 feet to a point in line with lands now or formerly the David G. & Cheryl L. Parks (DBV 1558, PG 1099, PIN 12637200218942); thence

Along said lands of the Parks, the following two (2) courses:

1. South 27° 39' 28" East, 654.24 feet to a point; thence

2. South 59° 02' 58" West, 225.00 feet to a point in with lands now or formerly of Lorraine S. Everett (DBV 1643, PG 793, PIN 12637200216523) and the centerline of Ruby Lane (40' wide); thence

Along said lands of Everett and Ruby Lane the following:

1. North 42° 29' 45" West, 157.58 feet to a point, thence

Continuing along said lands of Everett the following:

1. South 48° 36' 15" West, 175.38 feet to a point, thence

Along the land of Evangel Hispanic Church the following:

1. North 40° 03' 14" West, 89.79 feet to a point in line with the centerline of Ruby Lane and said lands of Baroudi and Cebic, thence Along said lands on Baroudi and Debic the following two (2) courses:

1. North 76° 10' 35" East, 81.27 feet to a point, thence
  2. North 10° 09' 25" West, 585.22 feet to a point, the PLACE OF BEGINNING.
- Containing 206,318.73 square feet or 4.74 acres, more or less.

Commonly known as 154 Ruby Lane, Stroudsburg, PA 18360  
 Parcel No. 12/9/1/8-7  
 PIN NO: 12637200216913  
 SEIZED AND TAKEN IN EXECUTION AS THE PRO PERTY OF: **John L. Plater**; Sharron A. Plater  
 TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
 Katherine M. Wolf, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Jun 23, 30, Jul 7

**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 4888 CIVIL 2022 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, July 27, 2023**

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

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

**LEGAL DESCRIPTION**

OWNERS: **URSULA POHL**, SURVIVING TENANT BY THE ENTIRETY OF HERBERT A POHL, DECEASED, WHOSE DATE OF DEATH IS MAY 1, 2016  
 CONTRACT NO.: **1087800595**  
 FILE NO.: **PAT-FV-065-023**

An undivided one fifty-second (1/52) co-tenancy interest being designated as **Interval No(s). 6**, in that certain piece or parcel of land, together with the message (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. 25D**, in a certain Statement of Mutual Ownership Agreements of Fairway House Planned Residential Area, filed on March 26, 1975, in Deed Book Volume 618, at Page 137, as amended and/or supplemented (Units 4-6, 9-10, 12-13, 15, 18, 23-38, 41-44, and 47-53) and Statement of Mutual Ownership, filed on May 30, 1980, in Deed Book Volume 1036, at Page 139, as amended and/or supplemented (Units 2-3, 7-8, 11, 14, 16-17, 19, 21, 34, 39, and 45-46). The said Unit is more particularly shown and described on the certain Declaration Plan filed on September 4, 1974, in Plot Book Volume 23, at Page 99; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **10/6/1978**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **900**, Page **29** granted and conveyed unto **HERBERT A POHL** and **URSULA POHL**.

PARCEL NO.: **16/4/1/48-25D**  
 PIN NO.: **16732102889009B25D**  
 SEIZED AND TAKEN IN EXECUTION AS THE PRO PERTY OF: **URSULA POHL**, SURVIVING TENANT BY THE ENTIRETY OF HERBERT A POHL, DECEASED

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
 Joel D Johnson, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Jun 23, 30, Jul 7

**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 4756 CIVIL 2022 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, July 27, 2023 AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

OWNERS: ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **LUCILLE POSTIGLIONE A/K/A LUCILLE CHARLENE POSTIGLIONE, DECEASED, WHOSE DATE OF DEATH IS JULY 7, 2021**

CONTRACT NO.: **1109010322**

FILE NO.: **PA-RT-063-166**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 3 of Unit No. RT- 188**, 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, 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 **8/25/1993**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1905**, Page **874** granted and conveyed unto **UMBERTO E POSTIGLIONE and LUCILLE POSTIGLIONE A/K/A LUCILLE CHARLENE POSTIGLIONE**.

UMBERTO E POSTIGLIONE became deceased on December 23, 2020. UMBERTO E POSTIGLIONE and LUCILLE POSTIGLIONE A/K/A LUCILLE CHARLENE POSTIGLIONE held title as tenants by the entirety; therefore, title was vested solely to LUCILLE POSTIGLIONE A/K/A LUCILLE CHARLENE POSTIGLIONE at the time of his passing. LUCILLE POSTIGLIONE A/K/A LUCILLE CHARLENE POSTIGLIONE became deceased on July 7, 2021. The surviving heirs at law of LUCILLE POSTIGLIONE A/K/A LUCILLE CHARLENE POSTIGLIONE are unknown.

PARCEL NO.: **16/110479**

PIN NO.: **:16732102594644U188**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **LUCILLE POSTIGLIONE A/K/A LUCILLE CHARLENE POSTIGLIONE, DECEASED**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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

Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

**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 4734 CIVIL 2022 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, July 27, 2023 AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

OWNERS: **CARLIS RAGLAND III, ADMINISTRATOR OF THE ESTATE OF CARLIS RAGLAND A/K/A CARLIS RAGLAND JR, DECEASED, WHOSE DATE OF DEATH IS APRIL 28, 2009 RITA RAGLAND, INDIVIDUALLY ROBERT RAGLAND, INDIVIDUALLY IDA RAGLAND, INDIVIDUALLY**

CONTRACT NO.: **1070400098**

FILE NO.: **PA-DV-063-013**

An undivided one fifty-second (1/52) cotenancy interest being designated as **Time Period(s) No(s). 52** in that certain piece or parcel of land, together with the message (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. DV-103**, in a certain Statement of Mutual Ownership Agreements of Depuy House Planned Residential Area, filed on August 5, 1976, in Deed Book Volume 721, at Page 317, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration Plans of Depuy House Planned Residential Area. Said Declaration Plans for Phase II-A, Units 60-84 were filed on August 6, 1976, in Plot Book Volume 30, at Page 13; for Phase II-B, Units 85-109 and Units 130-132 were filed on August 1, 1977, in Plot Book

Volume 33, at Page 67; for Phase II-C, Units 110-129 were filed on October 26, 1977, in Plot Book Volume 34, at Page 73; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **1/9/2004**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2179**, Page **129** granted and conveyed unto **CARLIS RAGLAND A/K/A CARLIS RAGLAND JR** and **RITA RAGLAND** and **ROBERT RAGLAND** and **IDA RAGLAND**.

**CARLIS RAGLAND A/K/A CARLIS RAGLAND JR** became deceased on April 28, 2009 and was divorced from **RITA RAGLAND** at the time of his passing. Therefore, **CARLIS RAGLAND A/K/A CARLIS RAGLAND JR** held title with a one fourth interest as a tenant in common. Estate documents were filed on behalf of **CARLIS RAGLAND A/K/A CARLIS RAGLAND JR** in Morris County, New Jersey, on May 12, 2009, Docket Number **MRS-P-1064-2009**. The appointed Administrator of the **ESTATE OF CARLIS RAGLAND A/K/A CARLIS RAGLAND JR** is **CARLIS RAGLAND III**.

PARCEL NO.: **16/3/3/3-1-103**

PIN NO.: **16733101090620B103**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **CARLIS RAGLAND III**, ADMINISTRATOR OF THE ESTATE OF **CARLIS RAGLAND A/K/A CARLIS RAGLAND JR**, DECEASED, **RITA RAGLAND**, INDIVIDUALLY, **ROBERT RAGLAND**, INDIVIDUALLY, **IDA RAGLAND**, INDIVIDUALLY

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

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**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 1421 CIVIL 2021 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, July 27, 2023**

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

By accessing the web address:

[www.bid4assets.com/monroecountysheriffsal](http://www.bid4assets.com/monroecountysheriffsal)

<sup>es</sup>

PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot, parcel, or piece of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to-wit; BEING Lot 14, as shown on a plan titled Franklin Hills Subdivision, Section II, recorded by the Monroe County Recorder of Deeds in Plot Book No. 60, Page 221.

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS Larysa Marie Martone-Bunn, as Executrix of the Estate of John A. Martone, Jr. a/k/a John A. Martone, a/k/a John Martone, deceased, by Deed dated December 23, 2015, and recorded on December 24, 2015, by the Monroe County Recorder of Deeds in Book 2464, at Page 8640, as Instrument No. 201530915, granted and conveyed unto Renee M. Raman, an Individual. BEING KNOWN AND NUMBERED AS 188 Manor Drive, East Stroudsburg, PA 18301.

TAX PARCEL NO. 16.7.2.27-22 / MAP NO. 16731200510250.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Renee M. Raman**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA.

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

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**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 4752 CIVIL 2022 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, July 27, 2023  
AT 10:00 A.M.**

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

OWNERS: **RC CONCEPTS LLC**  
CONTRACT NO.: **1100505866**  
FILE NO.: **PA-RT-063-120**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 38 of Unit No. RT-258**, 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, 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 **11/19/2020**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2561**, Page **9975** granted and conveyed unto **RC CONCEPTS LLC**.

PARCEL NO.: **16/110865**

PIN NO.: **:16732203407013**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **RC CONCEPTS LLC**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

**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 4733 CIVIL 2022 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, July 27, 2023  
AT 10:00 A.M.**

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

OWNERS: **ETHELENE RIAZO  
CARMELO RIAZO**  
CONTRACT NO.: **721116903**  
FILE NO.: **PA-DV-063-001**

An undivided one fifty-second (1/52) co-tenancy interest being designated as **Time Period(s) No(s). 40** in that certain piece or parcel of land, together with the messuage (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. 81F**, in a certain Statement of Mutual Ownership Agreements of Depuy House Planned Residential Area, filed on August 5, 1976, in Deed Book Volume 721, at Page 317, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration Plans of Depuy House Planned Residential Area. Said Declaration Plans for Phase II-A, Units 60-84 were filed on August 6, 1976, in Plot Book Volume 30, at Page 13; for Phase II-B, Units 85-109 and Units 130-132 were filed on August 1, 1977, in Plot Book Volume 33, at Page 67; for Phase II-C, Units 110-129 were filed on October 26, 1977, in Plot Book Volume 34, at Page 73; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **2/28/2012**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2398**, Page **5863** granted and conveyed unto **ETHELENE RIAZO and CARMELO RIAZO**.

PARCEL NO.: **16/3/3/3-1-81F**

PIN NO.: **16732102996329881F**

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

**CARMELO RIAZO**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff

within thirty (30) days from 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  
 Joel D Johnson, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Jun 23, 30, Jul 7

**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 4757 CIVIL 2022 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, July 27, 2023  
 AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

OWNERS: **CAROLYN ROBINSON**, SURVIVING TENANT BY THE ENTIRETY OF CHARLES ROBINSON A/K/A CHARLES LESLIE ROBINSON JR, DECEASED, WHOSE DATE OF DEATH IS MAY 29, 2009 AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATION CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **EDITH E ROBINSON A/K/A EDITH ELIZABETH ROBINSON, DECEASED, WHOSE DATE OF DEATH IS NOVEMBER 12, 2011**

CONTRACT NO.: **1109001685**  
 FILE NO.: **PA-RT-063-160**

Smithfield Township, Monroe County, Pennsylvania, being an undivided one-twenty sixth (1/26) co-tenancy fee simple interest in **Unit No. RT-FL 196 64**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and right to reserve and occupy Intervals of Split-Intervals in such Unit or any other Two-Week Floating/Flex Time Unit of the same or similar type 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 County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as supplemented, and as further described in the Declaration of Protective Covenants, Conditions, Restrictions, and Easements for two-week Floating/Flex Time Units in Ridge Top Village, dated June 27, 1989 and duly recorded in the aforesaid Office in

Deed Book Volume 1688, at Page 276, (collectively referred to hereinafter as the Declarations).

BEING THE same premises conveyed by deed recorded **5/31/1996**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2025**, Page **8681** granted and conveyed unto **EDITH E ROBINSON A/K/A EDITH ELIZABETH ROBINSON** and **CHARLES ROBINSON A/K/A CHARLES LESLIE ROBINSON JR** and **CAROLYN ROBINSON**.

PARCEL NO.: **16/110797**  
 PIN NO.: **16732102596707U196**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **CAROLYN ROBINSON**, SURVIVING TENANT BY THE ENTIRETY OF CHARLES ROBINSON A/K/A CHARLES LESLIE ROBINSON JR, DECEASED, AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATION CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **EDITH E ROBINSON A/K/A EDITH ELIZABETH ROBINSON, DECEASED** TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
 Joel D Johnson, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Jun 23, 30, Jul 7

**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 4749 CIVIL 2022 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, July 27, 2023  
 AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

OWNERS: **MARITZA RODRIGUEZ-PHELAN**  
 CONTRACT NO.: **1109106419**

FILE NO.: **PA-RT-063-173**  
 Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 37** of **Unit**

**No. RT-134**, 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, 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 **9/14/2001**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2104**, Page **4573** granted and conveyed unto **MARITZA RODRIGUEZ-PHELAN**.

PARCEL NO.: **16/88135/U134**

PIN NO.: **:16732101491126U134**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **MARITZA RODRIGUEZ-PHELAN**  
TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

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**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 3772 CIVIL 2020 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, July 27, 2023  
AT 10:00 A.M.**

By accessing the web address:

[www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)

**PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION**

**LEGAL DESCRIPTION**

**All Those Certain**, lot, parcel, piece of ground, with the improvement thereon erected, situate in Price Township, Monroe County, Pennsylvania, bounded and described as Lot No. 4, Block B, as shown on Subdivision II, Timber Hill, Inc. as recorded in Plot Book 11, Page 115.

**BEING THE SAME PREMISES** which Aron Sadura and Jennifer L. Russo, both single, by deed dated October 9, 2002, and recorded on October 17, 2002, in the Office of the Recorder of Deeds, for Monroe County, in Record Book Volume 2134, page 3602, granted and conveyed unto Jennifer L. Russo.

**UNDER AND SUBJECT** to the covenants, conditions and restrictions as more fully set forth in Deed Book 387, Page 1121.

Tax Code No. 14.8A.1.78

PIN NO. 14-6395-04-53-5001

a/k/a/ 1205 St. Anton Ct. Henryville, PA

18332, Lot 4, Block B, Timber Hill, Price

Township, Monroe County, PA

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **JENNIFER L. RUSSO**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA.

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

Nicholas Charles Haros, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

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**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 4893 CIVIL 2022 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, July 27, 2023  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF THE PURCHASE PRICE OR**



SHERIFF'S COSTS . . . WHICHEVER IS HIGHER  
BY CASHIERS CHECK

**LEGAL DESCRIPTION**

OWNERS: **AMANDA C SCOTT**, SURVIVING  
TENANT BY THE ENTIRETY OF RUSSELL H  
SCOTT, DECEASED, WHOSE DATE OF DEATH IS  
MAY 19, 2001

CONTRACT NO.: **1108504036**

FILE NO.: **PA-RT-063-129**

Smithfield Township, Monroe County,  
Pennsylvania, known as **Interval No. 42 of Unit  
No. RT- 74**, 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, 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 **8/6/1991**, in the Office of the  
Recorder of Deeds, etc., at Stroudsburg,  
Pennsylvania, in and for the County of Monroe,  
Deed Book Volume **1788**, Page **766** granted  
and conveyed unto RUSSELL H SCOTT and  
AMANDA C SCOTT.

PARCEL NO.: **16/88073/U74**

PIN NO.: **:16732102696389**

SEIZED AND TAKEN IN EXECUTION AS THE PRO  
PERTY OF: **AMANDA C SCOTT**, SURVIVING  
TENANT BY THE ENTIRETY OF RUSSELL H  
SCOTT, DECEASED

TO ALL PARTIES IN INTEREST AND CLAIMANTS:  
A schedule of proposed distribution for the  
proceeds received from the above captioned  
sale will be on file in the Office of the Sheriff  
within thirty (30) days from 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  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

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**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 4896 CIVIL  
2022 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, July 27, 2023**

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

PURCHASERS MUST IMMEDIATELY PAY 10%  
OF THE PURCHASE PRICE OR

SHERIFF'S COSTS . . . WHICHEVER IS HIGHER  
BY CASHIERS CHECK

**LEGAL DESCRIPTION**

OWNERS: **AMANDA C SCOTT**

**RUSSELL H SCOTT JR**

CONTRACT NO.: **1100507250**

FILE NO.: **PA-RT-063-121**

Smithfield Township, Monroe County,  
Pennsylvania, known as **Interval No. 51 of Unit  
No. RT-255**, 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, 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 **12/9/2005**, in the Office of the  
Recorder of Deeds, etc., at Stroudsburg,  
Pennsylvania, in and for the County of Monroe,  
Deed Book Volume **2251**, Page **1309** granted  
and conveyed unto AMANDA C SCOTT and  
RUSSELL H SCOTT JR.

PARCEL NO.: **16/110862**

PIN NO.: **:16732203406053**

SEIZED AND TAKEN IN EXECUTION AS THE PRO  
PERTY OF: **AMANDA C SCOTT**  
RUSSELL H SCOTT JR

TO ALL PARTIES IN INTEREST AND CLAIMANTS:  
A schedule of proposed distribution for the  
proceeds received from the above captioned  
sale will be on file in the Office of the Sheriff  
within thirty (30) days from 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  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

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**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 4733 CIVIL

2022 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, July 27, 2023**

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

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

OWNERS: **SAADIA SHAPIRO**

**MARLA SHAPIRO**

CONTRACT NO.: **1070200407**

FILE NO.: **PA-DV-063-006**

An undivided one fifty-second (1/52) co-tenancy interest being designated as **Time Period(s) No(s). 47** in that certain piece or parcel of land, together with the message (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. 115**, in a certain Statement of Mutual Ownership Agreements of Depuy House Planned Residential Area, filed on August 5, 1976, in Deed Book Volume 721, at Page 317, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration Plans of Depuy House Planned Residential Area. Said Declaration Plans for Phase II-A, Units 60-84 were filed on August 6, 1976, in Plot Book Volume 30, at Page 13; for Phase II-B, Units 85-109 and Units 130-132 were filed on August 1, 1977, in Plot Book Volume 33, at Page 67; for Phase II-C, Units 110-129 were filed on October 26, 1977, in Plot Book Volume 34, at Page 73; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **3/13/2002**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2117**, Page **3413** granted and conveyed unto SAADIA SHAPIRO and MARLA SHAPIRO.

PARCEL NO.: **16/3/3/3-1-115**

PIN NO.: **16733101092893B115**

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

**MARLA SHAPIRO**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

**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 3071 CIVIL 2021 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, July 27, 2023**

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

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

OWNERS: **DAVID SHILOH**, SURVIVING TENANT BY THE ENTIRETY OF **DONNA SHILOH**, DECEASED, WHOSE DATE OF DEATH IS MARCH 6, 2003

CONTRACT NO.: **001109606293**

FILE NO.: **PA-RT-050-086**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 7 of Unit No. RT-109**, 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, 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 **7/13/1998**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2050**, Page **6603** granted and conveyed unto **DAVID SHILOH** and **DONNA SHILOH**.

PARCEL NO.: **16/88110/U109**

PIN NO.: **16732101387907U109**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **DAVID SHILOH**, SURVIVING TENANT BY THE ENTIRETY OF **DONNA SHILOH**, DECEASED

TO ALL PARTIES IN INTEREST AND CLAIMANTS:  
A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff

within thirty (30) days from 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  
 Joel D Johnson, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Jun 23, 30, Jul 7

**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 4760 CIVIL 2022 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, July 27, 2023  
 AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

OWNERS: **COURTNEY SKEFFREY  
 DIANA SKEFFREY**

CONTRACT NO.: **1098702210**  
 FILE NO.: **PA-RVB-063-307**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 51 of Unit No(s). RV-165**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and

107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **8/25/1994**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1968**, Page **1228** granted and conveyed unto COURTNEY SKEFFREY and DIANA SKEFFREY.

PARCEL NO.: **16/2/1/1-11**  
 PIN NO.: **:16732100340877**

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

DIANA SKEFFREY

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
 Joel D Johnson, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Jun 23, 30, Jul 7

**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 4888 CIVIL 2022 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, July 27, 2023  
 AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

OWNERS: **JAMES S SMITH II  
 ROSA SMITH**  
 CONTRACT NO.: **1080400120**  
 FILE NO.: **PAT-FV-065-021**

An undivided one fifty-second (1/52) co-tenancy interest being designated as **Interval No(s). 52**, in that certain piece or parcel of land, together with the message (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. 48F**, in a certain Statement of Mutual Ownership Agreements of Fairway House Planned Residential Area, filed on March 26, 1975, in Deed Book Volume 618, at Page 137, as amended and/or supplemented (Units 4-6, 9-10, 12-13, 15, 18, 23-38, 41-44, and 47-53) and Statement of Mutual Ownership, filed on May 30, 1980, in Deed Book Volume 1036, at Page 139, as amended and/or supplemented (Units 2-3, 7-8, 11, 14, 16-17, 19, 21, 34, 39, and 45-46). The said Unit is more particularly shown and described on the certain Declaration Plan filed on September 4, 1974, in Plot Book Volume 23, at Page 99; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **2/19/2004**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2182**, Page **3271** granted and conveyed unto JAMES S SMITH II and ROSA SMITH.

PARCEL NO.: **16/4/1/48-48F**

PIN NO.: **16732102887335B48F**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **JAMES S SMITH II**  
ROSA SMITH

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

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**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 4888 CIVIL 2022 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, July 27, 2023**

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

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

**LEGAL DESCRIPTION**

OWNERS: **JAMES S SMITH II**

**ROSA SMITH**

CONTRACT NO.: **1080001274**

FILE NO.: **PAT-FV-065-018**

An undivided one fifty-second (1/52) co-tenancy interest being designated as **Interval No(s). 51**, in that certain piece or parcel of land, together with the message (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. 46D**, in a certain Statement of Mutual Ownership Agreements of Fairway House Planned Residential Area, filed on March 26, 1975, in Deed Book Volume 618, at Page 137, as amended and/or supplemented (Units 4-6, 9-10, 12-13, 15, 18, 23-38, 41-44, and 47-53) and Statement of Mutual Ownership, filed on May 30, 1980, in Deed Book Volume 1036, at Page 139, as amended and/or supplemented (Units 2-3, 7-8, 11, 14, 16-17, 19, 21, 34, 39, and 45-46). The said Unit is more particularly shown and described on the certain Declaration Plan filed on September 4, 1974, in Plot Book Volume 23, at Page 99; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **11/30/2000**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2087**, Page **8945** granted and conveyed unto JAMES S SMITH II and ROSA SMITH.

PARCEL NO.: **16/4/1/48-46D**

PIN NO.: **16732102886206B46D**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **JAMES S SMITH II**

ROSA SMITH

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

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**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 4896 CIVIL 2022 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, July 27, 2023  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

OWNERS: **DEAN SPANN**

**DEBRA ROBINSON SPANN**

CONTRACT NO.: **1109507806**

FILE NO.: **PAT-RT-064-006**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 16 of Unit No. RT-106**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, 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 **5/5/2005**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2224**, Page **3929** granted and conveyed unto **DEAN SPANN** and **DEBRA ROBINSON SPANN**.

PARCEL NO.: **16/88107/U106**

PIN NO.: **16732101395084U106**

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

**DEBRA ROBINSON SPANN**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

**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 004198-CV-2018 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, July 27, 2023  
AT 10:00 A.M.**

By accessing the web address:

**[www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)**

PURCHASERS MUST PAY 10% OF THE  
PURCHASE PRICE OR SHERIFF'S COSTS,  
WHICHEVER IS HIGHER TO BID4ASSETS BY  
WIRE TRANSFER NO LATER THAN 4:00PM THE  
DAY AFTER AUCTION

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or lots, parcel or piece of ground, situate in the Township of Stroud, Monroe County, Commonwealth of Pennsylvania, being Lot No 66, Section F, as is more particularly set forth on the plot map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc, Stroudsburg, Monroe County, Pennsylvania, m Plot Book Volume 33, Pages 101, 103/  
TAXMAP NO 17/15F/1/66

Title To said Premises is vested in Prentice L. Sprewell, by Deed from Fannie Mae, aka Federal National Mortgage Association by its Attorney in Fact, Phelan Hallinan & Schmieg, by POA Attorney Recorded on 01/14/2009 BK 2347 PG 4318 Inst No. 200901047, dated 12/23/2011, recorded 01/31/2012 in Book 2397, Page 4705.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **PRENTICE L. SPREWELL**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA.

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Jun 23, 30, Jul 7

**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 4893 CIVIL 2022 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, July 27, 2023  
 AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

OWNERS: **BRADFORD STUMP A/K/A  
 BRADFORD W STUMP SUSAN STUMP A/K/A  
 SUSAN M STUMP**

CONTRACT NO.: **1108200072**  
 FILE NO.: **PPA-RT-020-004**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 25 of Unit No. 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, 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, 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 **3/6/1992**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1817**, Page **745** granted and conveyed unto **BRADFORD STUMP A/K/A BRADFORD W STUMP and SUSAN STUMP A/K/A SUSAN M STUMP**.

PARCEL NO.: **16/88093/U92**  
 PIN NO.: **:16732101387718U92**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **BRADFORD STUMP A/K/A BRADFORD W STUMP  
 SUSAN STUMP A/K/A SUSAN M STUMP**  
 TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Jun 23, 30, Jul 7

**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 4897 CIVIL 2022 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, July 27, 2023  
 AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

OWNERS: **BRADFORD STUMP A/K/A  
 BRADFORD W STUMP SUSAN STUMP A/K/A  
 SUSAN M STUMP**

CONTRACT NO.: **1098110679**  
 FILE NO.: **PPA-RVB-020-005**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 52 of Unit No(s). R94**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in

Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **12/9/1981**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1153**, Page **37** granted and conveyed unto BRADFORD STUMP A/K/A BRADFORD W STUMP and SUSAN STUMP A/K/A SUSAN M STUMP

PARCEL NO.: **16/2/1/1-9**

PIN NO.: **:16732101467354C1**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **BRADFORD STUMP A/K/A BRADFORD W STUMP**

SUSAN STUMP A/K/A SUSAN M STUMP

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

**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 4760 CIVIL 2022 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, July 27, 2023  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

OWNERS: **THE SCOLIOSIS ASSOCIATION, INC.**

CONTRACT NO.: **1098702293**

FILE NO.: **PA-RVB-063-308**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 9 of Unit No(s). R84**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **12/30/1987**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1597**, Page **540** granted and conveyed unto THE SCOLIOSIS ASSOCIATION, INC.

PARCEL NO.: **16/2/1/1-9**

PIN NO.: **:16732101467354C1**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **THE SCOLIOSIS ASSOCIATION, INC.**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

**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 4741 CIVIL 2022 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, July 27, 2023  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

OWNERS: **EDYTHE K THOMAS**

CONTRACT NO.: **1088500137**

FILE NO.: **PA-FV-063-065**

An undivided one fifty-second (1/52) co-tenancy interest being designated as **Interval No(s). 21**, in that certain piece or parcel of land, together with the messuage (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. FV-8B**, in a certain Statement of Mutual Ownership Agreements of Fairway House Planned Residential Area, filed on March 26, 1975, in Deed Book Volume 618, at Page 137, as amended and/or supplemented (Units 4-6, 9-10, 12-13, 15, 18, 23-38, 41-44, and 47-53) and Statement of Mutual Ownership, filed on May 30, 1980, in Deed Book Volume 1036, at Page 139, as amended and/or supplemented (Units 2-3, 7-8, 11, 14, 16-17, 19, 21, 34, 39, and 45-46). The said Unit is more particularly shown and described on the certain Declaration Plan filed on September 4, 1974, in Plot Book Volume 23, at Page 99; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **1/4/1996**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2021**, Page **4380** granted and conveyed unto EDYTHE K THOMAS.

PARCEL NO.: **16/4/1/48-8B**

PIN NO.: **1673210287982588B**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **EDYTHE K THOMAS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

**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 4757 CIVIL 2022 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, July 27, 2023  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

OWNERS: **KENNETH TRIPALDI**, PERSONAL REPRESENTATIVE OF THE ESTATE OF MARIO TRIPALDI, DECEASED, WHOSE DATE OF DEATH IS FEBRUARY 8, 2021

CONTRACT NO.: **1108500539**

FILE NO.: **PA-RT-063-127**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 42 of Unit No. RT- 12**, 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, 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 **1/24/1986**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1477**, Page **245** granted



and conveyed unto MARIO TRIPALDI and MADELINE TRIPALDI.

MADELINE TRIPALDI became deceased on July 11, 2016. MARIO TRIPALDI and MADELINE TRIPALDI held title as tenants by the entirety; therefore, title was vested solely to MARIO TRIPALDI at the time of her passing. MARIO TRIPALDI became deceased on February 8, 2021. Estate documents were filed on behalf of MARIO TRIPALDI in Morris County, New Jersey on February 16, 2021, Docket Number MRS-P-0458-2021. The appointed Personal Representative of the ESTATE OF MARIO TRIPALDI is KENNETH TRIPALDI.

PARCEL NO.: **16/88011/U12**

PIN NO.: **16732102589068**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **KENNETH TRIPALDI**, PERSONAL REPRESENTATIVE OF THE ESTATE OF MARIO TRIPALDI, DECEASED

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
 Joel D Johnson, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Jun 23, 30, Jul 7

**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 4888 CIVIL 2022 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, July 27, 2023  
 AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

OWNERS: **JOHN VIANO**, INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF DANTE VIANO, DECEASED, WHOSE DATE OF DEATH IS JANUARY 14, 2021

CONTRACT NO.: **1080300528**

FILE NO.: **PAT-FV-065-020**

An undivided one fifty-second (1/52) cotenancy interest being designated as **Interval No(s). 44**, in that certain piece or parcel of land,

together with the message (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. FV 14F**, in a certain Statement of Mutual Ownership Agreements of Fairway House Planned Residential Area, filed on March 26, 1975, in Deed Book Volume 618, at Page 137, as amended and/or supplemented (Units 4-6, 9-10, 12-13, 15, 18, 23-38, 41-44, and 47-53) and Statement of Mutual Ownership, filed on May 30, 1980, in Deed Book Volume 1036, at Page 139, as amended and/or supplemented (Units 2-3, 7-8, 11, 14, 16-17, 19, 21, 34, 39, and 45-46). The said Unit is more particularly shown and described on the certain Declaration Plan filed on September 4, 1974, in Plot Book Volume 23, at Page 99; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **12/8/2006**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2290**, Page **1115** granted and conveyed unto DANTE VIANO and MARY VIANO and JOHN VIANO.

MARY VIANO became deceased on December 30, 2020. DANTE VIANO and MARY VIANO held title with a one-half interest as tenants by the entirety; therefore, their one-half interest was vested to DANTE VIANO at the time of her passing. DANTE VIANO became deceased on January 14, 2021. Estate documents were filed on behalf of DANTE VIANO in Queens County, New York, on May 17, 2021, File Number 2021-1592. The appointed Executor of the ESTATE OF DANTE VIANO is JOHN VIANO.

PARCEL NO.: **16/4/1/48-14F**

PIN NO.: **16732102889060B14F**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **JOHN VIANO**, INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF DANTE VIANO, DECEASED

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
 Joel D Johnson, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Jun 23, 30, Jul 7

**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 4760 CIVIL 2022 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, July 27, 2023  
AT 10:00 A.M.**

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

OWNERS: **RICHARD A VON BARTHELD**  
CONTRACT NO.: **1098602808**  
FILE NO.: **PA-RVB-063-305**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 7 of Unit No(s). R154**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **4/3/1987**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1546**, Page **214** granted and conveyed unto **RICHARD A VON BARTHELD**.

PARCEL NO.: **16/2/1/1-11**  
PIN NO.: **16732100340877**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **RICHARD A VON BARTHELD**  
TO ALL PARTIES IN INTEREST AND CLAIMANTS:  
A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

**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 4732 CIVIL 2022 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, July 27, 2023  
AT 10:00 A.M.**

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

OWNERS: **JACOB WALDEN**  
CONTRACT NO.: **1077903656**  
FILE NO.: **PA-DV-063-038**

An undivided one fifty-second (1/52) co-tenancy interest being designated as **Time Period(s) No(s). 32** in that certain piece or parcel of land, together with the message (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. 128**, in a certain Statement of Mutual Ownership Agreements of Deputy House Planned Residential Area, filed on August 5, 1976, in Deed Book Volume 721, at Page 317, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration Plans of Deputy House Planned

Residential Area. Said Declaration Plans for Phase II-A, Units 60-84 were filed on August 6, 1976, in Plot Book Volume 30, at Page 13; for Phase II-B, Units 85-109 and Units 130-132 were filed on August 1, 1977, in Plot Book Volume 33, at Page 67; for Phase II-C, Units 110-129 were filed on October 26, 1977, in Plot Book Volume 34, at Page 73; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **8/28/2012**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2407**, Page **3425** granted and conveyed unto JACOB WALDEN.

PARCEL NO.: **16/3/3/3-1-128**

PIN NO.: **16733101097903B128**

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
 Joel D Johnson, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Jun 23, 30, Jul 7

**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 4749 CIVIL 2022 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, July 27, 2023  
 AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

OWNERS: **ANDRE W WATERMAN**

CONTRACT NO.: **1109305839**

FILE NO.: **PA-RT-063-186**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 12 of Unit No. RT-165**, 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, 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 **11/5/1998**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2055**, Page **7886** granted and conveyed unto ANDRE W WATERMAN.

PARCEL NO.: **16/110455**

PIN NO.: **:16732102590394U165**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **ANDRE W WATERMAN**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
 Joel D Johnson, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Jun 23, 30, Jul 7

**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 4896 CIVIL 2022 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, July 27, 2023  
 AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

OWNERS: **GLEN O WILSON**

**ANN M WILSON**

CONTRACT NO.: **1108908195**

FILE NO.: **PAT-RT-064-004**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 15 of Unit No. RT-162**, 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, 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 **2/12/2001**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2091**, Page **1233** granted and conveyed unto GLEN O WILSON and ANN M WILSON.

PARCEL NO.: **16/110451**

PIN NO.: **:16732102590214U162**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **GLEN O WILSON**  
ANN M WILSON

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

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**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 5548 CIVIL 2022 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, July 27, 2023  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

OWNERS: **ROBERT YANNOTTA AND ANNETTE QUANDT N/I/W ANNETTE QUANT**, CO-EXECUTORS OF THE ESTATE OF ANGELO F YANNOTTA A/K/A ANGELO YANNOTTA, DECEASED, WHOSE DATE OF DEATH IS FEBRUARY 3, 2016 **JOSEPH R MATUSKA JR**

**AND GLENN M MATUSKA**, KNOWN HEIRS OF JOHN J BROZANA JR A/K/A JOHN JOSEPH BROZANA JR, DECEASED, WHOSE DATE OF DEATH IS MARCH 28, 2021 AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **JOHN J BROZANA JR A/K/A JOHN JOSEPH BROZANA JR, DECEASED, WHOSE DATE OF DEATH IS MARCH 28, 2021**

CONTRACT NO.: **1089600456**

FILE NO.: **PA-FV-063-069**

An undivided one fifty-second (1/52) co-tenancy interest being designated as **Interval No(s). 33**, in that certain piece or parcel of land, together with the messuage (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. FV12B**, in a certain Statement of Mutual Ownership Agreements of Fairway House Planned Residential Area, filed on March 26, 1975, in Deed Book Volume 618, at Page 137, as amended and/or supplemented (Units 4-6, 9-10, 12-13, 15, 18, 23-38, 41-44, and 47-53) and Statement of Mutual Ownership, filed on May 30, 1980, in Deed Book Volume 1036, at Page 139, as amended and/or supplemented (Units 2-3, 7-8, 11, 14, 16-17, 19, 21, 34, 39, and 45-46). The said Unit is more particularly shown and described on the certain Declaration Plan filed on September 4, 1974, in Plot Book Volume 23, at Page 99; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **4/12/1996**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2023**, Page **9815** granted and conveyed unto ANGELO F YANNOTTA A/K/A ANGELO YANNOTTA and JOHN J BROZANA JR A/K/A JOHN JOSEPH BROZANA JR. ANGELO F YANNOTTA A/K/A ANGELO YANNOTTA became deceased on February 3, 2016. Estate documents were filed on behalf of ANGELO F YANNOTTA A/K/A ANGELO YANNOTTA in Hunterdon County, New Jersey, on March 2, 2016, Docket Number 49496. The appointed Co-Executors of the ESTATE OF ANGELO F YANNOTTA A/K/A ANGELO YANNOTTA are ROBERT YANNOTTA and ANNETTE QUANDT N/I/W ANNETTE QUANT. JOHN J BROZANA JR A/K/A JOHN JOSEPH BROZANA JR became deceased on March 28, 2021. The known heirs of JOHN J BROZANA JR A/K/A JOHN JOSEPH BROZANA JR are JOSEPH R MATUSKA JR and GLENN M MATUSKA. Any and all other heirs are unknown.

PARCEL NO.: **16/4/1/48-12B**

PIN NO.: **16732102879955B12B**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **ROBERT YANNOTTA**, CO-EXECUTOR OF THE ESTATE OF ANGELO F YANNOTTA A/K/A ANGELO YANNOTTA, DECEASED, ANNETTE QUANDT N/I/W ANNETTE QUANT, CO-EXECUTOR OF THE ESTATE OF ANGELO F YANNOTTA A/K/A ANGELO YANNOTTA, DECEASED, JOSEPH R MATUSKA JR, KNOWN HEIR OF JOHN J BROZANA JR A/K/A JOHN JOSEPH BROZANA JR, DECEASED, GLENN M MATUSKA, KNOWN HEIR OF JOHN J BROZANA JR A/K/A JOHN JOSEPH BROZANA JR, DECEASED, AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH JOHN J BROZANA JR A/K/A JOHN JOSEPH BROZANA JR, DECEASED  
 TO ALL PARTIES IN INTEREST AND CLAIMANTS:  
 A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
 Joel D Johnson, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Jun 23, 30, Jul 7

**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 4749 CIVIL 2022 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, July 27, 2023  
 AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

OWNERS: **NORIHITO YOSHIDA  
 KYON-SOO YOSHIDA**  
 CONTRACT NO.: **1108906082**  
 FILE NO.: **PA-RT-063-158**  
 Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 52 of Unit No. RT-152**, 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, 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 **4/13/2006**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2264**, Page **92** granted and conveyed unto NORIHITO YOSHIDA and KYON-SOO YOSHIDA.

PARCEL NO.: **16/110430**  
 PIN NO.: **:16732101498162U152**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **NORIHITO YOSHIDA  
 KYON-SOO YOSHIDA**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:  
 A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
 Joel D Johnson, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Jun 23, 30, Jul 7

**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 5078 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, July 27, 2023  
 AT 10:00 A.M.**

By accessing the web address:  
[www.bid4assets.com/monroecountysheriffssal](http://www.bid4assets.com/monroecountysheriffssal)  
 es

PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of land, with the improvements thereon erected, situate in the Township of Middle Smithfield, County of

Monroe and State of Pennsylvania, bounded and described as follows:

BEING shown and designated as Lot No. 35 on a certain map or plan of lots entitled "Subdivision of Winona Lakes, Section 5, Mountain Vista Village", American Landmark Corporation, Owner and Developer, Middle Smithfield Township, Monroe County, Pennsylvania, dated July 17, 1972 and revised August 30, 1972, prepared by Edward C. Hess Associates, Inc., Scale being 1" = 100', recorded August 30, 1972 in the Recorder's Office at Stroudsburg, Monroe County, Pennsylvania, in Plat Book Volume 17, Page 69.

BEING Lot No. 35 on the above-mentioned plan.

BEING Parcel No. 09/6D/2/40

BEING THE SAME PREMISES which Jeffery A. Swietzer and Patti A. Swietzer by deed dated January 11, 2021, and recorded in the Office of the Recorder of Deeds in and for the County of Monroe and Commonwealth of Pennsylvania on January 12, 2021 in Instrument No. 202101130, granted and conveyed unto Javill Young.

Parcel ID# 09.6D.2.40

PIN #09733402882349

Market Value: \$100,970.00

Address of property to be sold: 2138 Vista Circle, East Stroudsburg, PA 18302

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA.

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

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**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 4888 CIVIL 2022 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, July 27, 2023**

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

PURCHASERS MUST IMMEDIATELY PAY 10% OF THE PURCHASE PRICE OR

SHERIFF'S COSTS . . . WHICHEVER IS HIGHER BY CASHIERS CHECK

**LEGAL DESCRIPTION**

OWNERS: **MARYBETH ZEMAN A/KA/ MARY ELIZABETH ZEMAN**

CONTRACT NO.: **1080100605**

FILE NO.: **PAT-FV-065-019**

An undivided one fifty-second (1/52) co-tenancy interest being designated as **Interval No(s). 37**, in that certain piece or parcel of land, together with the message (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. FV 27B**, in a certain Statement of Mutual Ownership Agreements of Fairway House Planned Residential Area, filed on March 26, 1975, in Deed Book Volume 618, at Page 137, as amended and/or supplemented (Units 4-6, 9-10, 12-13, 15, 18, 23-38, 41-44, and 47-53) and Statement of Mutual Ownership, filed on May 30, 1980, in Deed Book Volume 1036, at Page 139, as amended and/or supplemented (Units 2-3, 7-8, 11, 14, 16-17, 19, 21, 34, 39, and 45-46). The said Unit is more particularly shown and described on the certain Declaration Plan filed on September 4, 1974, in Plot Book Volume 23, at Page 99; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **12/18/2001**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2111**, Page **782** granted and conveyed unto **MARYBETH ZEMAN A/KA/ MARY ELIZABETH ZEMAN**.

PARCEL NO.: **16/4/1/48-27B**

PIN NO.: **16732102877979B27B**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **MARYBETH ZEMAN A/K/A MARY ELIZABETH ZEMAN**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor

Jun 23, 30, Jul 7

**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 4734 CIVIL 2022 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, July 27, 2023  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

OWNERS: **MICHAEL J ZOLFO KIERSTYN  
PIOTROWSKI ZOLFO F/K/A KIERSTYN  
PIOTROWSKI**

CONTRACT NO.: **1070001946**

FILE NO.: **PA-DV-063-005**

An undivided one fifty-second (1/52) co-tenancy interest being designated as **Time Period(s) No(s). 35** in that certain piece or parcel of land, together with the message (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. 118**, in a certain Statement of Mutual Ownership Agreements of Depuy House Planned Residential Area, filed on August 5, 1976, in Deed Book Volume 721, at Page 317, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration Plans of Depuy House Planned Residential Area. Said Declaration Plans for Phase II-A, Units 60-84 were filed on August 6, 1976, in Plot Book Volume 30, at Page 13; for Phase II-B, Units 85-109 and Units 130-132 were filed on August 1, 1977, in Plot Book Volume 33, at Page 67; for Phase II-C, Units 110-129 were filed on October 26, 1977, in Plot Book Volume 34, at Page 73; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **4/22/2010**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2369**, Page **6198** granted and conveyed unto MICHAEL J ZOLFO and KIERSTYN PIOTROWSKI ZOLFO F/K/A KIERSTYN PIOTROWSKI.

PARCEL NO.: **16/3/3/3-1-118**

PIN NO.: **16733101093865B118**

SEIZED AND TAKEN IN EXECUTION AS THE PRO  
PERTY OF: **MICHAEL J ZOLFO, KIERSTYN  
PIOTROWSKI ZOLFO F/K/A  
KIERSTYN PIOTROWSKI**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:  
A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
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