

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **ANGEL L. FIGUEROA** late of Chestnuthill Township, Monroe County, PA, Deceased. LETTERS of ADMINISTRATION on the above estate have been granted to the undersigned, all persons indebted to said estate are requested to make immediate payment, and those having legal claims to present the same without delay to: Angel L. Figueroa, Jr., c/o Maselli Warren, PC, Attn: Barbara J. Boyd, Esq, 400 Alexander Park, Suite 101, Princeton, NJ 08540.  
Mar 10, 17, 24

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Marjorie E. Pitts a/k/a Marjorie Pitts**, deceased  
Late of Chestnuthill Township, Monroe County Letters of Administration in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.  
**Thomas Pitts, Administrator**  
c/o Timothy B. Fisher II, Esquire  
FISHER & FISHER LAW OFFICES  
PO Box 396  
Gouldsboro, PA 18424

Mar 10, 17, 24

**PUBLIC NOTICE  
ESTATE NOTICE**

**JUSTINA F. LALLEY, decd.** Late of Tannersville, Monroe County, Pennsylvania. Letters of Testamentary, having been granted, all persons indebted to said estate are requested to make immediate payment, and those having legal claims to present the same without delay to: Co-Executors: **Lisa A. Dalley and Daniel J. Lalley**, c/o 60 West Broad Street, Suite 303, Bethlehem, PA 18018  
Attorney: **Michael D. Recchiuti, Esq.**, 60 W. Broad Street, Ste 303, Bethlehem, PA 18018.  
Mar 10, 17, 24

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Clair E. Schuler, Sr.** late of Hamilton Township, Monroe County, Commonwealth of Pennsylvania, January 1, 2023, deceased. Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment and those having claims are directed to present the

same without delay to the undersigned or his/her attorney within four month from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphan's Court Division a particular statement of claim duly verified by an affidavit setting forth an address with the County where notice may be given to Claimant.  
**Claire Zimmerman/Lorrie Litts, Executrix**  
21 Primrose Drive  
East Stroudsburg, PA 18302  
Mar 10, 17, 24

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Margaret Louise Carrig**, a/k/a Margaret L. Carrig, late of Delaware Water Gap, Monroe County, Pennsylvania, deceased. LETTERS TESTAMENTARY in the above-named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or (his/her) attorney within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.  
John A. Carrig, Executor  
c/o David L. Horvath, Esq  
712 Monroe Street  
P.O. Box 511  
Stroudsburg, PA 18360

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

Stroudsburg, PA 18360-0511

Mar 10, 17, 24

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Jeffrey R. Christian**, late of Coolbaugh 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, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the County where notice may be given to claimant.

**Melanie DiLorenzo, Administratrix**

c/o Lara Anne Dodsworth, Esq.  
PO Box 1023  
Milford, PA 18337

Mar 10, 17, 24

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **GEORGE PARKER, a/k/a GEORGE PARKER, JR.**, late of Stroud Township, Monroe County, Pennsylvania, deceased.

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

**Diana Reish and Cherry Vecchio**

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

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

Mar 10, 17, 24

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Robert G. Bartek** late of Ross Township, Monroe County, Pennsylvania, deceased.

Letters of Administration have been granted to the undersigned, who request all persons having claims or demands against the Estate of the Decedent to make known the same, and all persons indebted to the Decedent to make payments without delay to:

**Gene M. Lerich, Administratrix**

c/o Lisa A. Pereira, Esquire  
Broughal & DeVito L.L.P.  
38 West Market Street  
Bethlehem, PA 18018

Mar 17, 24, 31

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **George W. King, III.** Late of Tobyhanna Township, Monroe County, Commonwealth of Pennsylvania, 2/16/23 deceased.

Letters of Administration in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the

date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.

**Uming Lum Chan, Administrator**

2106 Wild Laurel Dr.  
Long Pond, PA 18334  
Mar 17, 24, 31

**PUBLIC NOTICE  
ESTATE NOTICE**

**ESTATE OF HANNA M. MARX HELLER,**

Deceased January 8, 2023, of Stroud Township, Monroe County.

Letters of Administration in the above-named estate have been granted to the Administratrix, Sabrina Heller. All persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or their attorney and to file with the Clerk of the Court of Common Pleas of Monroe County, Orphans Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the County where notice may be given to Claimant.

**Sabrina Heller, Administratrix**

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

Mar 17, 24, 31

**PUBLIC NOTICE  
ESTATE NOTICE**

**ESTATE OF DALE W. HARRISON**

Late of ELDRED TWP.

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

**Trevor W. Harrison**

66 W. Summit St.  
Souderton, PA 18964  
Executor,  
or his attorney,

DOROTHY K. WEIK-HANGE, Esquire  
LANDIS, HUNSBERGER, GINGRICH & WEIL, LLP  
114 East Broad Street, P.O. Box 64769  
Souderton, Pennsylvania 18964

Mar 17, 24, 31

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **MARY JEAN KNAPIK**, late of 711 Fulmer Avenue, 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 the Forty-Third Judicial District, Monroe County Branch, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.

William F.B. Queenan, Administrator  
711 Fulmer Avenue  
Stroudsburg, PA 18360

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

Mar 17, 24, 31

**PUBLIC NOTICE  
ESTATE NOTICE**

**ESTATE OF UNA MARIE BRONNER**, late of Hamilton Township, Monroe County, Pennsylvania, deceased.

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

**Sarah Ferreira, Executrix**  
5940 Hoffman Lane  
Slatington, PA 18080

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

Mar 17, 24, 31

**PUBLIC NOTICE  
ESTATE NOTICE**

NOTICE is hereby given that Letters Testamentary have been granted in the **Estate of Paul A. Hentschel**, late of East Stroudsburg, Monroe County, PA, who passed away January 21, 2020. All persons indebted to said estate are requested to make payment, and those having claims or demands, to present the same to the Executrix, Lisa Hentschel, and her attorneys, Hourigan, Kluger & Quinn, PC, 600 Third Avenue, Kingston, PA 18704.

Mar 17, 24, 31

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Annelies Pelzer, a/k/a Annelies E. Pelzer, a/k/a Annelies Elizabeth Pelzer**, Late of Township of Smithfield, 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 their attorney within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address within the County where notice may be given to Claimant.

Claus S. Pelzer, Executor

c/o Steven R. Savoia,  
Attorney at Law  
621 Ann Street; PO Box 263  
Stroudsburg, PA 18360

Mar 17, 24, 31

**PUBLIC NOTICE  
ESTATE NOTICE**

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

**Timothy Carr, Jr., Administrator**  
116 Lee Avenue  
Stroudsburg, PA 18360

OR TO:

CRAMER, SWETZ, McMANUS & JORDAN, P.C.  
Attorneys at Law  
By: F. Andrew Wolf, Esquire  
711 Sarah Street  
Stroudsburg, PA 18360

Mar 17, 24, 31

**PUBLIC NOTICE  
ESTATE NOTICE**

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Carol M. Ryan, Executor of the **Estate of Geraldine J. Fauser**, deceased, who died on December 22, 2022, late of Coolbaugh Township, Monroe County, Pennsylvania. All persons indebted to the estate are required to make payment and those having any claims or demands are to present the same, without delay, to the Executor, Carol M. Ryan, c/o her attorney Carlo A. LaMonica, Esquire, LaMonica Law Firm LLC, 3218 Pittston Avenue, Scranton, PA 18505

Mar 17, 24, 31

**PUBLIC NOTICE  
ESTATE NOTICE**

**ESTATE OF JODY J. SEBRING**, late of East Stroudsburg, Pennsylvania deceased. Letters of Administration in the above-named estate having been granted to the undersigned, all persons indebted to the said estate are requested to make immediate payment, and those having claims are directed to present the same in writing 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 the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit, setting forth an address within the County where notice may be given to Claimant.

**Sherri P. Hower**112 Mulberry Lane  
Stroudsburg, PA 18360**H. Grayson Barnes**1116 Peach Tree Lane  
Stroudsburg, PA 18360

KEVIN A. HARDY ATTORNEY AT LAW, P.C.

P.O. Box 818

Stroudsburg, PA 18360

Mar 17, 24, 31

**PUBLIC NOTICE  
ESTATE NOTICE**

NOTICE is hereby given that Letters Testamentary have been granted in the **Estate of Dorothy Hentschel**, late of East Stroudsburg, Monroe County, PA, who passed away October 2, 2022. All persons indebted to said estate are requested to make payment, and those having claims or demands, to present the same to the Executrix, Lisa Hentschel, and her attorneys, Hourigan, Kluger & Quinn, PC, 600 Third Avenue, Kingston, PA 18704.

Mar 17, 24, 31

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of ANNE S. FEES**, late of 203 Philmar Drive, Kunkletown, Monroe County, Pennsylvania 18058, deceased.

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

**Howard Fees, Administrator**203 Philmar Drive  
Kunkletown, PA. 18058WILLIAM J. REASER, JR., ESQ.  
111 NORTH SEVENTH STREET  
STROUDSBURG, PA. 18360

Mar 17, 24, 31

**PUBLIC NOTICE  
ESTATE NOTICE**

**ESTATE OF ALFRED H. WEBER**, late of Hamilton 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.

**Christina Headen, Administrator**1541 Laurel Drive  
Scotrun, PA 18355

Lori J. Cerato, Esq.

Kelly L. Lombardo, Esq.

729 Sarah Street

Stroudsburg, PA 18360

570-424-3506

Mar 17, 24, 31

**PUBLIC NOTICE  
COURT OF COMMON PLEAS OF MONROE  
COUNTY, PENNSYLVANIA,  
FORTY-THIRD JUDICIAL DISTRICT  
ORPHANS' COURT DIVISION**

The following Executors, Administrators, Trustees, or Guardians have filed Accounts and Statements of Proposed Distribution in the Office of the Clerk of the Orphans' Court Division:

In Re: **ESTATE OF DOROTHY M. BUCHANAN,**  
DECEASEDLate of Township of Chestnut Hill  
First and Final Account of Lori J. Cerato, Esq.,  
Executor**NOTICE**

All parties interested are notified that the above Accounts and Statements of Proposed Distribution will be presented for Confirmation to a Judge of the Orphan's Court on 3<sup>rd</sup> day of April, 2023, at 9:30 A.M. All objections to the above Account and/or Statements of Proposed Distribution must be filed with the Clerk of Court of the Orphans' Court Division before the above specified time.

/s/ GEORGE J. WARDEN  
Clerk of Orphans' Court

Mar 17, 24

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Fay C. Perri**, late of Smithfield Township, Monroe County, Commonwealth of Pennsylvania, deceased.

Letters of Administration in the above-named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the pCourt 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. Mary L. Chamberlin  
232 Remington Road  
East Stroudsburg, PA 18301  
or to:

ARM Lawyers  
Jason R. Costanzo, Esq  
115 E. Broad Street  
Bethlehem, PA 18018

Mar 24, 31, Apr 7

**PUBLIC NOTICE  
ESTATE NOTICE**

**ESTATE OF RENE JOHN PONCE a/k/a RENE PONCE, a/k/a RENE J. PONCE**, late of Tobyhanna Township, Monroe County, Pennsylvania, deceased on January 21, 2023. 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 Monroe County, Forty-Third Judicial District, Commonwealth of Pennsylvania, Orphans' Court Division, a particular statement of claim duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Diane Dugan, Executrix, c/o Ponce, P. O. Box 214, Pocono Lake, PA 18347  
Mar 24, 31, Apr 7

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Thomas T. Eccleston**, deceased  
Late of Barrett Township, Monroe County  
Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third

Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.

**Michael T. Miller, Executor**  
c/o Timothy B. Fisher II, Esquire  
FISHER & FISHER LAW OFFICES  
PO Box 396  
Gouldsboro, PA 18424  
Mar 24, 31, Apr 7

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Veronica L. Laster a/k/a Veronica Laster**, deceased

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

**Dustin Killingsworth, Administrator**  
c/o Timothy B. Fisher II, Esquire  
FISHER & FISHER LAW OFFICES  
PO Box 396  
Gouldsboro, PA 18424  
Mar 24, 31, Apr 7

**PUBLIC NOTICE  
ESTATE NOTICE**

**ESTATE OF LORRAINE D. STEEN**, late of Hamilton Township, Monroe County, Pennsylvania, deceased.

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

**Michael Steen, Administrator**  
P.O. Box 365  
Sciota, PA 18354

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

Mar 24, 31, Apr 7

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of James W. Mackes, Jr.**, late of 406 Beltzville Drive, Kunkletown, Monroe County, Pennsylvania, deceased.

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

**Linda E. Mackes, Executrix**  
c/o David L. Horvath, Esquire  
712 Monroe Street  
P.O. Box 511  
Stroudsburg, PA 18360

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

By: David L. Horvath, Esq.  
712 Monroe Street

Stroudsburg, PA 18360-0511

Mar 24, 31, Apr 7

**PUBLIC NOTICE  
ESTATE NOTICE**

**ESTATE OF MARY C. WARDEN a/k/a MARY W. WARDEN**, late of Hamilton Township, Monroe County, Pennsylvania, deceased.

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

**George Warden, Co-Executor**  
c/o Lori J. Cerato, Esq.  
Kelly L. Lombardo, Esq.  
729 Sarah Street  
Stroudsburg, PA 18360  
570-424-3506

**Lisa Warden, Co-Executor**  
c/o Attorney Charles Rosamilia  
The Rosamilia Law Firm  
241 West Main Street  
Lock Haven, PA 17745

Mar 24, 31, Apr 7

**PUBLIC NOTICE  
COURT OF COMMON  
PLEAS OF MONROE COUNTY  
FORTY-THIRD JUDICIAL DISTRICT  
COMMONWEALTH OF PENNSYLVANIA  
NO. 8028 CIVIL 2022**

JULIO M. MANCANO-FILHO, Plaintiff  
vs

AARON SMITH, et al, Defendant(s).

TO: ARRON SMITH (Defendant(s):

The Plaintiff, Julio M. Mancano-Filho, has commenced a civil action against you for a Quiet Title Action. The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

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

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

Monroe County Bar Association

Find a Lawyer Program

913 Main Street

Stroudsburg, PA 18360

Telephone (570) 424-7288

Fax (570) 424-8234

Gary J. Saylor, II, Esquire  
Cramer, Swetz, McManus & Jordon, PC  
711 Sarah St  
Stroudsburg, PA 18360

Mar 24, 31, Apr 7

**PUBLIC NOTICE**

COURT OF COMMON PLEAS - MONROE COUNTY, PA - CIVIL ACTION - No. 7287-CV-22 - NOTICE OF ACTION IN MORTGAGE FORECLOSURE - The Bank of New York Mellon f/k/a The Bank of New York as Successor Indenture Trustee to JPMorgan Chase Bank, National Association for CWHEQ Revolving Home Equity Loan Trust, Series 2005-C, Plaintiff vs. Steven Buchanan and Melissa Buchanan a/k/a Melissa Buchanan-Morris, Defendants - To Steven Buchanan, Defendant - You are hereby notified that on 11/7/22, Plaintiff filed a Mortgage Foreclosure Complaint together with a Notice to Defend against you in the Court of Common Pleas of Monroe County PA, docketed as No. 7287 CV 22. Plaintiff seeks to foreclose on the mortgage secured on your property located at 303 Fall Creek Terrace, Stroudsburg, PA 18360 whereupon your property would be sold by the Sheriff of Monroe County. You are hereby notified to plead to the above

referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you. NOTICE: If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. Monroe County Bar Assn., 913 Main St., PO Box 786, Stroudsburg, PA 18360, 570.424.1340  
Mar 24

**PUBLIC NOTICE  
IN THE COURT OF COMMON PLEAS OF  
MONROE COUNTY, PENNSYLVANIA  
NOTICE OF SHERIFF'S SALE  
CIVIL ACTION – LAW  
Civil Division  
No. 184 No. 2022**

SUN WEST MORTGAGE COMPANY, INC.  
Plaintiff,  
vs.

GERARD SULLIVAN, Solely in his Capacity as Heir of Cecelia Sullivan, Deceased; PAUL SULLIVAN, Solely in his Capacity as Heir of Cecelia Sullivan, Deceased; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS and all Persons, Firms or Associations Claiming Right, Title or Interest from or under Cecelia Sullivan, Deceased  
Defendants

**NOTICE**

TO: GERARD SULLIVAN, Solely in his Capacity as Heir of Cecelia Sullivan, Deceased; PAUL SULLIVAN, Solely in his Capacity as Heir of Cecelia Sullivan, Deceased; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS and all Persons, Firms or Associations Claiming Right, Title or Interest from or under Cecelia Sullivan, Deceased  
Your house (real estate) at 111 Faber Circle a/k/a Box 473 Tanbark Acres, Tannersville, Pennsylvania 18372, is scheduled to be sold at Sheriff's Sale on May 25, 2023 at 10:00 A.M. in Monroe County, at a public online auction found at  
<https://www.bid4assets.com/monroecountysheriffsales> to enforce the judgment of \$228,893.98 obtained by SUN WEST MORTGAGE COMPANY, INC. (the mortgagee), against you.

**NOTICE**

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

The sale will be cancelled if you pay to the mortgagee the Back payments, late charges, costs and reasonable attorney's Fees due. To find out how much you must pay, you may call: Telephone: 215-942-2090.

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

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

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

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

North Penn Legal Services, Inc.  
10 N. Tenth Street  
Stroudsburg, PA 18360-  
570-424-5338

Monroe County Bar Association  
913 Main Street  
Stroudsburg, PA 18360-  
570-424-7288

Mar 24

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7599 CIVIL 2012 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, April 27, 2023  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

An undivided one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 44 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- 61C 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 Ann T. Leist, Widow and Single, by deed dated August 19, 1986, and recorded on September 5, 1986, in Record Book Volume 1509 at Page 844 granted and conveyed unto Charles E. Babcock and Dorothy P. Babcock, his wife. Charles E. Babcock died on February 13, 2005, sole title vested in Dorothy P. Babcock, as surviving tenant by the entireties. Dorothy P. Babcock died on July 14, 2007, leaving no will or estate, title thereby vesting in Edward S. Babcock and any unknown heirs of Dorothy P. Babcock.

BEING PART OF PARCEL NO. 16.3.3.3-1-61C and PIN NO. 16732102993162B61C SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Edward S. Babcock** and any Unknown Heirs of Dorothy P. Babcock TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Jeffrey A. Durney, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Mar 24, 31, Apr 7

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County Commonwealth of Pennsylvania to 4038 CI' 2021 I, Ken Morris, Sheriff of Monroe County Commonwealth of Pennsylvania will expose the following described real estate to be sold a public online auction conducted Bid4Assets, 8757 Georgia Ave., Suite 520, Silk Springs, MD 20910 on:

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

By accessing the web address:

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

ES

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot situate in the Township of Middle Smithfield, County of Monroe, State of Pennsylvania, being Lot No. 20 Section 2, Safari, Inc., prepared by Lawrence Bailey, R.S. 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 14, page 51.

Premises is known as 20 Knob Hill Circle Road, #8, Township of Middle Smithfield, with a mailing; address of R.R. 8 Box 8832 E. Stroudsburg, PA.

BEING KNOWN AS: 2131 KNOB HILL CIRCLE, EAST STROUDSBURG, PA 18302 BEING THE SAME PREMISES WHICH DIANE M. BORZUMATO, A SINGLE WOMAN BY DEED DATED 7/14/2009 AND RECORDED 7/23/2009 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2357 AT PAGE 1875, GRANTED AND CONVEYED UNTO DIANE M. BORZUMATO, A SINGLE WOMAN AND MARY A. ANDERSON, NOW DECEASED, (DATE OF DEATH 3/27/2014) A WIDOW, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP.

PIN #: 09731302855680

TAX CODE #: 09.16.3.14

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



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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Danielle M. DiLeva, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Mar 24, 31, Apr 7

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2014 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, April 27, 2023  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or piece of land situate in the Township of Jackson, County of Monroe, Commonwealth of Pennsylvania, bounded and described to wit: BEGINNING at a point on the northeasterly sideline of Sunset Road, as shown on a certain map entitled "Final Plan, Destiny Pines", being recorded in Monroe County Plot Book 31, Page 91, said point being a corner common to Lots 8 and 9; thence, 1) along the northeasterly sideline of said road, North 26 degrees 32 minutes 56 seconds East, 304.56 feet to a point; thence 2) leaving said road and along Lot 8A as shown on the hereinafter mentioned map, North 63 degrees 31 minutes 36 seconds East, 473.81 feet to a point in line of lands now or formerly of Lishall-Jeffard, Inc.; thence 3) along said lands of Lishall-Jeffard, Inc., South 88 degrees 43 minutes 22 seconds East, 106.31 feet to a point, a corner common to Lots 8B and 16; thence, 4) along said Lot 16 South 19 degrees 2 minutes 39 seconds East, 152.23 feet to a point; thence, 5) along the aforementioned Lot 9, South 63 degrees 31 minutes 36 seconds West, 548.21 feet to the point of BEGINNING. CONTAINING 2.526 acres, more or less. BEING shown as Lot 8B on a certain map entitled "Minor Subdivision, Destiny Acres, Lot 8, James Thalman, et ux., Jackson Township,

Monroe County, Pennsylvania, Scale 1" = 50'; March, 1989, and being recorded in Monroe County Plot Book 61, page 368 TITLE TO SAID PREMISES VESTED IN ANTHONY J. CALANDRINO, JR. AND CHERYL A CALANDRINO, HIS WIFE, by Deed from JAME THALMANN AND CAROL THALMANN, HI WIFE, Dated 08/15/1991, Recorder 08/26/1991, in Book 1791, Page 157. CHERY A. CALANDRINO was a co-record owner of th mortgaged premises as a tenant by th entirety. By virtue of CHERYL A. CALANDRINO' death on or about 05/01/2015, her ownershi interest was automatically vested in th surviving tenant by the entirety Mortgagor ANTHONY J. CALANDRINO, JR A/K/ ANTHONY JOSEPH CALANDRINO, JR died on 12/19/2017, and CECILIA M. CALANDRINO and MICHAEL A. CALANDRINO were appointed Co-Administrators of his estate. Letters of Administration were granted to them on 01/05/2018 by the Register of Wills of MONROE COUNTY, No. 4518-0009. Decedent's surviving heirs at law and next-of-kin are CECILIA M. CALANDRINO and MICHAEL A. CALANDRINO.

TAX CODE: 08/9B/1/11  
TAX PIN: 08635002552776  
Tax Parcel: 08/9B/1/11; MAP No. 08635002552776

Premises Being: 639 SUNSET ROAD, A/K/A 705 SUNSET ROAD, Stroudsburg, PA 18360 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **CECILIA M. CALANDRINO AND MICHAEL A. CALANDRINO**

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Jeff Calcagno, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Mar 24, 31, Apr 7

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6836 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, April 27, 2023**

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

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

**LEGAL DESCRIPTION**

An undivided one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 41 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-70C 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 Henry Campbell, by deed dated August 15, 1986, and recorded on November 18, 1986, in Record Book Volume 1523 at Page 0987 granted and conveyed unto Patricia Campbell.

BEING PART OF PARCEL NO. 16.3.3.3-1-70C and PIN NO. 167321029849885B70C SEIZED AND TAKEN IN EXECUTION AS THE PRO PERTY OF: **Stephen Campbell**, Henry B. Campbell, Bridget Lynn Campbell and any Unknown Heirs in their capacity as Heirs of Patricia Campbell, deceased

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

Ken Morris  
 Sheriff of Monroe County  
 Pennsylvania  
 Jeffrey A. Durney, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Mar 24, 31, Apr 7

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6213 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, April 27, 2023  
 AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

An undivided (1/52) co-tenancy interest being designated as **Interval No. 8 of Unit No. RV114** of Phase IIIB, Area 2, River Village, Stage 1, Shawnee Village Planned Residential Development situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, as said Unit and Interval are described in a certain Declaration of Protective Covenants, mutual Ownership and Easements, dated February 22, 1980, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1016, page 103 and at the same has been amended by a Supplementary Declaration dated June 2, 1980 and recorded as aforesaid in Deed Book Volume 1037, page 309, and a further Supplementary Declaration dated August 20, 1981 and recorded as aforesaid in Deed Book Volume 1130, page 67. The said Unit is more particularly shown and described on the Final Plans for Phase IIIB, River Village, Stage 2 Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, page 103 et. seq., and Plot Book Volume 47, page 27, subject however, to the right of Shawnee Development, Inc. to amend the said Final Plans to reflect the "as built" status of the Units.

BEING THE SAME premises which UNITED PENN BANK, successor by merger to SECURITY BANK AND TRUST COMPANY, Trustee, by deed dated September 14, 1988 and recorded on November 7, 1988 in Record Book Volume 1651 at Page 260 granted and conveyed unto Robert W. Chang and Jean L. Lee, both single. BEING PART OF PARCEL NO. 16.2.1.1-10 and PIN NO. 16732101450770C1

SEIZED AND TAKEN IN EXECUTION AS THE PRO PERTY OF: **Robert W. Chang** and Jean L. Lee TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Ken Morris  
 Sheriff of Monroe County  
 Pennsylvania  
 Jeffrey A. Durney, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Mar 24, 31, Apr 7

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2877 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

OWNERS: **JUANITA COLEMAN**, SURVIVING  
TENANT BY THE ENTIRETY OF HOWARD  
COLEMAN, DECEASED, WHOSE DATE OF  
DEATH IS SEPTEMBER 8, 2020

CONTRACT NO.: **1108700683**

FILE NO.: **PPA-RT-017-012**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 32 of Unit No. RT-64**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **7/27/1999**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2066**, Page **9717** granted and conveyed unto HOWARD COLEMAN and JUANITA COLEMAN.

PARCEL NO.: **16/88063/U64**

PIN NO.: **16732102696133**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **JUANITA COLEMAN**, SURVIVING TENANT BY THE ENTIRETY OF HOWARD COLEMAN, DECEASED

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

Ken Morris  
Sheriff of Monroe County

Pennsylvania  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Mar 24, 31, Apr 7

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2877 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

OWNERS: **JUANITA COLEMAN**, SURVIVING  
TENANT BY THE ENTIRETY OF HOWARD  
COLEMAN, DECEASED, WHOSE DATE OF  
DEATH IS SEPTEMBER 8, 2020

CONTRACT NO.: **1109103531**

FILE NO.: **PPA-RT-017-013**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 33 of Unit No. RT-88**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **7/27/1999**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2066**, Page **9714** granted and conveyed unto HOWARD COLEMAN and JUANITA COLEMAN.

PARCEL NO.: **16/88087/U88**

PIN NO.: **16732102694105**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **JUANITA COLEMAN**, SURVIVING

TENANT BY THE ENTIRETY OF HOWARD COLEMAN, DECEASED  
 TO ALL PARTIES IN INTEREST AND CLAIMANTS:  
 A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Ken Morris  
 Sheriff of Monroe County  
 Pennsylvania  
 Joel D Johnson, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Mar 24, 31, Apr 7

BEING PART OF PARCEL NO. 16.3.3.3-1-104 and PIN NO. 16733101090664B104 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **James Robert Conn**, Melissa Jayne Conn and Unknown Heirs in the capacity as Heirs of Diane Herzog, deceased.  
 TO ALL PARTIES IN INTEREST AND CLAIMANTS:  
 A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Ken Morris  
 Sheriff of Monroe County  
 Pennsylvania  
 Jeffrey A. Durney, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Mar 24, 31, Apr 7

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6710 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, April 27, 2023  
 AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

An undivided one fifty-second (1/52) co-tenancy interest being designated as Time Period No. **23** 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 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 Gerald L. Wood, by deed dated January 3, 1994, and recorded on February 5, 1997, in Record Book Volume 2033 at Page 5201 granted and conveyed unto Diane Herzog. Diane Herzog died on July 12, 2013, leaving no will or estate, title thereby vesting in James Robert Conn, Melissa Jayne Conn and any unknown heirs, in their capacity as Heirs of Diane Herzog, deceased.

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3779 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

An undivided (1/52) co-tenancy interest being designated as **Interval No. 7** of **Unit No. R-129** of Phase IIIB, Area 2, River Village, Stage 1, Shawnee Village Planned Residential Development situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, as said Unit and Interval are described in a certain Declaration of Protective Covenants, mutual Ownership and Easements, dated February 22, 1980, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1016, page 103 and at the same has been amended by a Supplementary Declaration dated June 2, 1980 and recorded as aforesaid in Deed Book Volume 1037, page 309, and a further Supplementary Declaration dated August 20, 1981 and recorded as aforesaid in Deed Book Volume 1130, page 67. The said Unit is more particularly shown and described on the Final Plans for Phase IIIB, River Village, Stage 2 Shawnee Village Planned Residential

Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, page 103 et. seq., and Plot Book Volume 47, page 27, subject however, to the right of Shawnee Development, Inc. to amend the said Final Plans to reflect the "as built" status of the Units.

BEING THE SAME premises which United Penn Bank, successor by merger to Security Bank and Trust Company, Trustee, by deed dated September 24, 1986 and recorded on November 14, 1986 in Record Book Volume 1522 at Page 1594 granted and conveyed unto John F. Conners and Patricia M. Conners, his wife. The said John F. Conners died on February 4, 2003, sole title thereby vesting in Patricia M. Conners as surviving tenant by the entireties. The said Patricia M. Conners died on March 25, 2013 and John F. Conners, Jr. was appointed Executor of her estate by the Nassau County, New York Surrogate Court.

BEING PART OF PARCEL NO. 16.2.1.1-10 and PIN NO. 16732101450770C1

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **John F. Conners, Jr.**, Executor of the Estate of Patricia M. Conners, deceased  
**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
 A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Ken Morris  
 Sheriff of Monroe County  
 Pennsylvania  
 Jeffrey A. Durney, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Mar 24, 31, Apr 7

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2877 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

OWNERS: **OREA CONYERS, SURVIVING JOINT  
 TENANT WITH RIGHT OF SURVIVORSHIP OF**

**THEODORA WIGENT A/K/A THEODORA  
 CONYERS-WIGENT, DECEASED, WHOSE DATE  
 OF DEATH IS NOVEMBER 2, 2010  
 CONTRACT NO.: 1100406719  
 FILE NO.: PPA-RT-018-002**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 23 of Unit No. RT 253**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **11/30/2009**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2363**, Page **3401** granted and conveyed unto **THEODORA WIGENT A/K/A THEODORA CONYERS-WIGENT and OREA CONYERS.**

PARCEL NO.: **16/110860**

PIN NO.: **:16732203406116**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **OREA CONYERS, SURVIVING JOINT  
 TENANT WITH RIGHT OF SURVIVORSHIP OF  
 THEODORA WIGENT A/K/A THEODORA  
 CONYERS-WIGENT, DECEASED**

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

Ken Morris  
 Sheriff of Monroe County  
 Pennsylvania  
 Joel D Johnson, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Mar 24, 31, Apr 7

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8487 CIVIL 2012 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, April 27, 2023  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

An undivided (1/52) co-tenancy interest being designated as **Interval No. 37** of **Unit No. R86** of Phase IIIB, Area 2, River Village, Stage 1, Shawnee Village Planned Residential Development situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, as said Unit and Interval are described in a certain Declaration of Protective Covenants, mutual Ownership and Easements, dated February 22, 1980, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1016, page 103 and at the same has been amended by a Supplementary Declaration dated June 2, 1980 and recorded as aforesaid in Deed Book Volume 1037, page 309, and a further Supplementary Declaration dated August 20, 1981 and recorded as aforesaid in Deed Book Volume 1130, page 67. The said Unit is more particularly shown and described on the Final Plans for Phase IIIB, River Village, Stage 2 Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, page 103 et. seq., and Plot Book Volume 47, page 27, subject however, to the right of Shawnee Development, Inc. to amend the said Final Plans to reflect the "as built" status of the Units.

BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated August 10, 1981 and recorded on August 17, 1984 in Record Book Volume 1385 at Page 52 granted and conveyed unto Charles H. Cook and Marjorie F. Cook, his wife. The said Marjorie F. Cook died on June 4, 2002, sole title thereby vesting in Charles H. Cook as surviving tenant by the entireties. The said Charles H. Cook died on September 4, 2003 and Mary Ellen Cook was appointed Executrix of his estate by the Bucks County, Pennsylvania Register of Wills.

BEING PART OF PARCEL NO. 16.2.1.1-9 and PIN NO. 16732101467354C1

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Mary Ellen Cook**, Executrix of the Estate of Charles H. Cook,

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

made within ten (10) days thereafter unless exceptions are filed within said time.

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Jeffrey A. Durney, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Mar 24, 31, Apr 7

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3745 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

An undivided one fifty-second (1/52) co-tenancy interest being designated as Time Period No. **30** 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- 126** 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 Security Bank and Trust Company, Trustee, by deed dated December 13, 1978, and recorded on March 30, 1984, in Record Book Volume 1346 at Page 13 granted and conveyed unto John P. Darden and Mary P. Darden. The said Mary P. Darden died on April 14, 2013, sole title thereby vesting in John P. Darden as surviving tenant by the entireties. The said John P. Darden died April 15, 2014 and John Darden, was appc Executor of his estate by the Philade County, Pennsylvania Register of Wills.

BEING PART OF PARCEL NO. 16.3.3.3-1-126 and PIN NO. 16733101096922B126

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **John Darden**, Executor of the Estate of John P. Darden

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Jeffrey A. Durney, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Mar 24, 31, Apr 7

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2880 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

OWNERS: **DANIEL L DELLAMARINE**  
CONTRACT NO.: **1099302440**  
FILE NO.: **PPA-RVB-017-026**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 45 of Unit No(s). RV-154**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for

Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **11/9/1998**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2055**, Page **9066** granted and conveyed unto **DANIEL L DELLAMARINE**.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **DANIEL L DELLAMARINE**

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Mar 24, 31, Apr 7

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6715 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, April 27, 2023  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

An undivided one fifty-second (1/52) cotenancy interest being designated as Time Period Nos. **21 and 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- 68D** 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 Shawnee Village, Inc., a Pennsylvania corporation, by deed dated February 3, 1987, and recorded on February 13, 1987, in Record Book Volume 1538 at Page 1203 granted and conveyed unto Angel Goderich and Evelyn Goderich, his wife. Evelyn Goderich died on September 29, 2010, sole title vested in Angel Goderich, as surviving tenant by the entireties. Angel Goderich died on March 22, 2011, leaving no will or estate, title thereby vesting in Matthew Goderich, Rene Goderich, Marleni Goderich and any unknown heirs, in their capacity as Heirs of Angel Goderich, deceased.

BEING PART OF PARCEL NO. 16.3.3.3-1-68D and PIN NO. 16732102984938B68D SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Matthew Goderich**, Rene Goderich, Marlene Goderich and Any Unknown Heirs in their capacity as Heirs of Angel Goderich, deceased

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

Ken Morris  
 Sheriff of Monroe County  
 Pennsylvania  
 Jeffrey A. Durney, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Mar 24, 31, Apr 7

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2878 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

**PURCHASERS MUST IMMEDIATELY PAY 10%  
 OF THE PURCHASE PRICE OR**

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

OWNERS: **HECTOR L HERNANDEZ**  
 CONTRACT NO.: **1108901844**  
 FILE NO.: **PPA-RT-015-003**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 20 of Unit No. RT-76**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **1/3/2000**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2073**, Page **7665** granted and conveyed unto **HECTOR L HERNANDEZ**.

PARCEL NO.: **16/88075/U76**  
 PIN NO.: **16732102695401**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **HECTOR L HERNANDEZ**

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

Ken Morris  
 Sheriff of Monroe County  
 Pennsylvania  
 Joel D Johnson, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Mar 24, 31, Apr 7

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2877 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

**PURCHASERS MUST IMMEDIATELY PAY 10%  
 OF THE PURCHASE PRICE OR**



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

**LEGAL DESCRIPTION**

OWNERS: **MARY JOHNSON**, INDIVIDUALLY  
AND ANY UNKNOWN EXECUTORS OR  
ADMINISTRATORS OF THE ESTATE OF **WILLIAM  
RYAN, DECEASED, WHOSE DATE OF DEATH IS  
TO BE DETERMINED**

CONTRACT NO.: **1108807975**

FILE NO.: **PA-RT-062-003**

Smithfield Township, Monroe County,  
Pennsylvania, known as **Interval No. 24 of Unit  
No. RT-146**, of Ridge Top Village, Shawnee  
Village Planned Residential Development, as  
said Unit and Interval are described in a certain  
Declaration of Protective Covenants, Mutual  
Ownership and Easements, dated January 6,  
1984, and duly recorded in the Office of the  
Recorder of Deeds of Monroe County,  
Pennsylvania, in Deed Book Volume 1330, at  
Page 20, as amended and/or supplemented.  
The said Unit is more particularly shown and  
described on that certain Declaration Plan filed  
on May 13, 1981, in Plot Book 46, at Pages 39  
and 41; all filed in the Office of the Recorder of  
Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed  
recorded **5/19/2000**, in the Office of the  
Recorder of Deeds, etc., at Stroudsburg,  
Pennsylvania, in and for the County of Monroe,  
Deed Book Volume **2078**, Page **8908** granted  
and conveyed unto **MARY JOHNSON AND THE  
ESTATE OF WILLIAM RYAN**.

PARCEL NO.: **16/110424**

PIN NO.: **:16732101497213U146**

SEIZED AND TAKEN IN EXECUTION AS THE PRO  
PERTY OF: **MARY JOHNSON**, INDIVIDUALLY  
AND ANY UNKNOWN EXECUTORS OR  
ADMINISTRATORS OF THE ESTATE OF  
**WILLIAM RYAN, DECEASED**

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Mar 24, 31, Apr 7

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

By virtue of a Writ of Execution issued out of  
the Court of Common Pleas of Monroe County,  
Commonwealth of Pennsylvania to 3644 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, April 27, 2023**

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

PURCHASERS MUST IMMEDIATELY PAY 10%  
OF THE PURCHASE PRICE OR

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

**LEGAL DESCRIPTION**

An undivided (1/52) co-tenancy interest being  
designated as **Interval No. 23 of Unit No. 122**  
of Phase IIIB, Area 2, River Village, Stage 1,  
Shawnee Village Planned Residential  
Development situate in the Township of  
Smithfield, County of Monroe and  
Commonwealth of Pennsylvania, as said Unit  
and Interval are described in a certain  
Declaration of Protective Covenants, mutual  
Ownership and Easements, dated February 22,  
1980, and duly recorded in the Office of the  
Recorder of Deeds of Monroe County,  
Pennsylvania, in Deed Book Volume 1016, page  
103 and at the same has been amended by a  
Supplementary Declaration dated June 2, 1980  
and recorded as aforesaid in Deed Book  
Volume 1037, page 309, and a further  
Supplementary Declaration dated August 20,  
1981 and recorded as aforesaid in Deed Book  
Volume 1130, page 67. The said Unit is more  
particularly shown and described on the Final  
Plans for Phase IIIB, River Village, Stage 2  
Shawnee Village Planned Residential  
Development, filed in the Office of the  
Recorder of Deeds of Monroe County,  
Pennsylvania, in Plot Book Volume 42, page  
103 et. seq., and Plot Book Volume 47, page 27,  
subject however, to the right of Shawnee  
Development, Inc. to amend the said Final  
Plans to reflect the "as built" status of the  
Units.

BEING THE SAME premises which James C.  
McCauley, by deed executed by United Penn  
Bank, successor by merger to Security Bank and  
Trust Company, Trustee, by deed dated  
December 10, 2007 and recorded on March 11,  
2008 in Record Book Volume 2328 at Page  
9094 granted and conveyed unto Carol Jones.  
Carol Jones died on December 7, 2009, leaving  
no will or estate, title thereby vesting in  
Lawrence L. Jones, Michael A. Jones, Nasser K.  
Jones and any unknown heirs, in their capacity  
as Heirs of Carol Jones.

BEING PART OF PARCEL NO. 16.2.1.1-10 and  
PIN NO. 16732101450770C1

SEIZED AND TAKEN IN EXECUTION AS THE PRO  
PERTY OF: **Lawrence L. Jones**, Michael A.  
Jones, Nasser K. Jones and any Unknown Heirs  
in their capacity as Heirs of Carol Jones,  
deceased.

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Ken Morris  
 Sheriff of Monroe County  
 Pennsylvania  
 Jeffrey A. Durney, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Mar 24, 31, Apr 7

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1401 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, April 27, 2022  
 AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

An undivided (1/52) co-tenancy interest being designated as **Interval No. 12** of **Unit No. RV-90** of Phase IIIB, Area 2, River Village, Stage 1, Shawnee Village Planned Residential Development situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, as said Unit and Interval are described in a certain Declaration of Protective Covenants, mutual Ownership and Easements, dated February 22, 1980, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1016, page 103 and at the same has been amended by a Supplementary Declaration dated June 2, 1980 and recorded as aforesaid in Deed Book Volume 1037, page 309, and a further Supplementary Declaration dated August 20, 1981 and recorded as aforesaid in Deed Book Volume 1130, page 67. The said Unit is more particularly shown and described on the Final Plans for Phase IIIB, River Village, Stage 2 Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, page 103 et. seq., and Plot Book Volume 47, page 27, subject however, to the right of Shawnee Development, Inc. to amend the said Final

Plans to reflect the "as built" status of the Units.

BEING THE SAME premises which Marcus S. Sutton and Mary Anne Sutton, by deed dated May 9, 1998 and recorded on June 18, 1998 in Record Book Volume 2049 at Page 26854 granted and conveyed unto Kathleen Koch.

BEING PART OF PARCEL NO. 16.2.1.1-9 and PIN NO. 16732101467354C1  
 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Kathleen Koch**

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

Ken Morris  
 Sheriff of Monroe County  
 Pennsylvania  
 Jeffrey A. Durney, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Mar 24, 31, Apr 7

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2877 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

OWNERS: **DOREEN KOREJKO**, SURVIVING TENANT BY THE ENTIRETY OF PHIL KOREJKO A/K/A PHILIP CHARLES KOREJKO, DECEASED, WHOSE DATE OF DEATH IS OCTOBER 24, 2020  
 CONTRACT NO.: **1109009076**

FILE NO.: **PPA-RT-017-014**  
 Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 22** of **Unit No. RT-183**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and

described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **4/20/1992**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1824**, Page **743** granted and conveyed unto PHIL KOREJKO A/K/A PHILIP CHARLES KOREJKO and DOREEN KOREJKO.  
PARCEL NO.: **16/110473**

PIN NO.: **:16732102592630U183**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **DOREEN KOREJKO**, SURVIVING TENANT BY THE ENTIRETY OF PHIL KOREJKO A/K/A PHILIP CHARLES KOREJKO, DECEASED TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Mar 24, 31, Apr 7

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2880 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

OWNERS: **ANDREA D LEWIS**, TRUSTEE OF THE NATHERINE LEWIS IRREVOCABLE TRUST  
DATED 01/06/2016  
CONTRACT NO.: **1061101267**  
FILE NO.: **PPA-RVB-017-023**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 17 of Unit No(s). RV-61**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-

36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **12/5/2019**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2540**, Page **6264** granted and conveyed unto ANDREA D LEWIS, TRUSTEE OF THE NATHERINE LEWIS IRREVOCABLE TRUST DATED 01/06/2016.

PARCEL NO.: **16/2/1/1-9**

PIN NO.: **:16732101467354C1**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **ANDREA D LEWIS**, TRUSTEE OF THE NATHERINE LEWIS IRREVOCABLE TRUST DATED 01/06/2016

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Joel D Johnson, Esquire

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

Mar 24, 31, Apr 7

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4525 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, April 27, 2023  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

An undivided (1/52) co-tenancy interest being designated as **Interval No. 45 of Unit No. RV 71** of Phase IIIB, Area 2, River Village, Stage 1, Shawnee Village Planned Residential Development situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, as said Unit and Interval are described in a certain Declaration of Protective Covenants, mutual Ownership and Easements, dated February 22, 1980, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1016, page 103 and at the same has been amended by a Supplementary Declaration dated June 2, 1980 and recorded as aforesaid in Deed Book Volume 1037, page 309, and a further Supplementary Declaration dated August 20, 1981 and recorded as aforesaid in Deed Book Volume 1130, page 67. The said Unit is more particularly shown and described on the Final Plans for Phase IIIB, River Village, Stage 2 Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, page 103 et. seq., and Plot Book Volume 47, page 27, subject however, to the right of Shawnee Development, Inc. to amend the said Final Plans to reflect the "as built" status of the Units.

BEING THE SAME premises which Gunter-Hayes & Associates, LLC, Successor Trustee, by deed dated January 28, 2010 and recorded on March 3, 2010 in Record Book Volume 2367 at Page 4271 granted and conveyed unto Alessandro Morello and Anna Morello, Husband and Wife.

BEING PART OF PARCEL NO. 16.2.1.1-9 and PIN NO. 167321014667354C1

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Alessandro Morello** and Anna Morello

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Jeffrey A. Durney, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Mar 24, 31, Apr 7

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1062 CIVIL 2020 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

An undivided (1/52) co-tenancy interest being designated as **Interval No. 29 of Unit No. R120** of Phase IIIB, Area 2, River Village, Stage 1, Shawnee Village Planned Residential Development situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, as said Unit and Interval are described in a certain Declaration of Protective Covenants, mutual Ownership and Easements, dated February 22, 1980, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1016, page 103 and at the same has been amended by a Supplementary Declaration dated June 2, 1980 and recorded as aforesaid in Deed Book Volume 1037, page 309, and a further Supplementary Declaration dated August 20, 1981 and recorded as aforesaid in Deed Book Volume 1130, page 67. The said Unit is more particularly shown and described on the Final Plans for Phase IIIB, River Village, Stage 2 Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, page 103 et. seq., and Plot Book Volume 47, page 27, subject however, to the right of Shawnee Development, Inc. to amend the said Final

Plans to reflect the "as built" status of the Units.

BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated November 3, 1982 and recorded on January 23, 1984 in Record Book Volume 1331, at Page 7 granted and conveyed unto Rayford Moulden, Sr. and Yvonne M. Moulden, his wife.

BEING PART OF PARCEL NO. 16.2.1.1-10 and PIN NO. 16732101450770C1

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Rayford Moulden** and Yvonne M. Moulden

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Jeffrey A. Durney, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Mar 24, 31, Apr 7

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2878 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

OWNERS: **FRED NEMBHARD  
CARNEAL NEMBHARD**

CONTRACT NO.: **1108900564**  
FILE NO.: **PA-RT-058-005**

Smithfield Township, Monroe County, Pennsylvania, being an undivided one-twenty sixth (1/26) co-tenancy fee simple interest in **Unit No. RT-FL 172 61**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and right to reserve and occupy Intervals of Split-Intervals in such Unit or any other Two-Week Floating/Flex Time Unit of the same or similar type are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the

Office of the Recorder of Deeds of County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as supplemented, and as further described in the Declaration of Protective Covenants, Conditions, Restrictions, and Easements for two-week Floating/Flex Time Units in Ridge Top Village, dated June 27, 1989 and duly recorded in the aforesaid Office in Deed Book Volume 1688, at Page 276, (collectively referred to hereinafter as the Declarations).

BEING THE same premises conveyed by deed recorded **12/12/1995**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2020**, Page **8988** granted and conveyed unto FRED NEMBHARD and CARNEAL NEMBHARD.

PARCEL NO.: **16/110462**

PIN NO.: **:16732102592294U172**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **FRED NEMBHARD  
CARNEAL NEMBHARD**

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Mar 24, 31, Apr 7

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6723 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, April 27, 2023  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. **15** in that certain piece of parcel of land, together with the message (and veranda, if any), situate in the Township of Smithfield, County of Monroe, and

Commonwealth of Pennsylvania, shown and designated as Unit No. **FV 36F** on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated October 1, 1976 and recorded on November 3, 1978 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 907, at Page 170, granted and conveyed unto John O. O'Reilly and Ruth K. O'Reilly, his wife. The said Ruth K. O'Reilly died on December 24, 2006, sole title thereby vesting in John O. O'Reilly as surviving tenant by the entirety. The said John O. O'Reilly died on October 6, 2007, leaving no will or estate, title thereby vesting in Shawn O' O'Reilly, Sarah J. O'Reilly and any other unknown heirs of John O. O'Reilly.

BEING PART OF PARCEL NO. 16.4.1.48-36F and PIN NO. 16732102876986B36F

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Shawn O. O'Reilly**, Sarah J. O'Reilly and any other Unknown Heirs of John O. O'Reilly, deceased.

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Jeffrey A. Durney, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Mar 24, 31, Apr 7

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1713 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

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

By accessing the web address:

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

es

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN LOT, PARCEL OR PIECE OF LAND SITUATE IN THE TOWNSHIP OF TOBYHANNA, COUNTY OF MONROE AND STATE OF PENNSYLVANIA, DESIGNATED AS LOT NO. 4116, SECTION CIIA, ACCORDING TO PLAN OF EMERALD LAKES, PREPARED BY THOMAS TYLER MOORE, ASSOC., INC. AND RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONROE, AT STROUDSBURG, PA., IN PLOT BOOK VOL. 16 PAGE 91.

TAX ID# 19634402556494

PARCEL# 19.3G.1.17

FOR INFORMATIONAL PURPOSES ONLY: Being known as 273 Ash Drive f/k/a 3396 Emerald Blvd., Long Pond, PA 18334

BEING THE SAME PREMISES which Anthony Mancuso and Johanna Mancuso, husband and wife, by Deed dated June 19, 1996 and recorded June 27, 1996 in the Office of the Recorder of Deeds in and for the County of Monroe, Pennsylvania in Book 2026, Page 7286, Instrument No. 199617272 granted and conveyed unto Evangelia Pachoumis, single individual, in fee.

AND THE SAID Evangelia Pachoumis departed this life on or about October 9, 2020 thereby vesting title unto Peter Pachoumis and Alexander Gourgiotis, known heirs of Evangelia Pachoumis and any Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Evangelia Pachoumis, deceased.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Peter Pachoumis**, Executor of the Estate of Evangelia Pachoumis, deceased  
TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA.

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

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Mar 24, 31, Apr 7

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 560 CIVIL 2013 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, April 27, 2023  
 AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

An undivided (1/52) co-tenancy interest being designated as **Interval No.38** of **Unit No. RV-160** of Phase IIIB, Area 2, River Village, Stage 1, Shawnee Village Planned Residential Development situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania as said Unit and Interval are described in a certain Declaration of Protective Covenants, mutual Ownership and Easements, dated February 22, 1980, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1016, page 103 and at the same has been amended by a Supplementary Declaration dated June 2, 1980 and recorded as aforesaid in Deed Book Volume 1037, page 309, and a further Supplementary Declaration dated August 20, 1981 and recorded as aforesaid in Deed Book Volume 1130, page 67. The said Unit is more particularly shown and described on the Final Plans for Phase IIIB, River Village, Stage 2 Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, page 103 et. seq., and Plot Book Volume 47, page 27, subject however, to the right of Shawnee Development, Inc. to amend the said Final Plans to reflect the "as built" status of the Units.

BEING THE SAME premises which UNITED PENN BANK, successor by merger to SECURITY BANK AND TRUST COMPANY, Trustee, by deed dated October 13, 1991 and recorded on November 19, 1991 in Record Book Volume 1803 at Page 0315 granted and conveyed unto Attilio Pandolfini.

BEING PART OF PARCEL NO. 16.2.1.1-11 and  
 PIN NO. 16732100340877

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Peter Pandolfini**, Michael R. Pandolfini, Rita Marie Weaver and any Unknown Heirs in their capacity as Heirs of Attilio Pandolfini, deceased

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

Ken Morris  
 Sheriff of Monroe County  
 Pennsylvania  
 Jeffrey A. Durney, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Mar 24, 31, Apr 7

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1201 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, APRIL 27, 2023  
 AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LOCATED IN SMITHFIELD TOWNSHIP, MONROE COUNTY, PENNSYLVANIA, AND KNOWN AS LOT 502, TWIN LAKE ESTATES AS SHOWN ON THE PLAN OF LOTS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF MONROE, IN PLOT BOOK 9, AT PAGE 205.

PARCEL NUMBER: 16/7A/1/17 – PIN NUMBER: 16731204631309

BEING KNOWN AS: 900 MCKINLEY WAY, EAST STROUDSBURG, PENNSYLVANIA 18301.

Title to said premises is vested in Michelle Perez and Raul Ramirez, husband and wife, by deed from Twin Lake Estates Development, LLC dated December 12, 2004 and recorded December 16, 2004 in Deed Book 2447, Page 5490 Instrument Number 201429776.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Michelle Perez** and Raul Ramirez TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff

within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Ken Morris  
 Sheriff of Monroe County  
 Pennsylvania  
 Nathalie Paul, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Mar 24, 31, Apr 7

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2877 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

OWNERS: **FRANCES PETERSON AND KEIMESHA G PETERSON**, SURVIVING JOINT TENANTS WITH RIGHT OF SURVIVORSHIP OF DANIELLE K PETERSON, DECEASED, WHOSE DATE OF DEATH IS AUGUST 11, 2016  
 CONTRACT NO.: **1100408004**  
 FILE NO.: **PA-RT-059-002**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 43 of Unit No. RT 251**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania. BEING THE same premises conveyed by deed recorded **1/29/2013**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2414**, Page **7144** granted and conveyed unto **FRANCES PETERSON and DANIELLE K PETERSON and KEIMESHA G PETERSON**.  
 PARCEL NO.: **16/110858**  
 PIN NO.: **16732203406210**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **FRANCES PETERSON AND KEIMESHA G PETERSON**, SURVIVING JOINT TENANTS WITH RIGHT OF SURVIVORSHIP OF DANIELLE K PETERSON, DECEASED  
 TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Ken Morris  
 Sheriff of Monroe County  
 Pennsylvania  
 Joel D Johnson, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Mar 24, 31, Apr 7

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2878 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

OWNERS: **BRUCE A PHILLIPS GWENN S PHILLIPS**  
 CONTRACT NO.: **1108602970**  
 FILE NO.: **PPA-RT-018-004**  
 Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 8 of Unit No. RT-88**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania. BEING THE same premises conveyed by deed recorded **10/30/1996**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe,



Deed Book Volume **2030**, Page **5128** granted and conveyed unto BRUCE A PHILLIPS and GWENN S PHILLIPS.

PARCEL NO.: **16/88087/U88**

PIN NO.: **:16732102694105**

SEIZED AND TAKEN IN EXECUTION AS THE PRO PERTY OF: **BRUCE A PHILLIPS**  
GWENN S PHILLIPS

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Mar 24, 31, Apr 7

March 15, 2012, and recorded March 22, 2012, in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed book Volume 2399 at Page 7968 granted and conveyed unto Charles Pierce.

BEING PART OF PARCEL NO. 16.2.1.1-7-6C and PIN NO. 16732102771397

SEIZED AND TAKEN IN EXECUTION AS THE PRO PERTY OF: **Charles Pierce**

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Jeffrey A. Durney, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Mar 24, 31, Apr 7

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6253 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, April 27, 2023  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN interest in land situate in Smithfield Township, Monroe County, Pennsylvania, known as Unit No. RV-23 of Interval No. 34, 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 Richard Kopp and Deborah Kopp, Husband and Wife, by deed

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5077 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

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

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

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

**LEGAL DESCRIPTION**

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF HAMILTON, MONROE COUNTY, PENNSYLVANIA:  
BEING KNOWN AS: 1193 CIRCLE DRIVE A/K/A 1193 CIRCLE DRIVE NORTH F/K/A 22 CIRCLE DRIVE STROUDSBURG, PA 18360  
BEING PARCEL NUMBER: 07.8B.2.22  
PIN NUMBER: 07638003049961  
MUNICIPALITY: HAMILTON TOWNSHIP  
IMPROVEMENTS: RESIDENTIAL PROPERTY  
SEIZED AND TAKEN IN EXECUTION AS THE PRO PERTY OF: **JOHN A. QUINN; MEREDITH R. QUINN A/K/A MERIDITH R. QUINN**  
TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris  
 Sheriff of Monroe County  
 Pennsylvania  
 Robert Crawley, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Mar 24, 31, Apr 7

Deed Book Volume **2314**, Page **1531** granted and conveyed unto WILLIAM QUINTANA and CARMEN M GARCIA.

PARCEL NO.: **16/110864**  
 PIN NO.: **16732203407005**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **WILLIAM QUINTANA**  
 CARMEN M GARCIA

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

Ken Morris  
 Sheriff of Monroe County  
 Pennsylvania  
 Joel D Johnson, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Mar 24, 31, Apr 7

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2878 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

OWNERS: **WILLIAM QUINTANA**  
**CARMEN M GARCIA**

CONTRACT NO.: **1100507151**  
 FILE NO.: **PPA-RT-018-003**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 18 of Unit No. RT-257**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **8/20/2007**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe,

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7974 CIVIL 2012 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, April 27, 2023  
 AT 10:00 A.M.**

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

An undivided one fifty-second (1/52) co-tenancy interest being designated as Time Period No. **14** 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- 94** on a certain "Declaration Plan Phase II of Stage I", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated November 9, 1977, and recorded on November 26, 1982, in Record Book Volume 1223 at Page 94 granted and conveyed unto James E. Read,

Sr., and Ruth K. Read, his wife and James E. Read, Jr. and Patricia A. Read, his wife. The said James E. Read, Sr. died on May 27, 2000 his share of the timeshare thereby vesting in Patricia A. Read as surviving tenant by the entirety. The said James E. Read, Sr., died on May 27, 2000, his share of the timeshare thereby vesting in Ruth K. Read as surviving tenant by the entirety. The said Ruth K. Read died on April 10, 2007, leaving no will or estate, title thereby vesting in John P. Read, in his capacity as Heir of Ruth K. Read.

BEING PART OF PARCEL NO. 16.3.3.3-1-94 and PIN NO. 16732102998323B94

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTTY OF: **Patricia A. Read**, an individual, John P. Read and any Other Unknown Heirs of Ruth K. Read, deceased

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Jeffrey A. Durney, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Mar 24, 31, Apr 7

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6248 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, April 27, 2023**

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

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN interest in land situate in Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 30 of Unit No. RV20, 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 United Penn Bank, successor by merger to Security Bank and Trust Company, Trustee, by deed November 7, 1990, and recorded August 16, 1991, in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed book Volume 1790 at Page 0120 granted and conveyed unto Willie May Hyman Rogers.

BEING PART OF PARCEL NO. 16.2.1.1-7-5C and PIN NO. 16732102772471

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTTY OF: **Willie Mae Hyman Rogers**

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Jeffrey A. Durney, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Mar 24, 31, Apr 7

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2880 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, April 27, 2023**

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

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

**LEGAL DESCRIPTION**

OWNERS: **LOURETTA ROMANE**

CONTRACT NO.: **1098301229**

FILE NO.: **PPA-RVB-017-022**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 48 of Unit No(s). RV55**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as

said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **2/16/1989**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1667**, Page **713** granted and conveyed unto LOURETTA ROMANE.

PARCEL NO.: **16/2/1/1-8**

PIN NO.: **:16732102562122**

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

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

Ken Morris  
 Sheriff of Monroe County  
 Pennsylvania  
 Joel D Johnson, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Mar 24, 31, Apr 7

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

By virtue of a Writ of Execution issued out the Court of Common Pleas of Monroe Coun Commonwealth of Pennsylvania to 2877 CI' 2022 I, Ken Morris, Sheriff of Monroe Coun Commonwealth of Pennsylvania will expc the following described real estate to put sale in the Monroe County Courthou: Stroudsburg, Monroe County, Pennsylvania c

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

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

**LEGAL DESCRIPTION**

OWNERS: **RUTH ROMERO**, SURVIVING TENANT BY THE ENTIRETY OF JORGE ROMERO A/K/A JORGE LUIS ROMERO, DECEASED, WHOSE DATE OF DEATH IS JULY 22, 1991

CONTRACT NO.: **1108404161**

FILE NO.: **PA-RT-049-002**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 26 of Unit No. RT-66**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **2/8/1999**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2059**, Page **6102** granted and conveyed unto JORGE ROMERO A/K/A JORGE LUIS ROMERO and RUTH ROMERO.

PARCEL NO.: **16/88065/U66**

PIN NO.: **:16732102696168**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **RUTH ROMERO**, SURVIVING TENANT BY THE ENTIRETY OF JORGE ROMERO A/K/A JORGE LUIS ROMERO, DECEASED

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

Ken Morris  
 Sheriff of Monroe County

Pennsylvania  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Mar 24, 31, Apr 7

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 002603 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

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

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Polk, County of Monroe and Commonwealth of Pennsylvania, being Lot 25B, Section B, El-Do Lake, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 58, Page 68, located along the Southerly side of twenty (20) feet wide Pin Oak Lane, being more fully bounded and described as follows, to wit:

BEGINNING at an iron pin on the Southerly side of twenty (20) feet wide, Pin Oak Lane, said pin also marking the Northeast corner of Lot No. 24B; thence extending along the Easterly side of Lot No. 24, Section B, South one (01) degree fifty-nine minutes West one hundred fifty (150.00) feet to an iron pin; thence extending along the Northerly side of Lot No. 5, Section B, Poplar Lane, property of Elwood H. Beers and Dorothy M. Beers, his wife, South eighty-five (85) degrees thirty-three (33) minutes East one hundred (100.00) feet to an iron pin; thence extending along the Westerly side of Lot No. 4 of Section B, Pin Oak Lane, property of now or formerly of Krause, North one (01) degree fifty-nine (59) minutes East one hundred fifty (150.00) feet to an iron pin on the Southerly side of Pin Oak Lane; thence extending along the Southerly side of Pin Oak Lane, North eighty-five (85) degrees thirty-three (33) minutes West one hundred (100.00) feet to the place of Beginning.

BEING THE SAME PREMISES which Joseph T. Klein and Rebecca A. Klein, husband and wife

by Deed dated April 16, 2009 and recorded on April 28, 2009, in the Office of the Monroe County Recorder of Deeds at Deed Book Volume 2352 at Page 2602, as Instrument Nc 200909780 granted and conveyed unto Marin C. Saveri, III.

Being Known as 107 Acorn Lane f/k/a 25 Pii Oak Lane, Kunkletown, PA 18058  
Tax Code No. 13/11A/2/20

Map No. 13-6219-01-27-1451

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Marino C. Saveri, III**

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

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Stephen M. Hladik, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Mar 24, 31, Apr 7

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 005030 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

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

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE POCONO AND JACKSON TOWNSHIPS, MONROE COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 2611 FERNWOOD AVENUE  
F/K/A 69 FERNWOOD AVENUE BARTONSVILLE,  
PA 18321

BEING PARCEL NUMBER: 08.1A.2.19

PIN NUMBER: 08637102660039

MUNICIPALITY: POCONO AND JACKSON

TOWNSHIPS

IMPROVEMENTS: RESIDENTIAL PROPERTY  
SEIZED AND TAKEN IN EXECUTION AS THE PRO  
PERTY OF: **JOHN SIBILIA**; YVARRURE SIBILIA  
A/K/A YVARRURE Y. SIBILIA

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

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Robert Crawley, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Mar 24, 31, Apr 7

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

By virtue of a Writ of Execution issued out of  
the Court of Common Pleas of Monroe County,  
Commonwealth of Pennsylvania to 6209 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, April 27, 2023  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10%  
OF THE PURCHASE PRICE OR

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

**LEGAL DESCRIPTION**

ALL THAT certain interest in land situate in  
Smithfield Township, Monroe County,  
Pennsylvania, known as Interval No. **41** of Unit  
No. **RT-183** 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 Mellon Bank,  
N.A., Successor Trustee to Security Bank and  
Trust Company, Trustee, by deed dated  
September 7, 2005 and recorded on  
September 22, 2005, in the Office of the  
Recorder of Deeds for Monroe County,  
Pennsylvania, in Record Book Volume 2240 at  
Page 8806 granted and conveyed unto **Clarese  
D. Singleton**.

BEING PART OF PARCEL NO. 16.110473 and  
PIN NO. 16732102592630U183

SEIZED AND TAKEN IN EXECUTION AS THE PRO  
PERTY OF: **Clarese D. Singleton**

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Jeffrey A. Durney, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Mar 24, 31, Apr 7

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

By virtue of a Writ of Execution issued out of  
the Court of Common Pleas of Monroe County,  
Commonwealth of Pennsylvania to 408 CIVIL  
2020 I, Ken Morris, Sheriff of Monroe County,  
Commonwealth of Pennsylvania will expose  
the following described real estate to public  
sale in the Monroe County Courthouse,  
Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

An undivided (1/52) co-tenancy interest being  
designated as **Interval No. 48** of **Unit No. RV 96**  
of Phase III B, Area 2, River Village, Stage 1,  
Shawnee Village Planned Residential  
Development situate in the Township of  
Smithfield, County of Monroe and  
Commonwealth of Pennsylvania, as said Unit  
and Interval are described in a certain  
Declaration of Protective Covenants, mutual  
Ownership and Easements, dated February 22,  
1980, and duly recorded in the Office of the  
Recorder of Deeds of Monroe County,  
Pennsylvania, in Deed Book Volume 1016, page  
103 and at the same has been amended by a  
Supplementary Declaration dated June 2, 1980  
and recorded as aforesaid in Deed Book

Volume 1037, page 309, and a further Supplementary Declaration dated August 20, 1981 and recorded as aforesaid in Deed Book Volume 1130, page 67. The said Unit is more particularly shown and described on the Final Plans for Phase IIIB, River Village, Stage 2 Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, page 103 et. seq., and Plot Book Volume 47, page 27, subject however, to the right of Shawnee Development, Inc. to amend the said Final Plans to reflect the "as built" status of the Units.

BEING THE SAME premises which Continental Bank, Successor Trustee, by deed dated October 14, 1993 and recorded on October 28, 1993 in Record Book Volume 1917 at Page 0233 granted and conveyed unto Betty J. Smith, a single person.

BEING PART OF PARCEL NO. 16.2.1.1-9 and PIN NO. 16732101467354C1

SEIZED AND TAKEN IN EXECUTION AS THE PRO PERTY OF: **Betty J. Smith**

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Jeffrey A. Durney, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Mar 24, 31, Apr 7

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2878 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, April 27, 2023**

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

PURCHASERS MUST IMMEDIATELY PAY 10%  
OF THE PURCHASE PRICE OR

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

**LEGAL DESCRIPTION**

OWNERS: **WILLIAM M SODA**  
CONTRACT NO.: **1061308714**  
FILE NO.: **PPA-RT-017-016**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 1 of Unit No. RT 235**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **10/11/2018**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2518**, Page **2419** granted and conveyed unto **WILLIAM M SODA**.

PARCEL NO.: **16/110842**

PIN NO.: **16732101498772**

SEIZED AND TAKEN IN EXECUTION AS THE PRO PERTY OF: **WILLIAM M SODA**

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Mar 24, 31, Apr 7

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6965 CIVIL 2019 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, April 27, 2023**

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

By accessing the web address:

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

<sup>es</sup>  
PURCHASERS MUST PAY 10% OF THE  
PURCHASE PRICE OR SHERIFF'S COSTS,  
WHICHEVER IS HIGHER TO BID4ASSETS BY

WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

**LEGAL DESCRIPTION**

**ALL THAT CERTAIN** piece or parcel of land, situate in the Township of Tunkhannock, in the County of Monroe, and Commonwealth of Pennsylvania, bounded and described as Lot Number 52, Section Two as shown on the "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

BEING KNOWN AS: 1224 ALLEGHENY DRIVE, BLAKESLEE, PA 18610

BEING THE SAME PREMISES WHICH LISA JO SHUMAN, NOW KNOWN AS LISA JO SMITH AND DANIEL THOMAS SPERLING BY DEED DATED 10/4/2016 AND RECORDED 5/8/2018 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2510 AT PAGE 552, GRANTED AND CONVEYED UNTO LISA JO SHUMAN, NOW KNOWN AS LISA JO SMITH.

PIN #: 20632102855534

TAX CODE #: 20.81.1.32

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

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

Ken Morris  
 Sheriff of Monroe County  
 Pennsylvania  
 Danielle M. DiLeva, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Mar 24, 31, Apr 7

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2878 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose

the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

OWNERS: **DAVID STOVALL JR  
 JONNIE STOVALL**

CONTRACT NO.: **1108502253**

FILE NO.: **PPA-RT-015-002**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 51 of Unit No. RT-64**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **1/2/1997**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2032**, Page **4099** granted and conveyed unto **DAVID STOVALL JR AND JONNIE STOVALL**.

PARCEL NO.: **16/88063/U64**

PIN NO.: **:16732102696133**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **DAVID STOVALL JR  
 JONNIE STOVALL**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Ken Morris  
 Sheriff of Monroe County  
 Pennsylvania  
 Joel D Johnson, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Mar 24, 31, Apr 7

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

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



Commonwealth of Pennsylvania to 2880 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

OWNERS: **SERGIO S TAN**

**MARGARET A TAN**

CONTRACT NO.: **1098203607**

FILE NO.: **PPA-RVB-017-025**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 7 of Unit No(s). R101**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **6/18/1982**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1190**, Page **71** granted and

conveyed unto **SERGIO S TAN** and **MARGARET A TAN**.

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

PIN NO.: **:16732101450770C1**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **SERGIO S TAN**

**MARGARET A TAN**

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

Ken Morris

Sheriff of Monroe County  
Pennsylvania

Joel D Johnson, Esquire

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

Mar 24, 31, Apr 7

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2877 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, April 27, 2023**

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

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

**LEGAL DESCRIPTION**

OWNERS: **TIMESHARE TRADE INS, LLC**

CONTRACT NO.: **1109500983**

FILE NO.: **PA-RT-058-008**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 4 of Unit No. RT-16**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **3/8/2018**, in the Office of the Recorder of Deeds, etc., at Stroudsburg,

Pennsylvania, in and for the County of Monroe, Deed Book Volume **2506**, Page **8744** granted and conveyed unto **TIMESHARE TRADE INS, LLC**.

PARCEL NO.: **16/88015/U16**

PIN NO.: **:16732102588036**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **TIMESHARE TRADE INS, LLC**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Mar 24, 31, Apr 7

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9242 CIVIL 2012 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

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

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

An undivided (1/52) co-tenancy interest being designated as Time Period 10 in that certain piece or parcel of land, together with the messuage (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. RV 139, 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, a Pennsylvania Corporation, by deed dated February 19, 2003 and recorded on February 24, 2003 in Record Book Volume 2145 at Page 6132 granted and conveyed unto Joyce Tomlinson and George James, siblings of Bronx, NY.

BEING PART OF PARCEL NO. 16.2.1.1-11 and PIN NO. 16732100340877

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Joyce Tomlinson** and George James TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA.

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Jeffrey A. Durney, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Mar 24, 31, Apr 7

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2878 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

OWNERS: **PATRICIA G TREVELYAN  
PAULA TREVELYAN  
SHANNON ARNEMANN**

CONTRACT NO.: **1100303866**

FILE NO.: **PPA-RT-017-018**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 28 of Unit No. RT 245**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6,

1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **5/22/2014**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2438**, Page **3021** granted and conveyed unto PATRICIA G TREVELYAN and PAULA TREVELYAN and SHANNON ARNEMANN.

PARCEL NO.: **16/110852**

PIN NO.: **:16732203408284**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **PATRICIA G TREVELYAN**

PAULA TREVELYAN

SHANNON ARNEMANN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

Mar 24, 31, Apr 7

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 523 CIVIL 2019 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

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

By accessing the web address:

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

es

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

**LEGAL DESCRIPTION**

**ALL THAT CERTAIN** lot, parcel or piece of land

situate in the Township of Coolbaugh, County of Monroe, and Commonwealth of Pennsylvania, being known as Lot 2516, Section 6 of Pocono Farms East, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in Plot Book Volume 17, Page 121.

BEING KNOWN AS: 234 COACH ROAD AKA 2516 SUSSEX ROAD, TOBYHANNA, PA 18466 BEING THE SAME PREMISES WHICH TM BUILDERS, INC. BY DEED DATED 7/14/2008 AND RECORDED 7/31/2008 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2339 AT PAGE 6210, GRANTED AND CONVEYED UNTO WILLIAM SANCHEZ AND JORGE VARGAS. PIN #: 03636601192886

TAX CODE #: 03.4B.3.120

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

WILLIAM SANCHEZ

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Danielle M. Dileva, Esquire

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

Mar 24, 31, Apr 7

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5890 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

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

By accessing the web address:

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

es

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

**LEGAL DESCRIPTION**

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

**BEGINNING** at a pipe, a corner of lands of Louise Groody, from which a stake at the Northeastly corner of other lands of the Grantees herein, bears South 15 degrees 35 minutes West distant 25 feet; thence by lands of Louise Groody (Bearings Magnetic Meridian of 1943) North 15 degrees 35 minutes East 99.65 feet to a pipe, from which a stone corner at the northwesterly corner of lands of Wallace A. Hay bears North 15 degrees 35 minutes East distant 227.7 feet; thence by other lands of Wallace A. Hay of which this lot was formerly a part; South 67 degrees 10 minutes East (at 134 feet passing a pipe) 157.9 feet to a corner in the center line of the public road leading from Canasensis to Skytop; thence along the center line of the said public road South 31 degrees 50 minutes West 100 feet to a corner; thence by lands of Louise Groody North 67 degrees 10 minutes West 129.55 feet to the place of Beginning. Tax Code: 01.25.1.53; PIN# 01639903007706.

Being the same property which Matthew Ball, a single person, transferred by Deed dated March 22, 2022 to VRC, LLC and VRC2735, LLC, recorded as book 2605, page 337 in the office for the Recording of Deeds in and for the Monroe County, at Stroudsburg, Pennsylvania. **PROPERTY ADDRESS:** 2735 Route 390, Canadensis, PA 18325

The legal owners of this property are VRC, LLC and VRC2735, LLC only. Svetlana Hanover is not the property owner of this real estate, but a defendant named in the underlying confession of judgment.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **VRC, LLC** and **VRC2735, LLC**

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

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania

Samantha J. Koopman, Esquire

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

Mar 24, 31, Apr 7

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2878 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

**OWNERS: JOHN R WEBB  
GAYLE L WEBB**

**CONTRACT NO.: 1100403948**

**FILE NO.: PPA-RT-017-015**

Smithfield Township, Monroe County, Pennsylvania, being an undivided one-twenty sixth (1/26) co-tenancy fee simple interest in **Unit No. RT-FL 211**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and right to reserve and occupy intervals of Split-Intervals in such Unit or any other Two-Week Floating/Flex Time Unit of the same or similar type are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as supplemented, and as further described in the Declaration of Protective Covenants, Conditions, Restrictions, and Easements for two-week Floating/Flex Time Units in Ridge Top Village, dated June 27, 1989 and duly recorded in the aforesaid Office in Deed Book Volume 1688, at Page 276, (collectively referred to hereinafter as the Declarations).

BEING THE same premises conveyed by deed recorded **7/23/2014**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2441**, Page **967** granted and conveyed unto JOHN R WEBB and GAYLE L WEBB.

**PARCEL NO.: 16/110815**

**PIN NO.: :16732102593834U211**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JOHN R WEBB  
GAYLE L WEBB**

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

within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Mar 24, 31, Apr 7

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