

**PUBLIC NOTICE
COURT OF COMMON PLEAS
OF MONROE COUNTY
COMMONWEALTH OF
PENNSYLVANIA
CIVIL ACTION-LAW
NO. 1037 CV 2020
ACTION TO QUIET TITLE**

DAVID KELLER

Plaintiff,

vs.

PETER DAVID MARGIE

Defendant,

NOTICE

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

Lawyer Referral Service

Monroe County Bar Association

Find a Lawyer Program

913 Main Street

Stroudsburg, PA 18360

(570) 424-7288

DAVID KELLER, PRO SE

1933 State Route 903

Jim Thorpe, PA 18229

570-325-8400

PR - May 15

**PUBLIC NOTICE
COURT OF COMMON PLEAS
OF MONROE COUNTY
COMMONWEALTH OF
PENNSYLVANIA
CIVIL ACTION-LAW
NO. 1040 CV 2020
ACTION TO QUIET TITLE**

DAVID KELLER

Plaintiff

vs.

CHARLES H. SEARLES

Defendant

NOTICE

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

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PR - May 15

**PUBLIC NOTICE
COURT OF COMMON PLEAS
OF MONROE COUNTY
COMMONWEALTH OF
PENNSYLVANIA
CIVIL ACTION-LAW
NO. 1041 CV 2020
ACTION TO QUIET TITLE**

DAVID KELLER

Plaintiff,

vs.

LISA A. ROGERS, a/k/a Lisa Anderson

Executrix of the Estate of

KENNETH W. ROGERS

Defendant

NOTICE

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

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Lawyer Referral Service

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(570) 424-7288

DAVID KELLER, PRO SE

1933 State Route 903

Jim Thorpe, PA 18229

570-325-8400

PR - May 15

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF BRUCE I. ANDERSON, late of East Stroudsburg, Monroe County, Pennsylvania, deceased.

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

Bernard A. Anderson, Administrator

2190 Chipperfield Drive

Stroudsburg, PA 18360

Lori J. Cerato, Esq.

Kelly L. Lombardo, Esq.

729 Sarah Street

Stroudsburg, PA 18360

570-424-3506

PR - May 1, May 8, May 15

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF JOSEPH F. MANDILE DECEASED
(died on 7/15/2019). Late of Albrightsville, Monroe County, PA.

Letters of Administration have been granted and all creditors shall make payment without delay and all debts shall make payment without delay to:

DIANA D. MANDILE
c/o

HARRY T. COLEMAN, ESQUIRE
41 N. Main Street
Carbondale, PA 18407
Harry T. Coleman, Esquire
Attorney for the Estate

PR - May 15, May 22, May 29

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF Shirley M. Hagerty, Deceased, late of Stroudsburg, Monroe County, Commonwealth of Pennsylvania.

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

Eugene Hagerty
c/o
Mark A. Primrose, Esquire
17 North Sixth Street
Stroudsburg, PA 18360
or to

Mark A. Primrose, Esquire
17 North Sixth Street
Stroudsburg, PA 18360

PR - May 8, May 15, May 22

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF Trudy J. Vanderhoof, Deceased, late of Stroudsburg, Monroe County, Commonwealth of Pennsylvania.

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

Jenise Betancourt
c/o
Mark A. Primrose, Esquire
17 North Sixth Street
Stroudsburg, PA 18360
or to

Mark A. Primrose, Esquire
17 North Sixth Street
Stroudsburg, PA 18360

PR - May 8, May 15, May 22

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Vincent Morrongiello, late of Coolbaugh Township, Monroe County, Commonwealth of Pennsylvania, deceased.

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

Amelia Morrongiello
224 Viceroy Circle
P.O. Box 216
Tobyhanna, PA 18466
PR - May 15, May 22, May 29

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF WILLIAM J. KRESOSKI
a/k/a **WILLIAM KRESOSKI**, late of Tobyhanna Township, Monroe County, Pennsylvania, deceased.

Letters of Administration in the above-named Estate having been granted to the undersigned, all persons indebted to the Estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or her attorney within four 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 A. Kreseski, Administratrix
9 Grandview Street
East Stroudsburg, PA 18301

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

PR - May 8, May 15, May 22

**PUBLIC NOTICE
ESTATE NOTICE**

NOTICE IS HEREBY GIVEN that Letters Testamentary in the Estate of **MARIE S. LATAZANICH**, late of Mount Pocono Borough, Monroe County, Pennsylvania, have been granted to the undersigned.

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

CAROL M. LATZANICH, EXECUTRIX
BRENDA D. COLBERT, Esquire
COLBERT & GREBAS, P.C.
210 Montage Mountain Road
Suite A
Moosic, PA 18507

Date of Death: December 29, 2019
PR - May 15, May 22, May 29

**PUBLIC NOTICE
EXECUTRIX'S NOTICE**

ESTATE OF: MARIAN D. BARTOSH
LATE OF: CHESTNUTHILL TOWNSHIP, deceased

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

c/o

2025 E. Market Street
York, Pennsylvania 17402

EXECUTRIX : BARBARA L. LUTZ

ATTORNEY : RICHARD H. MYLIN III, ESQUIRE

PR - May 15, May 22, May 29

**PUBLIC NOTICE
FICTITIOUS NAME**

NOTICE IS HEREBY GIVEN that JLA Cleaning Services, LLC of Monroe County, Pennsylvania has filed with the Department of State of the Commonwealth of Pennsylvania, Harrisburg, PA as of May 1, 2020 an application for a certificate to do business under the assumed or fictitious name of **JLA Property Management**, said business to be carried on at 60 Holly Forest Road, Mount Pocono, PA 18344.

Fiffik Law Group, P.C.
Lacey F. Gordon, Esq.
661 Andersen Drive
Foster Plaza 7, Suite 315
Pittsburgh, PA 15220

PR - May 15

**PUBLIC NOTICE
NAME CHANGE**

NOTICE IS HEREBY GIVEN that on Jan. 30, 2020, the Petition for Change of Name was filed in the Monroe County Court of Common Pleas requesting an order to change the name of Igor Marmulevskiy to Igor Mar.

The Court has fixed the day of **May 27, 2020** at **3:30 p.m.** in Courtroom No. 7 of the Monroe County Courthouse, Stroudsburg, PA 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.

P - May 9; R - May 15

PUBLIC NOTICE

SHERIFF'S SALE

OF VALUABLE

REAL ESTATE

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3346 CIVIL 2015, 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, May 28, 2020

AT 10:00 A.M.

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

LEGAL DESCRIPTION

ALL THAT CERTAIN interest in land situate in Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 9 of Unit No. R12, of Phase IIIA, River Village, Stage I, Shawnee Village Planned Residential Development, as said unit nad interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. The said Unit is more particularly shown and described on the Declaration Plan (s) for Phase IIIA, River Village, Stage I, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at Page 69, et seq. (for units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69 et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises which SECURITY BANK AND TRUST COMPANY, Trustee, by deed dated March 20, 1987 and recorded September 11, 1987, in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 1577 at Page 728 granted and conveyed unto Joseph A. Reda and Audrey F. Reda, a married couple.

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

NO. 16732102773564

ALL THAT CERTAIN interest in land situate in Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 27 of Unit No. R34, of Phase IIIA, River Village, Stage I, Shawnee Village Planned Residential Development, as said unit nad interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. The said Unit is more particularly shown and described on the Declaration Plan (s) for Phase IIIA, River Village, Stage I, Shawnee Village Planned Residential Development filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at Page 69, et seq. (for units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69 et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises which SECURITY BANK AND TRUST COMPANY, Trustee, by deed dated August 7, 1987 and recorded September 11, 1987, in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 1577 at Page 728 granted and conveyed unto Joseph A. Reda and Audrey F. Reda, a married couple.

BEING PART OF PARCEL NO. 16/2/1/1-7-9C and PIN

NO. 16732102679266

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF:

JOSEPH A. REDA

AUDREY F. REDA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

JEFFREY A DURNEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - April 24; May 1, May 15

PUBLIC NOTICE

SHERIFF'S SALE

OF VALUABLE

REAL ESTATE

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6255 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, May 28, 2020

AT 10:00 A.M.

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

LEGAL DESCRIPTION

ALL THAT CERTAIN interest in land situate in Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 9 of Unit No. 1, of Phase IIIA, River Village, Stage I, Shawnee Village Planned Residential Development, as said unit nad interval are described in a certain Declaration, duly recorded in the Office of

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

BEING THE SAME premises Helen D. Wise, by deed dated July 20, 2016 and recorded October 18, 2016, in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 2479 at Page 8355 granted and conveyed unto Craig Arthur Patinsky.

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

AND ALL THAT CERTAIN interest in land situate in Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 10 of Unit No. 16, of Phase IIIA, River Village, Stage I, Shawnee Village Planned Residential Development, as said unit had interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. The said Unit is more particularly shown and described on the Declaration Plan (s) for Phase IIIA, River Village, Stage I, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at Page 69, et seq. (for units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69 et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises Helen D. Wise, by deed dated July 20, 2016 and recorded October 18, 2016, in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 2479 at Page 7865 granted and conveyed unto Craig Arthur Patinsky.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CRAIG ARTHUR PATINSKY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 24; May 1, May 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5913 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, May 28, 2020

AT 10:00 A.M.

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

LEGAL DESCRIPTION

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 35 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R80, on a certain "Declaration Plan Phase IIB of Stage I", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which River Village Phase III-B Owners Association, by deed dated July 22, 2004 and recorded on August 2, 2004 in Record Book Volume 2197 at Page 9469 granted and conveyed unto Robert G. Roy and Julia Camagong.

BEING THE SAME premises which River Village Phase III-B Owners Association, by deed dated July 22, 2004 and recorded on August 2, 2004 in Record Book Volume 2197 at Page 9469 granted and conveyed unto Robert G. Roy and Julia Camagong.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ROBERT G. ROY

JULIA CAMAGONG

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 24; May 1, May 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4642 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, May 28, 2020
AT 10:00 A.M.**

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

ALL THAT CERTAIN interest in land situate in Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 25 of Unit No. R22, of Phase IIIA, River Village, Stage I, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. The said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage I, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-236, inclusive).

BEING THE SAME premises which SECURITY BANK AND TRUST COMPANY, Trustee, by deed dated April 23rd, 1980, and recorded December 21st, 1984, in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 1431 at Page 121 granted and conveyed unto CHARLES V. SANCINITO AND ANGELINE R. SANCINITO, a married couple.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**CHARLES V. SANCINITO
ANGELINE R. SANCINITO**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 24; May 1, May 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1103 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, May 28, 2020
AT 10:00 A.M.**

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

ALL THAT CERTAIN interest in land situate in Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 4 of Unit No. R32, of Phase IIIA, River Village, Stage I, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. The said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage I, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises which Denise Wilson, Susan Burger, and Danielle Wilson, and Sue M. Wilson, by deed dated October 4th, 2007, and recorded November 28th, 2007, in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 2321 at Page 9622 granted and conveyed unto Sue M. Wilson.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

SUE M. WILSON

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 24; May 1, May 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6301 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, May 28, 2020
AT 10:00 A.M.**

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

ALL THAT CERTAIN interest in land situate in Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 15 of Unit No. R28, of Phase IIIA, River Village, Stage I, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. The said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage I, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Unites R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises which Arthur D. Flanders (deceased) and Josephine E. Flanders, his wife, by Deed dated March 3rd, 2015, and recorded February 3rd, 2016, in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed book Volume 2466 at Page 6443 granted and conveyed unto Timeshare Trade Ins, LLC.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

TIMESHARE TRADE INS, LLC

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 24; May 1, May 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6354 CIVIL 2018, 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, May 28, 2020
AT 10:00 A.M.**

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

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 48 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. RV 156, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which United Penn Bank, successor by merger to Security Bank and Trust Company, Trustee, by deed dated February 1st, 1993, and recorded on February 17th, 1993, in Record Book Volume 1873 at Page 661 granted and conveyed unto Calvin C. Bass and Shyrene Simms, two single people.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**CALVIN C. BASS
SHYRENE SIMMS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Apr. 24; May 1, 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6063 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, May 28, 2020
AT 10:00 A.M.**

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

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 51 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 47, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to United Penn Bank, pursuant to that certain Trust Agreement between United Penn Bank and The Oxford Finance Companies, Inc., said Agreement dated November 14, 1991, by deed dated September 8, 1998 and recorded on March 24, 1999 in Record Book Volume 2061 at Page 4858 granted and conveyed unto Barbara J. Capello.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
BARBARA J CAPELLO**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

JEFFREY A DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - Apr. 24; May 1, 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7587 CIVIL 2018, 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, May 28, 2020
AT 10:00 A.M.**

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

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

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated February 16th, 2005, and recorded on April 28th, 2005, in Record Book Volume 2223 at page 5036 granted and conveyed unto Leroy Chisolm, Sr. and Melvina J. Chisolm, a married couple

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
LEROY CHISOLM, SR
MELVINA J. CHISOLM**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

JEFFREY A DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - Apr. 24; May 1, 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5497 CIVIL 2018, 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, May 28, 2020
AT 10:00 A.M.**

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

ALL THAT certain interest in land situate in Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 14 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.

BEING THE SAME premises which Gunter-Hayes & Associates, LLC Successor Trustee, by deed dated November 26th, 2013, and recorded on July 18th, 2014, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2440 at Page 8695 granted and conveyed unto Richard Jaramillo, Donila Jaramillo, and Virginia Jaramillo, Joint Tenants With the Right of Survivorship.

Being part of Parcel No. 16/110426 and Pin No. 16732101497197U148

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
RICHARD JARAMILLO
DONILA JARAMILLO
VIRGINIA JARAMILLO
TO ALL PARTIES IN INTEREST 110429 and AND CLAIMANTS:**

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Apr. 24; May 1, 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6283 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, May 28, 2020
AT 10:00 A.M.**

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

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 3 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. RV 122, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which United Penn Bank, successor by merger to Security Bank and Trust Company, Trustee, by deed dated September 21st, 1988, and recorded on November 4th 1988, in Record Book Volume 1650 at Page 1600 granted and conveyed unto Eric W. Kuntz, MD and Aurora N. Kuntz, a married couple

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
ERIC W. KUNTZ, MD
AURORA N. KUNTZ
TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Apr. 24; May 1, 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6053 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, May 28, 2020

AT 10:00 A.M.

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

LEGAL DESCRIPTION

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 52 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 142, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated July 20, 2000 and recorded on January 10, 2001 in Record Book Volume 2089 at Page 7894 granted and conveyed unto Yolanda Cachola and Julio Evasco.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

YOLANDA CACHOLA

JULIO EVASCO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

JEFFREY A DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Apr. 24; May 1, 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6381 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, May 28, 2020

AT 10:00 A.M.

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

LEGAL DESCRIPTION

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 24 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 106, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated March 27, 2002 and recorded on May 1, 2002 in Record Book Volume 2120 at page 8792 granted and conveyed unto Nidia Cordero and Victor Cordero.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

NIDIA CORDERO

VICTOR CORDERO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

JEFFREY A DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Apr. 24; May 1, 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4656 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, May 28, 2020
AT 10:00 A.M.**

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

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 7 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 122, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Bruce M. Haas, as Administrator of the Estate of Donald a. Haas a/k/a Donald Haas and Gale R. Haas, an individual, by deed dated April 7th, 2014, and recorded on March 17th, 2015, in Record Book Volume 2451 at Page 203 granted and conveyed unto Cullen Family Vacations, LLC, a Wyoming Limited Liability Company. Being part of Parcel No. 16/2/1/1-10 and Pin No. 16732101450770

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
CULLEN FAMILY VACATIONS, LLC**

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Apr. 24; May 1, 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 818 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, May 28, 2020
AT 10:00 A.M.**

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

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 27 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R53, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which SECURITY BANK AND TRUST COMPANY, Trustee, by deed dated June 21st, 1985, and recorded on July 19th, 1985, in Record Book Volume 1452 Page 953 granted and conveyed unto Walter R. Smickle and Juanita Smickle, a married couple.

BEING PART OF PARCEL NO. 16/2/1/1-8 and PIN NO. 16732102562122

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
WALTER R. SMICKLE
JUANITA SMICKLE**

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 24; May 1, May 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1072 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, May 28, 2020

AT 10:00 A.M.

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

LEGAL DESCRIPTION

An undivided one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 16 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-84D on a certain "Declaration Plan Phase II of Stage I", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which DePuy House Property Owners Association, by deed dated November 5, 2008, and recorded on November 12, 2008, in Record Book Volume 2344 at Page 9042 granted and conveyed unto Richard J. Scott and M. Joan Scott, a married couple.

BEING PART OF PARCEL NO. 16/3/3/3-1-84D and PIN NO. 1673210299545B84D

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

RICHARD J. SCOTT

JOAN M. SCOTT

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
CHELSEA A NIXON, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 24; May 1, May 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4657 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, May 28, 2020

AT 10:00 A.M.

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

LEGAL DESCRIPTION

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 52 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R109, on a certain "Declaration Plan Phase IIB of Stage I", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Voljume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Frank M. Truszkowski and Mary H. Truszkowski, a married couple, by deed dated July 15, 2015, and recorded on October 8, 2015, in Record Book Volume 2461 at Page 200 granted and conveyed unto Roma Potter, a single person.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ROMA POTTER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 24; May 1, May 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4061 CIVIL 2017, 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, May 28, 2020

AT 10:00 A.M.
PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK
LEGAL DESCRIPTION

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 47 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. RV-109, on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volujime 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N. A. Successor Trustee to SECURITY BANK AND TRUST COMPANY, Trustee, by deed dated May 8, 1998, and recorded on June 4, 1998, in Record Book Volume 2049 at Page 1077 granted and conveyed unto Pablo J. Pagan and Jeanne R. Pagan, a married couple.
BEING PART OF PARCEL NO. 16/2/1/1-10 and PIN NO. 16732101450770

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
PABLO J. PAGAN**

**JEANNE R. PAGAN A/K/A JEANNE R. MOORE
TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 24; May 1, May 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1394 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, May 28, 2020
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 40 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 7B, on a certain "Declaration Plan Phase I of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated June 16th, 1981, and recorded on October 5th, 1984, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 1403, at Page 277, granted and conveyed unto Harry Bailey and Margaret V. Bailey, a married couple.

Being part of Parcel No. 16/4/1/48-7B and Pin No. 16732102879833B7B

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
HARRY BAILEY
MARGARET V. BAILEY**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Apr. 24; May 1, 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8666 CIVIL 2015, 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, May 28, 2020
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 34 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-111 on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Hubert R. Peck, by deed dated January 3rd, 1984, and recorded on January 20th, 1984, in Record Book Volume 1330 at page 210 granted and conveyed unto Calvin C. Geiger and Sonia C. Geiger, a married couple, Linda Loveless, and Christine DePrill.

Being part of Parcel No. 16/3/3/3-1-111 and Pin No. 16733101092762B111

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CHRISTINE DEPRILL

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Apr. 24; May 1, 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6252 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, May 28, 2020
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 22 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-132 on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises Security Bank and Trust Company, Trustee, by deed dated January 16, 1978, and recorded on February 27, 1978, in Record Book Volume 849 at Page 240 granted and conveyed unto Arthur A. Frenzel and Elizabeth R. Frenzel. Being part of Parcel No. 16/3/3/3-1-132 and Pin No. 16732102999633B132

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ARTHUR A. FRENZEL

ELIZABETH R. FRENZEL

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Apr. 24; May 1, 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 159 CIVIL 2015, 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, May 28, 2020

AT 10:00 A.M.

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

LEGAL DESCRIPTION

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 11 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-104 , on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Voljujime 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which SECURITY BANK AND TRUST COMPANY, Trustee, by deed dated November 10, 1977, and recorded on October 21, 1981, in Record Book Volume 1142 at Page 272 granted and conveyed unto Ciro Picarelli and Josephine M. Picarelli, a married couple.

BEING PART OF PARCEL NO. 16/3/3-1-104 and PIN NO. 16733101090664B104

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CIRO PICARELLI

JOSAPHINE M. PICARELLI

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
Stroudsburg, PA
Barr J. Cohen, Sheriff's Solicitor
PR - April 24; May 1, May 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3874 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, May 28, 2020

AT 10:00 A.M.

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

LEGAL DESCRIPTION

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 50 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 41F, on a certain "Declaration Plan Phase I of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Ray Lavigne and Marcel Lavigne of HCC 1589, by deed dated December 19th, 1997, and recorded on January 6th, 1998, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2043, at Page 7836, granted and conveyed unto Bonded Properties, Inc.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

BONDED PROPERTIES, INC.

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barr J. Cohen, Sheriff's Solicitor
PR - Apr. 24; May 1, 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4286 CIVIL 2014, 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, May 28, 2020

AT 10:00 A.M.

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 35 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 25D, on a certain "Declaration Plan Phase I of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plat Book Volume 23, Page 99.

BEING THE SAME premises which Joseph S. Hack, Jr. and Suzanne M. Hack, his wife, by deed dated February 16, 2011 and recorded on August 15, 2011 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2390, at Page 2626, granted and conveyed unto Emidsouth, Inc.

Being part of Parcel No. 16/4/1/48-25D and Pin No. 16732102889009B25D

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
EMIDSOUTH, INC.**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Apr. 24; May 1, 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6349 CIVIL 2018, 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, May 28, 2020

AT 10:00 A.M.

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

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 9 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. RV 159, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Shirley E. Ferguson, by deed dated July 26th, 2011, and recorded on August 22, 2011, in Record Book Volume 2390 at Page 5352 granted and conveyed unto Brian William Ferguson.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
BRIAN WILLIAM FERGUSON**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Apr. 24; May 1, 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5583 CIVIL 2018, 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, May 28, 2020
AT 10:00 A.M.**

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

ALL THAT certain interest in land situate in Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 13 of Unit No. RT-9 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which Gunter-Hayes & Associates, LLC, Successor Trustee by deed dated May 30th, 2014, and recorded on July 24th, 2014, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2441 at Page 639 granted and conveyed unto Desiree Kirklan Johnson and Kenneth J. Johnson, a married couple. Being part of Parcel No. 16/88008/U9 and Pin No. 16732102579978U9

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
DESIREE KIRKLAND JOHNSON
KENNETH J. JOHNSON
TO ALL PARTIES IN INTEREST 110429 and AND CLAIMANTS:**

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Apr. 24; May 1, 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5404 CIVIL 2015, 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, May 28, 2020
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 25 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-117 on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises Gary L. Bender and Jeanne C. Bender, a married couple, by deed dated October 15, 2011, and recorded on November 7th, 2011, in Record Book Volume 2393 at page 7140 granted and conveyed unto Steve Levy.

Being part of Parcel No. 16/3/3/3-1-117 and Pin No. 16733101093834B117
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
STEVE LEVY
TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Apr. 24; May 1, 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7441 CIVIL 2016, 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, May 28, 2020
AT 10:00 A.M.**

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

ALL THAT certain interest in land situate in Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 17 of Unit No. RT-83 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which Mircea Gutu and Sanda Gutu, a married couple, by deed dated November 12th, 2004 and recorded on November 15th, 2004, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2216 at Page 7470 granted and conveyed unto Juan C. Angulo.

Being part of Parcel No. 16/88082/U83 and Pin No. 16732102694252

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JUAN C. ANGULO

TO ALL PARTIES IN INTEREST 110429 and AND CLAIMANTS:

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Apr. 24; May 1, 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4411 CIVIL 2018, 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, May 28, 2020
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 147, Section No. H, as shown on map of A Pocomo Country Place, on file in the Recorders Office at Stroudsburg, Pennsylvania, in Plot Book 19, page 21, 23 and 25.

UNDER AND SUBJECT to covenants, easements, restrictions and reservations appearing in the chain of title or otherwise visible upon the land.

BEING the same premises which Michael Maiorini, by Deed dated December 22, 2004 and recorded on January 3, 2005 in the Office of the Recorder of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania in Record Book 2212, Page 2531, granted and conveyed unto Vernon Humphrey.

Tax Code No. 3/8E/1/435

PIN NO. 03-6358-09-17-5257

a/k/a 8076 Red Squirrel Drive, Tobyhanna, PA, Coolbaugh Township, Pennsylvania

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

VERNON HUMPHREY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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
PR - Apr. 24; May 1, 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10766 CIVIL 2014, 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, May 28, 2020
AT 10:00 A.M.**

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

An undivided one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 2 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-71D on a certain "Declaration Plan Phase II of Stage I" of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1 and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Karen Camerlengo, a married woman, by deed dated August 15, 2011 and recorded on April 2, 2012 in Record Book Volume 2400 at Page 2926 granted and conveyed unto Beverly M. McIntosh, a single woman.

BEING PART OF PARCEL NO. 16/3/3-1-71D and PIN NO. 16732102985902B71D

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

BEVERLY M. MCINTOSH

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 24; May 1, May 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1240 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, May 28, 2020
AT 10:00 A.M.**

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

An undivided one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 16 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. FV-18A on a certain "Declaration Plan Phase 1 of Stage 1" of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Herbert Plaut Jr., and Natalie Plant, a married couple, by deed dated June 1, 2015 and recorded on July 23, 2015 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2457 at Page 678 granted and conveyed unto Rustan Zakarov, a single man.

BEING PART OF PARCEL NO. 16/4/1/1/48-18A and PIN NO. 1673210287798B18A

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

RUSTAN ZAKAROV

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 24; May 1, May 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8459 CIVIL 2018, 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, May 28, 2020
AT 10:00 A.M.

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, piece or parcel of land, situate in the Township of Tobyhanna, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 916, Section F, 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 24, page 47, bounded and described as follows, to wit:

BEING the same premises which Nationwide Realty Group, Inc., a Pennsylvania Corporation, by Deed dated July 31, 2004 and recorded on August 12, 2004, in the Office of the Recorder of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania in Record Book 2199, Page 1399, granted and conveyed unto Michael S. Brockett, unmarried.

Tax Code No. 19/3D/1/73
PIN NO. 19-6344-01-26-2252

a/k/a 232 Hornbeam Court, Long Pond, Tobyhanna Township, Pennsylvania
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MICHAEL S. BROCKETT

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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
PR - Apr. 24; May 1, 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9591 CIVIL 2015, 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, May 28, 2020
AT 10:00 A.M.

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

LEGAL DESCRIPTION

ALL THAT certain interest in land situate in Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 2 of Unit No. RT-4 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of

Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which Peter J. Christ and Linda A. Christ, a married couple, by deed dated June 22, 2011, and recorded on October 17, 2011, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2392 at Page 7512 granted and conveyed unto Petrus Vacation Rentals, LLC.

BEING PART OF PARCEL NO. 16/88003/U4 and PIN NO. 16732102579805U4

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

PETRUS VACATION RENTALS, LLC

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania

JEFFREY A DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 24; May 1, May 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3235 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, May 28, 2020
AT 10:00 A.M.

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

LEGAL DESCRIPTION

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

Beginning at a point in the public road leading from Canadensis to Newfoundland known as Route 447 (formerly referred to as Route 290) the beginning corner of the whole tract of which this tract is a part, thence extending through the bed of Route 447, South 06 degrees 51 minutes 10 seconds East, 24.75 feet to a point in line of lands now or formerly McCain; thence leaving Route 447 and extending along the Lands now or formerly of McCain South 45 degrees 22 minutes 58 seconds West, 164.65 feet to a point; thence along Lands now or formerly of McCain the following nine courses and distances:

- 1) South 35 degrees 33 minutes 11 seconds West, 53.14 feet to a point;
- 2) South 42 degrees 37 minutes 59 seconds West, 85.67 feet to a point;

- 3) South 47 degrees 56 minutes 02 seconds West, 12.140 feet to a point;
- 4) South 33 degrees 19 minutes 08 seconds East, 49.31 feet to a point;
- 5) South 58 degrees 19 minutes 12 seconds East, 57.89 feet to a point;
- 6) South 20 degrees 39 minutes 58 seconds East, 24.79 feet to a point;
- 7) South 52 degrees 34 minutes 19 seconds West, 15.40 feet to a point;
- 8) South 69 degrees 40 minutes 56 seconds West, 26.49 feet to a point;
- 9) South 34 degrees 37 minutes 16 seconds East, 54.64 feet to a point in line of lands now or formerly of Pennsylvania Power & Light Company;

Thence continuing along the lands now or formerly of Pennsylvania Power & Light Company, South 53 degrees 53 minutes 00 seconds West, 545.85 feet to a point in line of lands now or formerly of Forrey; thence continuing along the lands now or formerly of Forrey North 21 degrees 58 minutes 00 seconds East, 202.35 feet to a point; thence along the same North 21 degrees 38 minutes 30 seconds West, 867.40 feet to a point; thence along the same North 21 degrees 38 minutes 30 seconds West, 15.63 feet to a point in the center line of Township Road No. 581; thence extending in the center line of Township Road No. 581 the following five courses and distances:

- 1) North 76 degrees 54 minutes 00 seconds East, 155.10 feet;
- 2) North 66 degrees 43 minutes 00 seconds East, 147.35 feet;
- 3) North 79 degrees 47 minutes 00 seconds East, 130.16 feet;
- 4) South 86 degrees 10 minutes 00 seconds East, 180.67 feet;
- 5) South 76 degrees 34 minutes 00 seconds East, 341.88 feet to a point at the intersection of the center line of Township Road No. 581 with the center line of Route 447.

Thence extending in the bed of Route 447 North 15 degrees 47 minutes 00 seconds East, 308.29 feet to a point; thence leaving Route 447 and extending South 70 degrees 53 minutes 02 seconds East, 90.75 feet to a point in the middle branch of Brodheads Creek; thence extending South 15 degrees 05 minutes 24 seconds West, 491.79 feet to a point; thence extending South 83 degrees 08 minutes 50 seconds West, 67.65 feet, to the place of Beginning.

Containing 14.0 acres, more or less; the above description prepared by James A. Thiele Jr., PLS, on November 28th, 2017, as calculated from deeds of record, accounting for the exceptions and reservations in the chain of title. These exceptions and reservations being specifically the following three itemizations:

- 1) Deed dated September 7, 1961, and recorded September 15, 1961, and recorded in the Office of the Recorder of Deeds, in and for Monroe County, in Deed Book Vol. 286, Page 499, wherein the Grantors, Richard G. Rude and Elizabeth Rude, his wife, granted and conveyed unto Edward R. Magner and Sarah V. Magner, his wife; said description containing 18.49 acres by record plotting.
- 2) Deed dated May 5, 1972, and recorded May 5, 1972, in the aforementioned Office in Deed Book Vol. 417, Page 199, wherein the Grantors, Arthur H. Houseknecht and Medlina S. Houseknecht, his wife, granted and conveyed unto Elwood E. Felsburg and Irene M. Felsburg, his wife; said description containing 8.47 acres by record plotting.
- 3) Deed dated January 18, 2006, and recorded January 23, 2006, in the aforementioned Office in Deed Book Vol. 2255, Page 4266, wherein the Grantors Jimmie I. Grotevant and Nancy E. Grotevant, his wife, granted and conveyed unto Thomas M. McCain; said description containing 0.65 acres by record plotting. Less and Except Required Right-Of-Way and Required Slope Easement which Nancy E. Grotevant, by Deed dated December 16, 2016, and recorded Febru-

ary 14, 2017, in the aforementioned Office in Record Book 2486, Page 7132, granted and conveyed unto Commonwealth of Pennsylvania.

Less and Except Required Right-Of-Way and Required Slope Easement which, Nancy E. Grotevant, by Deed dated December 16, 2016, and recorded February 14, 2017, in the aforementioned Office in Record Book 2486, Page 7138, granted and conveyed unto Commonwealth of Pennsylvania.

BEING known and numbered as 414 Long Road, Canadensis, PA 18325.

Being the same property conveyed to Sean David McCauley, no marital status shown who acquired title by virtue of a deed from Fannie Mae aka Federal National Mortgage Association by its Attorney in Fact, KML Law Group, P.C., dated December 12, 2017, recorded January 9, 2018, at Instrument Number 201800692, and recorded in Book 2504, Page 3674, Office of the Recorder of Deeds, Monroe County, Pennsylvania.

TAX CODE: 01/25/2/34-1

PIN NO: 01638903203105

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

SUMMER MALEPEAI, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF

SEAN D. MCCAULEY,

AKA SEAN DAVID MCCAULEY

UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF SEAN D. MCCAULEY,

AKA SEAN DAVID MCCAULEY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

MEREDITH H WOOTERS, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Apr. 24; May 1, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5681 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, May 28, 2020
AT 10:00 A.M.**

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

LEGAL DESCRIPTION

ALL THAT PARCEL of land in Monroe County, Commonwealth of Pennsylvania, as more fully described in Deed Book 2188, Page 888, ID# 19/89312, being known and designated as follows:

ALL THAT CERTAIN plot, piece or parcel of land lying, being situate at Tobyhanna Township, Monroe County, Commonwealth of Pennsylvania and more particularly bounded and described as follows:

BEGINNING at a point marked by a set iron pin on the Westerly Right-of-way line of Scenic Drive (50 feet wide) being the Southeast corner of Lot 43;

RUNNING thence South 28 degrees 55 minutes 06 seconds East along Right-of Way line a distance of 19

.80 feet to a point of curvature;
 RUNNING thence along the same, along the arc of a curve to the left having a radius of 375.00 feet a central angle of 21 degrees 49 minutes 43 seconds a distance of 142.87 feet to a set iron pin on the Northerly Right-of-Way;

LINE of easement (85.00 feet in width) to Pennsylvania Power and Light Company; RUNNING thence South 53 degrees 56 minutes 02 seconds West along the same a distance of 551.64 feet to a found iron pin in line of land now or formerly of The Dream Mile Club, Inc.;

RUNNING thence North 36 degrees 06 minutes 08 seconds West along the land now or formerly of The Dream Mile Club, Inc., a distance of 161.00 feet to set iron pine at the Southwest corner of Lot 43;

RUNNING thence North 53 degrees 53 minutes 52 seconds East along the Southerly line of Lot 43 a distance of 544.87 feet to the place of BEGINNING

BEING LOT 42 and containing within sid bounds 2.01 acres of land, in accordance with a certain plan entitled final plan of Fawn Ridge Estates, prepared by Dicroce and Leapson Civil Engineers and Land Surveyors and Recorded in Map Book Volume 66 Page 18 in the Office of the Recording of Deeds in and for Monroe County at Stroudsburg, PA.

UNDER AND SUBJECT to all restrictions, rights, right of way, easements, covenants, conditions and restrictions of record.

BEING THE SAME premises which Robert T. Guglielmi and Mary L. Guglielmi by deed dated November 6, 2013, and recorded in the Office of the Recorder of Deeds in and for the County of Monroe and Commonwealth of Pennsylvania in Record Book Volue 2431, Page 1052, granted and conveyed unto Joel Williams.

Parcel IS# 19/89312
 PIN# 19538500613874
 Commonly known as 285 Scenic Drive, Blakeslee, PA 18610

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOEL WILLIAMS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
 Sheriff of Monroe County
 Pennsylvania
 KAITLIN D SHIRE, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - April 24; May 1, May 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2022 CIVIL 2018, 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, May 28, 2020
 AT 10:00 A.M.**

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

ALL THAT CERTAIN tract, piece or parcel of land, situate in the Township of Pocono, County of Monroe and Commonwealth of Pennsylvania, being shown and designated as Lot No. 13 on a certain map entitled "Final Plan Deer Mountain Lake, Pocono Township, Monroe County, Pennsylvania, Scale: 1" equal 100'; September 1973" as prepared by Lawrence R. Bailey, Registered Surveyor, Stroudsburg, Pennsylvania, said map being recorded in Monroe County Plat Book Volume 20, Page 99, and being more particularly described as follows, to wit:

BEGINNING at the intersection formed by the South side of Township Road T-578 (33 feet wide) and the East side of Birch Tree Lane (40 feet wide); thence extending from said point along the South side of Township Road T-578 2 courses and distances; (1) North 79 degrees 32 minutes 14 seconds East 57.62 feet to a point; (2) North 80 degrees 37 minutes 49 seconds East 121.79 feet to a point; thence extending South 09 degrees 22 minutes 11 seconds East 255.42 feet to point on the Northeast side of Birch Tree Lane; thence extending along the Northeast and East side of Birch Tree Lane the 6 courses and distances; (1) On the arc of a circle curving to the left having a radius of 50 feet the arc distance of 40.59 feet to a point of curve; (2) on the arc of a circle curving to the right having a radius of 130 feet the arc distance of 39.54 feet to a point of a tangent; (3) North 70 degrees 21 minutes 44 seconds West 63.56 feet to a point of curve; (4) on the arc of a circle curving to the right having a radius of 153.56 feet the arc distance of 160.54 feet to a point of tangent; (5) North 10 degrees 27 minutes 46 seconds West 82.76 feet to a point of curve (6) on the arc of a circle curving to the right having a radius of 30 feet the arc distance of 47.12 feet to a point on the South side of Township Road T-578, said point being the point and place of BEGINNING.

BEING KNOWN AS: 711 Birch Tree Lane, Swiftwater, PA 18370

BEING THE SAME PREMISES WHICH Ingrid M. Lantigua AKA Ingrid M. Miesles and Arnaldo Miesles, wife and husband by Deed dated 3/4/2016 and recorded 3/21/2016 in the Office of the Recorder of Deeds in Deed Book 2468 at Page 6246, granted and conveyed unto Roy Hendricks.

PIN #: 12636401474737

TAX CODE #: 12/12A/2/16

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ROY HENDRICKS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale on-

ly." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
BROOK R. WAISBORD, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Apr. 24; May 1, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2896 CIVIL 2015, 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, May 28, 2020
AT 10:00 A.M.**

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

LEGAL DESCRIPTION

All that certain lot or parcel of land situate in the Township of Polk, County of Monroe, nd Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the southerly line of Kitty Lane, being a common corner of Lot NO. 1 and Lot No. 2 as shown on a plan titled "Subdivision of Lands of C.F. Economy," dated April 20, 1982, and recorded in Plot Book Volume 59, Page 137; thence by said Lot No. 2 South 22 degrees 23 minutes 30 seconds East 203.07 feet to an iron pin on the northerly line of Pa. S.R. 0209; thence along said northerly line of Pa. S.R. 0209 on a curve to the right having a radius of 1407.40 feet for an arc length of 148.00 feet (chord bearing and distance being South 74 degrees 37 minutes 12 seconds West 147.93 feet) to a point of tangency; thence along the easterly line of a parcel of land designated as "Reserved for Commercial Use," as shown on a plan of "Foxwood, Section 1," dated April 20, 1982, and recorded in Plot Book Volume 59, Page 306, North 12 degrees 24 minutes 26 seconds Wests 195.48 feet to an iron pin on the aforementioned southerly line of Kitty Lane; thence along said southerly line of Kitty Lane, North 77 degrees 35 minutes 34 seconds East 65.43 feet to a concrete monument, a point of curvature; thence by the same on a curve to the left having a radius of 800.00 feet for an arc length of 139.41 feet (chord bearing and distance being North 72 degrees 36 minutes 02 seconds East 139.23 feet) to the place of **BEGINNING**.

BEING Lot No. 1 as shown on the above-described plan recorded in Plot Book Volume 59, Page 137.

BEING THE SAME PREMISES which Joseph W. Rogouski Construction, Inc. by Deed dated November 13, 2012 and recorded on November 14, 2012, in the Office of the Monroe County Recorder of Deeds at Deed Book Volume 2411 at Page 209, as Instrument NO. 201230921 granted and conveyed unto Brent A. Scarano, Sr. and Lauren M. Scarano, Husband and Wife.

Being Known As 119 Kitty Lane, Kresgeville, PA 18333.

Tax Code No. 13/5/1/19-19.

Parcel Identification No. 1362170091929.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**BRENT A. SCARANO, SR
LAUREN M. SCARANO**

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 24; May 1, May 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1800 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, May 28, 2020
AT 10:00 A.M.**

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

LEGAL DESCRIPTION

All that certain lot or piece of land situate in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, being Lot Number 243, Phase II, Section 5, as is more completely set forth on the Big Ridge Plot Plan of Mid-Monroe Development Corp. which plan is duly recorded in the Office of the Recorder of Deeds in Monroe County, in Plot Book Vol. 59, Pages 27 and 28.

It being part of the same premises which Big Ridge Developers, L.P. by its General Partner Primrose Management LLC, by indenture bearing date of July 23, 2003, did grant and convey unto C&M Homes at CCP, L.P., a Pennsylvania Limited Partnership, said deed being recorded in the Office for the Recording of Deeds in and for Monroe County at Stroudsburg, Pennsylvania, in Record Volume 2161, Page 9193, reference being made thereunto had, the same with more fully and at large appear.

Under and Subject to a certain Declaration of Covenants and Restrictions dated 9/1/1989 and recorded in the Office of the Recorder of Deeds in Monroe County in Deed Book 1708, Page 1524, &c.

BEING known and numbered as 554 Marco Way, AKA 243 Marco Way, AKA 262 Big Ridge, AKA 262 Bigridgeesta, East Stroudsburg, PA 18302.

Being the same property conveyed to Allen Smith and Rosita Senior Smith who acquired title by virtue of a deed from U.S. Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2006-NC1, Mortgage Pass-Through Certificates, Series 2006-NC1, dated July 1, 2014, recorded July 18, 2014, at Instrument Number 201416500, and recorded

in Book 2440, Page 8381, Office of the Recorder of Deeds, Monroe County, Pennsylvania.

TAX CODE #: 09/90231

PIN NO: 09732302866985

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ALLEN SMITH

ROSITA SENIOR SMITH

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris

Sheriff of Monroe County

Pennsylvania

MEREDITH H WOOTERS, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - April 24; May 1, May 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3530 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, May 28, 2020

AT 10:00 A.M.

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

LEGAL DESCRIPTION

The land referred to herein is situate in the State of Pennsylvania, County of Monore described as follows:

All that certain lot or piece of land situate in the Township of Stroud, County of Monroe and State of Pennsylvania, Being commonly known as Lot 38, Woodwind Estates, as set forth on Plot Book Vol. 61, Page 43 and bounded and described as follows:

Beginning at an iron pin on the Westerly right of way of Meadow Run Court, said pin being common with Lot 37; thence, along a line in common with Lot 37, South 58 degrees 49 minutes 40 seconds West a distance of 117.31 feet to an iron pin in common with lauds N/F George Dreibe, et ux; Thence, along a line in comon with lands N/F George Dreibe et ux, North 04 degrees 54 minutes 45 seconds West a distance of 178.35 feet to an iron pin in common with Lot 39; thence, along a line in common with Lot 39, South 60 degrees 06 minutes 00 seconds East a distance of 13 2.75 feet to an iron pin on the Westerly right of way of Meadow Run Court; thence, along the Westerly right of way of Meadow Run Court, on a curve to the left whose radius is 50 feet, an arc distance of 53.30 feet to the point of beginning. Containing 12,110 square feet, more or less.

BEING KNOWN AS: 3215 GOLDENROD ROAD F/

K/A 1208 MEADOW RUN COURT, STROUDSBURG, PA 18360

BEING THE SAME PREMISES WHICH GERALD B. GAY BY DEED DATED 7/23/2003 AND RECORDED 8/10/2003 INTHE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2162 AT PAGE 290, GRANTED AND CONVEYED UNTO GARY S. SAMBOY AND DIANE V. SAMBOY, NOW DECEASED, HUSBAND AND WIFE.

PIN #: 17639102769502

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

GARY S SAMBOY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris

Sheriff of Monroe County

Pennsylvania

NORA C VIGGIANO, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - April 24; May 1, May 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5800 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, May 28, 2020

AT 10:00 A.M.

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

LEGAL DESCRIPTION

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

BEGINNING at an iron pipe, the intersection of the northerly line of North Shore Drive with the easterly line of Tall Oak Road as shown on map entitled "Section G, Indian Mountain Lake, 20 December 1961"; thence along the easterly line of Tall Oak Road, North 8 degrees, 52 minutes 20 seconds East 130.02 feet to a point of curvature; thence by the same on a curve to the left having a radius of 605.98 feet an arc length of 53.18 feet to an iron pipe; thence of Lot No. 406 as shown on said map, (a radial line to said curve) South 86 degrees 09 minutes 20 seconds East 102.68 feet to an iron pipe; thence by Lot No. 404 as shown on said map South 8 degrees 52 minutes 20 seconds West 192.15 feet to an iron pipe on the northerly line of North Shore Drive; thence along the northerly line of North Shore Drive, North 81 degrees 07 minutes 40 seconds West 100.00 feet to the place of BEGINNING.

BEING Lot No. 405, Section G, as shown on Plotting of Indian Mountain Lake Development Corp., made by Leo A. Achterman Jr., dated December 20, 1961.

UNDER AND SUBJECT to conditions, covenants, restrictions, reservations, rights of way, easements, exceptions, etc. as cited in Monroe County Deed Book 299 Page 336.

TITLE TO SAID PREMISES VESTED IN Thomas J. Morrow and Phalla E. Joseph, by Deed from Jeanette Valentine, Dated 02/10/2017, Recorded 02/24/2017, in Book 2487, Page 2347.

TAX CODE: 20/8C/1/19

TAX PIN: 20631116839748

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

THOMAS J. MORROW

PHALLA E. JOSEPH

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
KENYA BATES, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - April 24; May 1, May 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7518 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, May 28, 2020

AT 10:00 A.M.

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

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot No. 17, Section No. E, as shown on Map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 18, Pages 101, 107 and 109.

TITLE TO SAID PREMISES VESTED IN Janie Woods, by Deed from Janie Williams, a/k/a Janie Woods, Dated 01/13/2005, Recorded 01/20/2005, in Book 2213, Page 9469.

DEXTER W. WOODS died on 02/20/2019, and upon information and belief, his surviving heir is BEVERLY DENIS PAYTON, DWAYNE HAZEL WOODS died on 08/14/2019, and upon information and belief, his surviving heir is BEVERLY DENIS PAYTON.

TAX CODE: 3/9A/1/356

TAX PIN: 03635816831714

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

BEVERLY DENIS PAYTON, IN HER CAPACITY AS HEIR OF JANIE WOODS, DECEASED AND IN HER CAPACITY AS HEIR OF DWAYNE HAZEL WOODS, DECEASED AND IN HER CAPACITY AS HEIR OF DEXTER W. WOODS, DECEASED

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JANIE WOODS, DECEASED

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DWAYNE HAZEL WOODS, DECEASED

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DEXTER W. WOODS, DECEASED

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
PETER WAPNER, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - April 24; May 1, May 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4454 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, May 28, 2020

AT 10:00 A.M.

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

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Chestnuthill, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 67 on a map entitled "Map of Final Plan, Section One, The Birches West", recorded in Plot Book Volume 36, Page 69, further bounded and described as follows, to wit:

BEGINNING at an iron pin on the Easterly line of Jennifer Lane, said iron being the Southwesterly corner of Lot No. 66 as shown on the aforesaid map; thence along Lot No. 66, South 73 ° 51' 29" East, 287.52 feet to an iron in line of Lot No. 68; thence along Lot No. 68 (a radial line to the first hereinafter described curve), South 47° 13' 52" West, 265.14 feet to an

iron on the Northerly line of Brian Lane; thence along the Northerly line of Brian Lane in a Westerly direction on a curve to the left having a radius of 330.40 feet and an arc length of 133.29 feet to a point of reverse curvature on an easement arc; thence along said easement arc on a curve to the right having a radius of 30 feet and an arc length of 42.95 feet to an iron, a point of tangency on the Easterly line of Jennifer Lane; thence along the Easterly line of Jennifer Lane, North 16° 8' 31" Est, 133.08 feet to the place of BEGINNING.

CONTAINING 1.035 acres, more or less.

BEING Lot No. 67 as shown on the aforesaid map.

BEING THE SAME PREMISES WHICH Karen J. O'Connor and Patricia A. Craven, by Deed dated 7/12/2004 and recorded 7/19/2001 in the Office of the Recording of deeds, in and for Monroe County, in Record Book Volume 2196, Page 6261, granted and conveyed unto Karen J. O'Connor.

IMPROVEMENTS: Residential property.

TAX CODE NO. 02/14D/1/52

PIN #02-6340-01-05-3503

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF:

KAREN J. O'CONNOR

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

TROY M FREEDMAN, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - April 24; May 1, May 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 86 CIVIL 2017, 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, May 28, 2020

AT 10:00 A.M.

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

LEGAL DESCRIPTION

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

Beginning at a point in the middle of the creek, commonly known as Pocono Creek, said point being North Fifty one degrees eleven minutes East two hundred six feet from the southwest corner of the stump lot; thence by other land, North fifty one degrees eleven minutes East five hundred twenty feet to a stone

corner, a corner of the Mader tract; thence along the Mader tract North sixty one degrees nineteen minutes West one hundred and ninety five feet to a corner; thence by land of the grantors of which this was formerly a part, South fifty one degrees, eleven minutes West four hundred thirty-six feet to a point near the middle of the creek; thence by the same and down the Pocono Creek South thirty eight degrees forty nine minutes East one hundred eighty feet to the place of beginning. Containing one and ninety five one hundredths acres, more or less.

Together with the right of ingress and egress as set forth in deed of easement between Side II Associates, Ltd., a Pennsylvania Limited Partnership, and Patricia Stead Marhefka, heir heirs and assigns, dated April 18, 2005 and recorded in the aforesaid Recorder's Office in Record Book Volume 2223 Page 4668.

Being the same premises conveyed to Kevin A. Fabiano by deed of John S. Marhefka dated December December 5, 2013 and recorded in Monroe County Record Book 2431 Page 5175.

Parcel ID 12/16/1/33-1

GIS PIN 12-6363-00-14-6444

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF:

KEVIN A FABIANO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

JAMES T SHOEMAKER, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Apr. 24; May 1, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1303 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, May 28, 2020

AT 10:00 A.M.

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

LEGAL DESCRIPTION

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

BEGINNING at a point on the center-line of a right-of-way forty (40) feet in width, said point being the southeasterly corner of Parcel #1 of lands intended to be conveyed unto John Ronemus; thence along said centerline of a forty (40) foot right of way. South 14 degree 09 minutes 10 seconds West 225.00 feet to a

point; thence along other lands of Ruth E. Hawk, et al., North 75 degrees 50 minutes 50 seconds West 59 4.00 feet to a point in line of lands now or formerly of Adam Smale; thence along said lands of Adam Smale North 10 degrees 12 minutes 00 seconds East 225.54 feet to a point, said point being the southwesterly corner of said lands intended to be conveyed into John Ronemus; thence along said lands of John Ronemus, South 75 degrees 50 minutes 50 seconds East (at 589.24 feet passing an iron) 609.55 feet to the place of BEGINNING.

CONTAINING 3.108 acres, more or less.
 BEING THE SAME PREMISES which Michael Marini, as Executor of the Estate of Bonnie Beth Pinerio by Deed dated August 9, 2018 and recorded on August 14, 2018, in the Office of the Monroe County Recorder of Deeds at Deed Book Volume 2515 at Page 2144, Instrument No. 201819553 granted and conveyed unto Michael Marini.

Being known as 158 Pine Grove Road f/k/a Molasses Valley Road, Kunkletown, PA 18058
 Tax Code No. 6/5/1/3-6
 Parcel Identification No. PIN 06623700405078

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MICHAEL JOHN MARINI

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Apr. 24; May 1, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2481 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, May 28, 2020
 AT 10:00 A.M.**

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

LEGAL DESCRIPTION

ALL THAT CERTAIN parcel of land situate in the Township of Stroud, County of Monroe, and State of Pennsylvania, being known and designated as follows:

BEGINNING at a point on the Westerly side of road leading from Stroudsburg to Analomink, commonly called North 5th Street, said point being a common corner of Lots No. 57 and 58 in the hereinafter desig-

nated plan of lots; thence, by Lot No. 57, South 64 degrees West 172½ feet to a point, said point being a common corner of Lots No. 57, 58, 64 and 65; thence by Lot No. 64, North 26 degrees West 50 feet to a point; said point being a common corner of Lot No. 63, 64, 58 and 59; thence by Lot No. 59, North 64 degrees East 172½ feet to a point on the Westerly side of the aforesaid North 5th Street; said point being a common corner of Lots No. 58 and 59; thence along said North 5th Street, South 26 degrees East 50 feet to the place of beginning.

BEING Lot 58 on plan of lots of Maple-in-the-Pines, formerly of C.A. Wiley, prepared by John F. Seem in 1927.

BEING the same premises which Christopher F. Lord and Kristin Lord, his wife, by Deed dated 10/25/2000 and recorded 10/26/2000 in Monroe County Record Book Volume 2086, Page 1637, granted and conveyed to Brenda C. Bogart as Instrument number 200037480.

ALSO KNOWN AS: 1637 N 5th St, Stroudsburg, PA 18360

PIN: 17730110351764

TAX ID: 17/5/1/1

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

BRENDA C BOGART

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Apr. 24; May 1, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7649 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, May 28, 2020
 AT 10:00 A.M.**

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

COURT OF COMMON PLEAS

MONROE COUNTY

NO: 2019-07649

RAS Citron, LLC

Attorneys for Plaintiff
 Robert Crawley, Esq.

ID No. 319712

133 Gaither Drive, Suite F
 Mt. Laurel, NJ 08054

855-225-6909

rcrawley@rasnj.com

DITECH FINANCIAL, LLC

Plaintiff

vs.
PENPRAPA McDONALD;

MAX GHERA

Defendants

SHORT LEGAL DESCRIPTION

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF TUNKHANNOCK, MONROE COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 1 HELLER LANE, A/K/A 221 HELLERS LANE, LONG POND, PA 18334

BEING PARCEL NUMBER: 20/5/1/14 and 20/5/1/21-18

PIN NUMBER: 20633302771062

and 20633302762999

IMPROVEMENTS: RESIDENTIAL PROPERTY

RAS CITRON, LLC

Attorneys for Plaintiff

Robert Crawley, Esq.

ID No. 329712

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

PENPRAPA McDONALD

MAX GHERA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - April 24; May 1, May 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1603 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, May 28, 2020

AT 10:00 A.M.

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in the Borough of Mount Pocono, Monroe County, Pennsylvania, being Lot or Lots No. 2, Section One, as shown on plotting of "Summit Pointe, Section One", prepared by Edward C. Hess Associates, Inc., registered engineers and dated June 15, 1978, in the Office for the Recording of Deeds in and for Monroe County, Pennsylvania, in

Plot Book Volume 37, Page 61.

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

TOGETHER WITH all and singular the improvements, ways, streets, alleys, driveways, passages, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor(s), as well as law as in equity of, in and to the same.

BEING Parcel ID 10/12A/1/52 (PIN: 10635510463031)

BEING KNOWN for informational purposes only as 37 Summit Drive, Mount Pocono, PA

BEING THE SAME PREMISES which was conveyed to Kepper M. Mota Ortega, single man, by Deed of Marta Silecchia, dated 04/05/2018 as Instrument 201809277 BK 2509 PG 614 in the Monroe County Recorder of Deeds Office, in fee.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

KEPPER M. MOTA ORTEGA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

TROY M FREEDMAN, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - April 24; May 1, May 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9390 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, May 28, 2020

AT 10:00 A.M.

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

LEGAL DESCRIPTION

ALL THOSE CERTAIN lots, situate in the development known as Mountain Top Estates, Middle Smithfield Township, Monroe County, Pennsylvania, designated as Lot Nos. 644 and 645, Section II, as shown on the map of lands of Clinton R. Alden, Plot No. II, recorded in the Office for the Recording of Deeds at Stroudsburg, Monroe County, Pennsylvania, in Map Book Vol. 10, Page 111.

BEING the same premises which George E. Gorse and Carol Gorse, his wife by deed dated July 10, 1995 and recorded on July 11, 1995 in the Office for the Recording of Deeds, etc. in and for the County of Monroe at Stroudsburg, Penna. in Deed Book Volume 2013, Page 0625, granted and conveyed unto John R. Gorse and Bonnie L. Gorse, husband and wife. Bonnie L. Gorse died on May 19, 2017 as a result of which by operation of law title vested in John R. Gorse as surviving spouse.

TAX PARCEL NO.: 9/4B/1/54
PIN NO.: 09734500318856

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ALMA GORSE

ALL UNKNOWN HEIRS, DEVISEES, EXECUTORS, ADMINISTRATORS, PERSONAL REPRESENTATIVES, GRANTEES, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, ASSOCIATIONS OR LEGAL ENTITIES CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH JOHN R. GORSE, DECEASED

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
JAMES V FARERI, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Apr. 24; May 1, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3008 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, May 28, 2020
AT 10:00 A.M.**

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

LEGAL DESCRIPTION

ALL THAT CERTAIN tract, piece or lot of land situate in the Township of Hamilton, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 3, Meadowbrook Estates, recorded in Plot Book Vol. 59, Page 148, being described as follows, to wit: BEGINNING t iron on the southerly side of Township Route No. 213, Meadow lake Road, being a corner of Lot No. 2, thence along the southerly side of Township Route No. 213, Meadow Lake Road, N 86°20'13" E (Magnetic Meridian) for 150.00 feet to an iron, a corner of Lot No. 4, thence along Lot No. 4, S 03°39'47" E for 498.20 feet to an iron in line of lands now or for-

merly of James B. Sobers, thence along lands now or formerly of James B. Sobers N 70°10'31" W for 163.55 feet to an iron. A corner of Lot No. 2, thence along Lot No. 2 No 03°39'47" W for 433.02 feet to the place of BEGINNING.

CONTAINING 1.6033 acres, more or less.

TITLE TO SAID PREMISES VESTED IN Jason Zac Christman and Alexandra N. Christman, h/w, by Deed from Scott V. Muccione, married man, dated 11/30/2000, recorded 12/04/2000, in Book 2088, Page 524.

TAX CODE: 07/13/179-2
TAX PIN: 07626800635721

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JASON ZAC CHRISTMAN
ALEXANDRA N. CHRISTMAN**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Apr. 24; May 1, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7661 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, May 28, 2020
AT 10:00 A.M.**

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of land situate and improvements therein situate in Middle Smithfield Township, Monroe County, Pennsylvania; being Lot No. 54; Section M, as shown on Plan of Lots entitled "Plotting No. 2, Leisure Lands, Inc., Middle Smithfield Township, Monroe County, Pennsylvania, Guyton Kempter, Registered Civil Engineer, dated 02/22/1965" 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 105.

UNDER AND SUBJECT to conditions and restrictions as set forth in Deed from Leisure Lands, Inc. to Harry C. Kiedaisch and Pauline E. Kiedaisch, his wife, dated 08/07/1975 and recorded in the Office for the Recording of Deeds, Monroe County, at Stroudsburg, Pennsylvania, in Deed Book Vol. 645, Page 8.
BEING THE SAME PREMISES mark J. Giannetto and

Marie J. Giannetto in Deed dated 11/13/2006 and recorded 11/27/2006 in Monroe County in Deed Book 2288, Page 5434, granted and conveyed unto Derek C. Elsom, a single person.
Being Known as Tax Parcel No. 09/13C/1/99
PIN #: 09732601270839

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
DEREK C. ELSOM**

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

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

M. TROY FREEDMAN, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Apr. 24; May 1, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6829 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, May 28, 2020
AT 10:00 A.M.

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

All that certain piece or parcel of Tract of land situate in the Township of Hamilton, Monroe County, Pennsylvania, and being known as 1140 Mutton Hollow Road AKA 142 Mutton Hollow Road, Stroudsburg, Pennsylvania 18360.

BEING the same premises which David W. Rundle by Deed dated March 16, 2005 and recorded April 7, 2005 in Deed Book 2221, Page 3806 Instrument Number 200514274, granted and conveyed unto David Rundle and Kimberly S. Setzer, husband and wife. The said David Rundle died on June 3, 2015 thereby vesting title in his surviving spouse Kimberly S. Setzer by operation of law.

TAX MAP AND PARCEL NUMBER: 07/8/1/49-1
PIN #: 07637004728006

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$186,415.65

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Kimberly S. Setzer

McCabe, Weisberg & Conway, LLC

123 South Broad Street, Suite 1400, Philadelphia, PA 19109

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

KIMBERLY S. SETZER

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 24; May 1, May 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6643 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on
Thursday, May 28, 2020

AT 10:00 A.M.

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

ALL THE FOLLOWING lot situate in the Township of Tunkhannock, County of Monroe and State of Pennsylvania, and being more particularly described as follows:

BEING all of Lot 529 in Section D as shown and designated on plan of Indian Mountain Lakes, Section D, made by Leo Achterman, Jr., Civil Engineer and Surveyor, dated June 17, 1960; revised May 24, 1962 and recorded May 19, 1965; at the Recorder of Deeds for Monroe County, Map Book 9, page 195.

BEING Lot No. 529, Section D as shown on Plotting of Indian Mountain Lake Development Corp., made by Leo A. Achterman, Jr. dated May 24, 1962.

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

TITLE TO SAID PREMISES VESTED IN GAIL PHILLIPS, SINGLE WOMAN, by Deed from JOHN J. KEENAN, WIDOWER, Dated 12/23/1998, Recorded 12/29/1998, in Book 2057, Page 9775.

TAX CODE: 20/8A/1/123

TAX PIN: 20631120824340

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

GAIL PHILLIPS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - April 24; May 1, May 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6545 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, May 28, 2020
 AT 10:00 A.M.**

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

LEGAL DESCRIPTION

All that certain piece or parcel or Tract of land situate in the Township of Middle Smithfield, Monroe County, Pennsylvania, and being known as 8113 Gallahad Pass, East Stroudsburg, Pennsylvania 18302.

BEING the same premises which Kevin J. Quinlan, Unmarried, Arthur R. Roberts, Unmarried and Keith W. Quinlan and Cori L. Quinlan, Husband and Wife by deed dated December 3, 2014 and recorded December 9, 2014 in Deed Book 2447, Page 2471 Instrument Number 201429157, granted and conveyed unto Stephen W. Wyssling.

TAX MAP AND PARCEL NUMBER: 09/4D/3/54 AND PIN NUMBER: 09734401280550

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$55,832.80

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

Stephen W. Wyssling
 McCabe, Weisberg & Conway, LLC, 123 South Broad Street, Suite 1400, Philadelphia, PA 19109

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

STEPHEN W. WYSSLING

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

ANDREW MARKOWITZ, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - April 24; May 1, May 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6965 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, May 28, 2020
 AT 10:00 A.M.**

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot situate in the Township of Tunkhannock, County of Monroe and State of Pennsylvania, marked and designated as Lot Number 52, Section Two as shown on "Plotting of Sierra View", Tunkhannock Township, Monroe County, Pennsylvania, made by Lawrence R. Bailey and Recorded in Monroe County, Pennsylvania in Plot Book No. 30, page 47.

TOGETHER WITH all the rights and privileges and UNDER AND SUBJECT to covenants, conditions and restrictions as set forth in the chain of title.

TITLE TO SAID PREMISES VESTED IN LISA JO SHUMAN, NKA LISA JO SMITH, AS TENANCY IN SEVERALTY, by Deed from LISA JO SHUMAN, NKA LISA JO SMITH AND DANIEL THOMAS SPERLING, Date 10/04/2016, Recorded 05/08/2018, in Book 2510, Page 552.

TAX CODE: 20/8J/1/32

TAX PIN: 20632102855534

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**DANIEL THOMAS SPERLING
 LISA JO SMITH
 A/K/A LISA JO SHUMAN
 A/K/A LISA J. SPERLING**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - April 24; May 1, May 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9113 CIVIL 2018, 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, May 28, 2020

**AT 10:00 A.M.
PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK
LEGAL DESCRIPTION**

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Tobyhanna, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 5470, Section C3B, according to a 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.

Title to said premises vested in Nordin M. Othman a/k/a Nordin Othman and Sana R. Othman a/k/a Sana Othman a/k/a Sana R. Yousef Othman by Deed from Nordin M. Othman et al dated August 14, 2006 and recorded on September 20, 2006 in the Monroe County Recorder of Deeds in Book 2281, Page 6330 as Instrument No. 200640398.

Being known as: 648 Sullivan Trail
a/k/a 3441 Emerald Boulevard, Long Pond, PA 18334
Tax Parcel Number: 19/31/2/82
Tax Pin Number: 19634402761305

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
NORDIN M. OTHMAN**

SANA R. OTHMAN
TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 24; May 1, May 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5612 CIVIL 2017, 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, May 28, 2020

**AT 10:00 A.M.
PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK
LEGAL DESCRIPTION**

ALL THE FOLLOWING lot situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 5012, Section 1, as shown on "Plotting of Pocono Farms, Inc., Coolbaugh Township, Monroe County, Pennsylvania, made by Bellante & Clause" and recorded in Monroe County, Pennsylvania, in Plot Book No. 14 Page 39.

BEING THE SAME PREMISES WHICH Gladstone A. Griffith III and Linda D. Griffith, by Deed dated June 25, 2007 and recorded October 9, 2007 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2318, Page 1630, granted and conveyed unto Linda D. Griffith, Lisa D. Griffith and Gerard A. Griffith.

Improvements: Residential property
Tax Code No. 03/119100
Pin 03635703048306

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**LINDA D. GRIFFITH
A/K/A LINDA GRIFFITH
LISA D. GRIFFITH
GERARD A. GRIFFITH
A/K/A GERARD GRIFFITH**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
SARAH K. MCCAFFERY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Apr. 24; May 1, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5757 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, May 28, 2020
AT 10:00 A.M.**

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, piece or parcel of land situate in the Township of Pocono, County of Monroe, and Commonwealth of Pennsylvania, being Lot No. 27, Section 1, as shown on map entitled "Final plan, Section No. 1, Sunset Pocono", dated February 26, 1973, revised March 1, 1973 and recorded May 16, 1973, in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, in Plot Book Vol. 19, page 55.

Title to said Premises vested in Albert Guarneri and Jeanette Guarneri by Deed from Christopher A. McGuire et al dated October 30, 2002 and recorded on November 12, 2002 in the Monroe County Recorder of Deeds in Book 2136, Page 5004 as Instrument No. 200246113.

Being known as: 1106 Stone Ridge Drive f/k/a RR 2 Box 4055, Henryville, PA 18332

Tax Parcel Number: 12/5B/1/29 and 12/5B/1/28
Tax Pin Number: 12637404730992 and 12637404732736

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ALBERT GUARNERI
JEANETTE GUARNERI**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Apr. 24; May 1, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2314 CIVIL 2018, 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, May 28, 2020
AT 10:00 A.M.**

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

LEGAL DESCRIPTION

ALL THAT CERTAIN piece of parcel of land, situate in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 113, Phase I, as is more completely set forth on the Big Ridge Plot Plan of Mid-Monroe Development Corp., which Plan is duly recorded in the Office of the Recorder of Deeds, Stroudsburg, Monroe County, Pennsylvania at Plot Book Volume 61, Pages 25-27. BEING Lot No. 113 on said plan.

UNDER AND SUBJECT to a certain Declaration of Covenants and Restrictions, dated 9/1/1989 and recorded in the Office of the Recorder of Deeds of Monroe County, PA, in Deed Book 1708, Pages 1524 &c.

TITLE TO SAID PREMISES VESTED IN Lynnette King and Isaac Goodwin, by Deed from D, E & S Properties, Inc., t/a Classic Quality Homes, dated 08/23/2016, recorded 08/25/2016, in Book 2477, Page 214.

TAX CODE: 09/86830
TAX PIN: 09732302991780

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**LYNNETTE KING
ISAAC GOODWIN**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Apr. 24; May 1, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8735 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, May 28, 2020
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Middle Smithfield, COunty of Monroe and Commonwealth of Pennsylvania, consisting of and being Lot No. 312, as shown on map entitled "Plotting No I, Map of Wooddale Country Acres", filed and entered of record in the Office for the Recording of Deeds, etc., at Stroudsburg, Pa., in and for the County of Monroe, in Plot Book Volume 21, page 19.

TITLE TO SAID PREMISES VESTED IN MICHAEL RUSSO AND MARTH F. RUSSO, HIS WIFE, by Deed from LTS ENTERPRISE, INC., A PENNSYLVANIA CORPORATION, Dated 040/18/1985, Recorded 05/30/1985, in Book 1447, Page 8. MARTHA F. RUSSO was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of MARTHA F. RUSSO'S death on or about 12/30/2013, her ownership interest was automatically vested in the surviving tenant by the entirety.

TAX CODE: 09/17B/1/52
TAX PIN: 09731401168670

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 24; May 1, May 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8702 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, May 28, 2020
AT 10:00 A.M.**

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

ALL THAT CERTAIN piece, parcel or lot of land situate, lying and being in the Township of Polk, County of Monroe and State of Pennsylvania, more particularly described as Lot No. 502, Section 3, as shown on a plat known as Pocono Pleasant Valley Lake Estates, made by Leo Achterman Associates, Registered Surveyors, and recorded in Map Book 13, page 67.

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

BEING KNOWN AS: 996 Scenic Drive FKA Lot 502 Box 534, Kunkletown, PA 18058

BEING THE SAME PREMISES WHICH Countrywide Home Loans, Inc by Deed dated 11/27/2002 and recorded 1/8/2003 in the Office of the Recorder of Deeds in Deed Book 2141 at Page 6267, granted and conveyed unto Lee Honey.

PIN #: 13621902868699
TAX CODE #: 13/8C/1/63

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Apr. 24; May 1, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6583 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, May 28, 2020
AT 10:00 A.M.**

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Chestnuthill, County of Monroe and Commonwealth of Pennsylvania, marked and designated as Lot No. 79, Section 6, as shown on "Plotting of Sierra View", Chestnuthill Township, Monroe County, Pennsylvania, made by VEP Associates, Inc., and recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plot Book Volume 33, Page 47. BEING known and numbered as 117 Cumberland Drive, Effort, PA 18330.

Being the same property conveyed to Kelly B. Hunter who acquired title by virtue of a deed from Kelly B. Hunter, as Administratrix of the Estate of Morris Hollis, dated February 15, 2018, recorded February 28, 2018, at Instrument Number 201804782, and recorded in Book 2506, Page 5854, Office of the Recorder of Deeds, Monroe County, Pennsylvania.

TAX CODE: 02/6C/1/44
PIN NO: 02633104903775

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

KELLY BABETTE HUNTER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

MEREDITH H WOOTERS, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Apr. 24; May 1, 2020

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9120 CIVIL 2014, 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, May 28, 2020
AT 10:00 A.M.**

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Stroud, Monroe County, Pennsylvania, being Lot No. 25, Section B-1, as is more particularly set forth on a plan entitled "Final Plan, Subdivision Plan, Penn Estates, Section B-1" as prepared by Elam and Popoff, P.A., dated October 19, 1991 and revised August 10, 1992. Said plan being duly recorded in the Office for the Recording of Deeds, etc., at Stroudsburg, Monroe County, Pennsylvania, in Plat Book No. 65, page 27 and as rerecorded in Plat Book 65, page 64.

UNDER AND SUBJECT to the covenants, conditions and restrictions of record.

TITLE TO SAID PREMISES VESTED IN Robin C. Thomas, by Deed from RMS Residential Properties, LLC, by its attorney in fact, Peter Whang, by Power of Attorney, dated September 3, 2013, Dated 10/15/2013, Recorded 10/22/2013, in Book 2429, Page 1862.

TAX CODE: 17/89230
TAX PIN: 17639303207890

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ROBIN C. THOMAS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania**

KENYA BATES, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 24; May 1, 2020

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4047 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, May 28, 2020
AT 10:00 A.M.**

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

All the following lot situate in the Township of Coolbaugh, County of Monroe and State of PA, marked and designated as Lot No. 5584, Section S, as shown on "Plotting of Pocono Farms, Inc., Coolbaugh Township, Monroe County, PA, made by Bellante & Clauss" and recorded in Monroe County, PA in Plot Book No. 14 page 115.

BEING known and numbered ad 5584 Seven Nations Drive, AKA 1012 Seven Nations Drive, Tobyhanna, PA 18466.

Being the same property conveyed to Esteban E. Williams who acquired title by virtue of a deed from Esteban E. Williams and Williams I. Williams, dated February 14, 2006, recorded March 9, 2006, at Instrument Number 200610336, and recorded in Book 2260, Page 3471, Office of the Recorder of Deeds, Monroe County, Pennsylvania.

TAX CODE: 03/71/2/11

PIN NO: 03635704812989

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: BARBARA O'NEILL SIMPSON AS EXECUTOR TO THE ESTATE OF ESTEBAN E. WILLIAMS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania**

CRISTINA L CONNOR, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 24; May 1, May 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9529 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, May 28, 2020
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or lots, parcel or piece of land situate in the Township of Barrett, Monroe County, Pennsylvania, being Lot or Lots No. 32, Section 1, Pocono Outpost, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 45, Page 79.

BEING THE SAME PREMISES which Altgracia Ramirez by deed dated February 27, 2006, and recorded in the Office of the Recorder of Deeds in and for the County of Monroe and Commonwealth of Pennsylvania in Record Book Volume 2259, Page 3363, granted and conveyed unto Matthew F. Romano.

Parcel ID# 01/7A/1/5

PIN #: 01639702857849

Commonly known as 208 Mohican Road, Canadensis, PA 18325

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 24; May 1, May 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6542 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, May 28, 2020
AT 10:00 A.M.**

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

LEGAL DESCRIPTION

ALL the following lot situate in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, marked and designated as Lot Number 164, as shown on "Plotting of Wilderness Acres," Middle Smithfield Township, Monroe County, Pennsylvania, made by Guyton Kempter & Associates, Inc., and recorded in Monroe County, Pennsylvania in Plot Book No. 20, Page 17.

SUBJECT to all restrictions, exceptions, reservations, stipulations, conditions, rights of way and easements of record.

TITLE TO SAID PREMISES VESTED IN Paul B. Reid and Elizabeth Reid, by Deed from Paul B. Reid, Dated 08/15/2008, Recorded 02/06/2008, Recorded 02/06/2009, in Book 2348, Page 3989200902800.

TAX CODE: 09/14E/1/300

TAX PIN: 09731504543060

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**PAUL B. REID
ELIZABETH REID**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - April 24; May 1, May 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9757 CIVIL 2018, 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, May 28, 2020
AT 10:00 A.M.**

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, parcel or piece of land situate in Middle Smithfield Township, Monroe County, Pennsylvania being Lot Number 31 as shown on plan entitled "Final Plan Laurel Ridge Estates, May 12, 1988, recorded in the Office for the Recording of Deeds, et, at Stroudsburg, Pennsylvania in and for the County of Monroe in Plot Book Volume 60, page 406. Being the same premises which Federal Home Loan Mortgage Corporation, by its attorney in fact, PHH Asset Management, a division of PHH Real Estate

Services Corporation by Deed dated 2/14/1996 and recorded 4/2/1996 in Deed Book 2023, page 6004 conveyed unto Joseph W. Barch and Lynn P. Parch, h/w.

Tap Parcel # 9/116177

Map # 09-7324-02-57-7897

SEIZED AND TAKEN IN EXECUTION AS THE

**PROPERTY OF:
JOSEPH W. BARCH
LYNN P. BARCH**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

MARTHA E VON ROSENSTIEL, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Apr. 24; May 1, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1094 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, May 28, 2020
AT 10:00 A.M.**

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

LEGAL DESCRIPTION

ALL THAT CERTAIN parcel of land situate in the Township of Pocono, County of Monroe, and Commonwealth of Pennsylvania being known and designated as follows:

Lot 825, Section CII, Ski Haven Lake Estates, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 28, Page 107.

TITLE TO SAID PREMISES VESTED IN Richard M. Gould, by Deed from Richard M. Gould and Jennifer A. Gooding-Gould, h/w, dated 11/03/2006, recorded 1/14/2006, in Book 2287, Page 5397.

TAX CODE: 12/5A/1/143

TAX PIN:12637402551273

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**RICHARD M. GOULD
A/K/A RICHARD GOULD**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Apr. 24; May 1, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6467 CIVIL 2008, 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, May 28, 2020
AT 10:00 A.M.

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Pocono County of Monroe and Commonwealth of Pennsylvania being Lot #38, Section 2 (south) of Maeve Manor as shown on plan of lots recorded in the Office of the Recorder of Deeds of Monroe County in Plot Book Volume 64 page 12.

BEING THE SAME PREMISES which Millard C. Riddick, Jr. and Mattie Riddick, his wife, by deed dated 4/14/2006 and recorded 5/3/2006 in Book 2266 Page 2454 conveyed to Sean M. Bing, an unmarried man.

Pin #: 12638303119306
Tax Code #: 12/87708

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

SEAN M. BING

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Apr. 24; May 1, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6729 CIVIL 2016, 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, May 28, 2020
AT 10:00 A.M.

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

LEGAL DESCRIPTION

By virtue of Writ of Execution No. 6729-CV-2019 Stearns Lending, LLC vs. Stephanie Rodriguez, 118 Trellis Way, Smithfield Township, East Stroudsburg PA 18301, Parcel No. 16/98602, PIN: 16731203343020. Improvements thereon consisting of a Residential Dwelling, sold to satisfy judgment in the amount of \$172,660.57.

Attorneys for Plaintiff: Brian T. LaManna, Esquire, Stern & Eisenberg, PA, 1581 Main Street, Suite 200, The Shops at Valley Square, Warrington, PA 18976, Phone: (215) 572-8111

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

STEPHANIE RODRIGUEZ

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
BRIAN T LAMANNA, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 24; May 1, May 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7682 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, May 28, 2020
AT 10:00 A.M.

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

LEGAL DESCRIPTION

All those certain lots or pieces of ground situate in the Township of Smithfield, Monroe County, Pennsyl-

vania:
 Being known as: 210 Rhapsody Run F/K/A/ Lot 105
 Water Gap Watch West, East Stroudsburg, PA 18301
 Being Parcel Number: 16/91035
 Pin: 16731102787956
 Improvements: Residential Property

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

**A/K/A ALLISON BLASZAK
 ROBERT BLASZAK**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - April 24; May 1, May 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6603 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, May 28, 2020
 AT 10:00 A.M.**

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

LEGAL DESCRIPTION

ALL THOSE CERTAIN lots or pieces of ground situate in the Township of Coolbaugh, Monroe County, Pennsylvania:

Being Known As: 8512 Bumble Bee Way Tobyhanna, PA 18466
 Being Parcel Number: 03/8E/1/576
 Pin: 03635809072193

**Improvements: Residential property
 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
 CHARLES LANIER
 LOUANNA LANIER**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Apr. 24; May 1, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3792 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, May 28, 2020

**AT 10:00 A.M.
 PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK**

LEGAL DESCRIPTION

ALL THOSE CERTAIN lots or pieces of ground situate in the Township of Stroud, Monroe County, Pennsylvania:

BEING KNOWN AS: 393 Hylan Drive F/K/A 153
 Hyland Drive Stroudsburg, PA 18360
 PARCEL NUMBER: 17/15F/1/153
 PIN: 17639203133579

**IMPROVEMENTS: Residential Property
 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

GLENETTA PEROSI A/K/A GLENNY PEROSI

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - April 24; May 1, May 15