

**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 2829 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, May 30, 2024
AT 10:00 A.M.**

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

OWNERS: **THOMAS ANGELL**

CONTRACT NO.: **1109005827**

FILE NO.: **PA-RT-074-048**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 44 of Unit No. RT-143**, 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 **2/17/1993**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1873**, Page **644** granted and conveyed unto **THOMAS ANGELL**.

PARCEL NO.: **16.88144.U143**

PIN NO.: **:16732101496271U143**

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

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.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania

Joel D Johnson, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick Best, Sheriff's Solicitor
Apr 26, May 3, 10

**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 3303 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, May 30, 2024
AT 10:00 A.M.**

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

OWNERS: **RICHARD B BARRETT, SILVIA H BARRETT**

CONTRACT NO.: **1098108954**

FILE NO.: **PA-RVB-076-024**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 21 of Unit No(s). R88**, 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 **7/31/1984**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1378**, Page **137** granted and conveyed unto RICHARD B BARRETT and SILVIA H BARRETT.

PARCEL NO.: **16.2.1.1-9**

PIN NO.: **:16732101467354C1**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **RICHARD B BARRETT, SILVIA H BARRETT**
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.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Joel D Johnson, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Apr 26, May 3, 10

**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 3364 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, May 30, 2024
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: **ARNAUD J BELLEVUE
IRENE E BELLEVUE**
CONTRACT NO.: **1109001974**
FILE NO.: **PA-RT-078-003**

Smithfield Township, Monroe County, Pennsylvania, being an undivided one-twenty sixth (1/26) co-tenancy fee simple interest in **Unit No. RT-FL 197 79**, 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 **3/10/1998**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2045**, Page **7198** granted and conveyed unto ARNAUD J BELLEVUE and IRENE E BELLEVUE.

PARCEL NO.: **16.110803**

PIN NO.: **:16732102596704U197**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **ARNAUD J BELLEVUE, IRENE E BELLEVUE**
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.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Joel D Johnson, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick Best, Sheriff's Solicitor
Apr 26, May 3, 10

**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 4284 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, May 30, 2024
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: **PAUL E BOOKMAN**, SURVIVING
TENANT BY THE ENTIRETY OF CAROL BOOK-
MAN, DECEASED,
WHOSE DATE OF DEATH IS AUGUST 1, 2020
CONTRACT NO.: **1087801106**
FILE NO.: **PA-FV-075-024**

An undivided one fifty-second (1/52) co-tenancy interest being designated as **Interval No(s). 50**, in that certain piece or parcel of land, together with the message (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. 43A**, in a certain Statement of Mutual Ownership Agreements of Fairway House Planned Residential Area, filed on March 26, 1975, in Deed Book Volume 618, at Page 137, as amended and/or supplemented (Units 4-6, 9-10, 12-13, 15, 18, 23-38, 41-44, and 47-53) and Statement of Mutual Ownership, filed on May 30, 1980, in Deed Book Volume 1036, at Page 139, as amended and/or supplemented (Units 2-3, 7-8, 11, 14, 16-17, 19, 21, 34, 39, and 45-46). The said Unit is more particularly shown and described on the certain Declaration Plan filed on September 4, 1974, in Plot Book Volume 23, at Page 99; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **6/9/1978**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **871**, Page **61** granted and conveyed unto **PAUL E BOOKMAN** and **CAROL BOOKMAN**.

PARCEL NO.: **16.4.1.48-43A**
PIN NO.: **16732102885184B43A**
SEIZED AND TAKEN IN EXECU-
TION AS THE PROPERTY OF: **PAUL E BOOK-
MAN, SURVIVING TENANT BY THE ENTIRETY**

OF CAROL BOOKMAN, DECEASED

TO ALL PARTIES IN INTEREST AND CLAIM-
ANTS:

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

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Joel D Johnson, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Apr 26, May 3, 10

**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 4285 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, May 30, 2024
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: **CARLOTTA BROWN**, KNOWN HEIR
OF CYRENE S DAVIS, DECEASED AND AS PER-
SONAL REPRESENTATIVE OF THE ESTATE OF
STEVEN BROWN A/K/A STEVEN C BROWN,
DECEASED, KNOWN HEIR OF CYRENE S DAVIS,
DECEASED

TEVYE BROWN A/K/A TEVIA BROWN,
KNOWN HEIR OF CYRENE S DAVIS, DECEASED
AND AS ADMINISTRATOR OF THE ESTATE OF
JUAN BROWN, DECEASED, KNOWN HEIR OF
CYRENE S DAVIS, DECEASED

ORIN BROWN, KNOWN HEIR OF CYRENE S DA-
VIS, DECEASED

AND ANY UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS OR ASSO-
CIATIONS CLAIMING RIGHT, TITLE OR INTER-
EST FROM, UNDER OR THROUGH **CYRENE S
DAVIS, DECEASED**

CONTRACT NO.: **1090004003**
FILE NO.: **PA-RVB-073-037**

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

sylvania, known as **Interval No(s). 23 of Unit No(s). RV 52**, 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 **5/4/2001**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2095**, Page **7362** granted and conveyed unto WILBERT DAVIS and CYRENE S DAVIS.

WILBERT DAVIS became deceased on September 22, 2009. WILBERT DAVIS and CYRENE S DAVIS held title as tenants by the entirety; therefore, title was vested solely to CYRENE S DAVIS at the time of his passing. CYRENE S DAVIS became deceased on June 9, 2013.

The known heirs of CYRENE S DAVIS are CARLOTTA BROWN, TEVYE BROWN A/K/A TEVIA BROWN, JUAN BROWN, STEVEN BROWN A/K/A STEVEN C BROWN and ORIN BROWN. However, known heirs, JUAN BROWN and STEVEN BROWN A/K/A STEVEN C BROWN, became deceased on October 7, 2014 and

on April 25, 2020, respectively. Estate documents were filed on behalf of JUAN BROWN in Monroe County, Pennsylvania, on December 31, 2014, File number 45 14-0664, in which TEVYE BROWN A/K/A TEVIA BROWN was appointed the Administrator of the ESTATE OF JUAN BROWN. Additionally, estate documents were filed on behalf of STEVEN BROWN A/K/A STEVEN C BROWN in Pasco County, Florida, on May 19, 2020, Case Number 512020CP-000744CPAXES, in which CARLOTTA BROWN was appointed the Personal Representative of the ESTATE OF STEVEN BROWN A/K/A STEVEN C BROWN. Any and all other heirs of CYRENE S DAVIS are unknown.

PARCEL NO.: **16.2.1.1-8**

PIN NO.: **:16732102562122** SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CARLOTTA BROWN, KNOWN HEIR OF CYRENE S DAVIS, DECEASED AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF STEVEN BROWN A/K/A STEVEN C BROWN, DECEASED, KNOWN HEIR OF CYRENE S DAVIS, DECEASED

TEVYE BROWN A/K/A TEVIA BROWN, KNOWN HEIR OF CYRENE S DAVIS, DECEASED AND AS ADMINISTRATOR OF THE ESTATE OF JUAN BROWN, DECEASED, KNOWN HEIR OF CYRENE S DAVIS, DECEASED

ORIN BROWN, KNOWN HEIR OF CYRENE S DAVIS, DECEASED AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **CYRENE S DAVIS, 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.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Joel D Johnson, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick Best, Sheriff's Solicitor
Apr 26, May 3, 10

**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 2829 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, May 30, 2024
AT 10:00 A.M.**

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

OWNERS: **THOMAS H CAREY
DORIS J CAREY**

CONTRACT NO.: **1109105858**
FILE NO.: **PA-RT-074-055**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 33 of Unit No. RT 126**, 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 **11/6/2018**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2519**, Page **6281** granted and conveyed unto **THOMAS H CAREY and DORIS J CAREY**.

PARCEL NO.: **16.88127.U126**

PIN NO.: **:16732101399217U126**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **THOMAS H CAREY, DORIS J CAREY**

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.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Joel D Johnson, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Apr 26, May 3, 10

**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 3303 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, May 30, 2024
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: **WILOMA CHURCHILL**
CONTRACT NO.: **1099002123**

FILE NO.: **PA-RVB-076-027**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 44 of Unit No(s). RV-114**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40,

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

BEING THE same premises conveyed by deed recorded **10/6/1998**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2054**, Page **4345** granted and conveyed unto WILOMA CHURCHILL.

PARCEL NO.: **16.2.1.1-10**

PIN NO.: **:16732101450770C1**

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

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.

Nick Cirranello
 Sheriff of Monroe County
 Pennsylvania
 Joel D Johnson, Esquire

Sheriff's Office
 Stroudsburg, PA
 Patrick Best, Sheriff's Solicitor
 Apr 26, May 3, 10

**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 3364 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, May 30, 2024
 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: **JEAN CLARKE-BROWN**
 CONTRACT NO.: **1109405209**
 FILE NO.: **PA-RT-076-021**

Smithfield Township, Monroe County, Pennsylvania, being an undivided one-twenty sixth (1/26) co-tenancy fee simple interest in **Unit No. RT-FL 174 86**, 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 **3/31/2003**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2148**, Page **8982** granted and conveyed unto JEAN CLARKE-BROWN.

PARCEL NO.: **16.110464**

PIN NO.: **:16732102594431U174**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **JEAN CLARKE-BROWN**

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.

Nick Cirranello
 Sheriff of Monroe County
 Pennsylvania
 Joel D Johnson, Esquire

Sheriff's Office
 Stroudsburg, PA
 Patrick Best, Sheriff's Solicitor
 Apr 26, May 3, 10

**Sheriff's Sale
 OF VALUABLE
 REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe Coun-

ty, Commonwealth of Pennsylvania to 4285 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

Thursday, May 30, 2024

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: **PETER CONTE JR, JOSEPHINE CONTE**

CONTRACT NO.: **1099602096**

FILE NO.: **PA-RVB-082-010**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 21 of Unit No(s). RV110**, 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 **6/21/1996**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2026**, Page **5199** granted and conveyed unto PETER CONTE JR and JOSEPHINE CONTE.

PARCEL NO.: **16.2.1.1-10**

PIN NO.: **:16732101450770C1**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **PETER CONTE JR, JOSEPHINE CONTE**
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.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Joel D Johnson, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick Best, Sheriff's Solicitor
Apr 26, May 3, 10

**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 5097 CIVIL 2022 I, Nick Cirranello, 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, May 30, 2024

AT 10:00 A.M.

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

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

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Borough of East Stroudsburg, Monroe County, Pennsylvania, being Unit No. 45, as is more particularly set forth on the Plot of Stones Throw, East Stroudsburg, Pennsylvania, as same is duly recorded in the Office of the Recorder of Deeds of Monroe

County in Plot Book 59, Page 207, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the Northerly line of Jasper Lane from which Base Line Point "A" as shown on the aforesaid plan bears South 14 degrees 00 minutes 03 seconds West distant 1,027.29 feet, also from which Base Line Point "C" bears South 42 degrees 30 minutes 56 seconds West distant 804.22 feet; thence, along said Northerly line of Jasper Lane, along a curve to the left, having a radius of 55 feet, for an arc distance of 16.72 feet (chord bearing and distance being North 88 degrees 23 minutes 17 seconds West 16.66 feet) to a point; thence, by Unit No. 46, North 33 degrees 06 minutes 49 seconds West 91.57 feet to a point; thence, by the same, South 33 degrees 06 minutes 49 seconds East 85.93 feet to a point; thence, by Unit No. 44, South 10 degrees 19 minutes 15 seconds West 20.82 feet to the place of BEGINNING.

CONTAINING 2,650 square feet, more or less.

PARCEL NO. 05-6/2/4/20-45

BEING THE SAME premises which Edward C. Kimes and Faith H. Waters, by deed dated February 12, 2019 and recorded March 22, 2019 in the Office of the Recorder of Deeds in and for the County of Monroe in Record Book 2526, Page 711, granted and conveyed unto Sonya Natalie Coutain.

UNDER AND SUBJECT TO, nevertheless, all conveyances, exceptions, restrictions and conditions, which are contained in prior deeds or other instruments of record; all visible Easements, municipal zoning ordinances; building codes; laws, ordinances or governmental Regulations relating to sewage disposal; and all laws, ordinances and regulations relating to Subdivisions.

Tax Code No. 05-6.2.4.20-45

PIN NO. 05-7301-08-98-7660B45

a/k/a/ 427 Jasper Lane, East Stroudsburg, PA 18301-8510, Unit 45, Phase 2, Stones Throw, East Stroudsburg Borough, Monroe County, PA

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **SONYA NATALIE COUTAIN**

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.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Gregory D. Malaska, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Apr 26, May 3, 10

**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 4281 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, May 30, 2024
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: **CYNTHIA COX**
CONTRACT NO.: **1060809464**
FILE NO.: **PPA-RT-021-001**

A **84,000/137,743,500** undivided fee simple interest in Units: **260-272; 278-280** in RIDGE TOP-CRESTVIEW, A CONDOMINIUM, located within Ridge Top Village, Stage II of Shawnee Village Planned Residential Development at Shawnee-on-Delaware, Smithfield Township, Monroe County, Pennsylvania 18356, according to the Plat filed of record in Plot Book Volume 46 at Page 39, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, as amended by the Amended Final Planned Residential Development (PRD) Plan, recorded on May 12, 2006, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Plot Book Volume 78, at Page 98, as the same may be amended pursuant to the approval of the Board of Supervisors of Smithfield Township, Monroe County, Pennsylvania to reflect the "as-built" status of the said units. Subject to all matters contained in the Schedule B, Section 2, herein.

BEING THE same premises conveyed by deed recorded **6/9/2021**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Penn-

sylvania, in and for the County of Monroe, Deed Book Volume 2579, Page 1862 granted and conveyed unto CYNTHIA COX.

PARCEL NO.: 16.99354, 16.99355, 16.99356, 16.99357, 16.99358, 16.99359, 16.99360, 16.99361, 16.99362, 16.99363, 16.99364, 16.99365, 16.99366, 16.99372, 16.99373, 16.99374

PIN NO. :16732101496672, :16732101496675, :16732101497620, :16732101497622,

:16732101497625, :16732101497543, :16732101497565, :16732101497596, :16732101498409, :16732101498520, :16732101498542, :16732101498414, :16732101498433, :16732101495152, :16732101495403, :16732101495410

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CYNTHIA COX 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.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Joel D Johnson, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick Best, Sheriff's Solicitor
Apr 26, May 3, 10

**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 2829 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, May 30, 2024
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: HARRIET H DAWSON
MYRA POPE
CONTRACT NO.: 1109804708
FILE NO.: PA-RT-074-082

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 44 of Unit No. RT-167**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **9/26/2005**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2241**, Page **3079** granted and conveyed unto HARRIET H DAWSON and MYRA POPE.

PARCEL NO.: 16.110457
PIN NO.: :16732102591393U167

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: HARRIET H DAWSON, MYRA POPE 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.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Joel D Johnson, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick Best, Sheriff's Solicitor
Apr 26, May 3, 10

**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 3364 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, May 30, 2024
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: **PRIYANI DE SILVA**, SURVIVING
TENANT BY THE ENTIRETY OF JIVINDA DE
SILVA, DECEASED,
WHOSE DATE OF DEATH IS NOVEMBER 28,
2021

CONTRACT NO.: **1109307330**

FILE NO.: **PA-RT-076-020**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 24 of Unit No. RT-121**, 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 **8/11/1999**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2067**, Page **6729** granted and conveyed unto JIVINDA DE SILVA and PRIYANI DE SILVA.

PARCEL NO.: **16.88122.U121**

PIN NO.: **:16732101398145U121**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **PRIYANI DE SILVA, SURVIVING TENANT BY THE ENTIRETY OF JIVINDA DE SILVA, 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.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Joel D Johnson, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick Best, Sheriff's Solicitor
Apr 26, May 3, 10

**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 4285 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

Thursday, May 30, 2024

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 M DIPIETRO, DALE ELEANOR DIPIETRO**

CONTRACT NO.: **1098008048**

FILE NO.: **PA-RVB-082-007**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 35 of Unit No(s). R64**, 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 **12/20/1985**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1473**, Page **488** granted and conveyed unto DAVID M DIPIETRO and DALE ELEANOR DIPIETRO.

PARCEL NO.: **16.2.1.1-9**

PIN NO.: **:16732101467354C1**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **DAVID M DIPIETRO, DALE ELEANOR DIPIETRO**
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.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Joel D Johnson, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Apr 26, May 3, 10

**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 4285 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, May 30, 2024
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: **ANGEL DUNCAN-BYRD, CRAWFORD BYRD**

CONTRACT NO.: **1098700776**

FILE NO.: **PA-RVB-080-015**

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

sylvania, known as **Interval No(s). 20 of Unit No(s). RV-71**, 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 **1/22/2010**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2365**, Page **8647** granted and conveyed unto ANGEL DUNCAN-BYRD and CRAWFORD BYRD.

PARCEL NO.: **16.2.1.1-9**

PIN NO.: **:16732101467354C1**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **ANGEL DUNCAN-BYRD, CRAWFORD BYRD**
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.

Nick Cirranello
 Sheriff of Monroe County
 Pennsylvania
 Joel D Johnson, Esquire

Sheriff's Office
 Stroudsburg, PA
 Patrick Best, Sheriff's Solicitor
 Apr 26, May 3, 10

**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 7135 CIVIL 2023 I, Nick Cirranello, 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, May 30, 2024
 AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

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

LEGAL DESCRIPTION

ALL THAT CERTAIN LOTS, PARCELS OR PIECES OF LAND, SITUATE IN THE TOWNSHIP OF STROUD, COUNTY OF MONROE, AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

TRACT #1:

BEGINNING at an iron in line of lands of Ida Van Why, said iron being the northerly corner of Lot 2A (lands of Grantor hereof) as shown on map entitled, "Joint Major Subdivision, Gustave Lev Anduski and Harry J. Mosler", dated 14 June 1991 and revised 30 July 1991; Thence partly along said lands of Ida Van Why and partly along lands of Franklin R. and B. Ann Tocman, North 63 degrees 06 minutes 48 seconds east 19.18 feet to an iron, the westerly corner of Lot 3A as shown on said map; Thence along Lot 5A, South 24 degrees 10 minutes 42 seconds East 191.79 feet to an iron on the northwesterly line of a 50 foot Private Access right-of-way; thence along said private access right-of-way, South 65 degrees 49 minutes 18 seconds west 19.16 feet to a point, the northerly corner of Lot 5B as shown on said map; thence along Lot 2A, north 24

degrees 10 minutes 52 seconds west 190.69 feet to the place of BEGINNING.

CONTAINING 0.084 ACRES, MORE OR LESS.

TRACT #2:

BEGINNING at an iron pipe in line of lands now or formerly of Howard Halterman, said iron pipe being the most northerly corner of a parcel of land intended to be conveyed by Richard Levanduski and wife to Gustav Levanduski and wife, thence along said lands of Howard Halterman (Bearings from the M.M. of 1960), North 54 degrees twenty two minutes ten seconds east forty six and six one hundredths feet to an iron pipe; Thence by the same and in part by lands now or formerly of Jeffrey Van Why North sixty three degrees seven minutes thirty seconds east one hundred seventy two and thirty one hundredths feet to an iron pipe; thence by other lands of the Grantors hereof, of which this Lot was formerly a part, south twenty four degrees ten minutes east two hundred seven and seventy seven one hundredths feet to an iron pipe on the northerly side of a proposed right of way; Thence along the northerly side of said proposed right of way, south sixty five degrees fifty minutes west two hundred fifteen feet to an iron pipe; thence by lands of said Gustav Levanduski, north twenty four degrees fifty minutes west one hundred ninety and fifty one hundredths feet to the place of BEGINNING.

CONTAINING 1.00 ACRES, MORE OR LESS, AS SURVEYED NOV., 1961 BY LEO A. ACHTERMAN, JR., R.E.

SUBJECT TO ALL CONDITIONS, COVENANTS AND RESTRICTIONS AS OF RECORD.

THE ABOVE PARCELS HAVE BEEN MERGED INTO ONE PARCEL, AND SHALL NOT BE SEPARATELY CONVEYED WITHOUT PRIOR EXPRESS APPROVAL OF THE TOWNSHIP AS PROVIDED BY LAW.

THE GRANTOR CERTIFY, PURSUANT TO ACT 97 OF 1980, ENACTED JULY 7, 1980, SECTION 405 ET SEQ., THAT NO HAZARDOUS WASTE IS PRESENTLY BEING DEPOSITED BY THEM ON OR IN THE LAND CONVEYED BY THIS DEED, NOR HAS ANY HAZARDOUS WASTE EVER BEEN DEPOSITED TO THEIR KNOWLEDGE ON OR IN THE LAND CONVEYED BY THIS DEED. THIS PARAGRAPH IS BEING INSERTED IN THIS DEED PURSUANT TO SECTION 405 OF SAID ACT 97 OF 1980.

BEING KNOWN AS: 4242 Pin Oak Terrace, East Stroudsburg, PA 18301

BEING THE SAME PREMISES WHICH Elizabeth Bucci, WIDOW BY DEED DATED 4/26/2022 AND RECORDED 5/13/2022 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2609 AT PAGE 970, GRANTED AND CONVEYED UNTO Solomon Dutchin, MARRIED

MAN.
 PIN #: 17730202552248
 TAX CODE #: 17.3.1.1-2
 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **SOLOMON DUTCHIN**
 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.

Nick Cirranello
 Sheriff of Monroe County
 Pennsylvania
 Danielle M. DiLeva, Esquire

Sheriff's Office
 Stroudsburg, PA
 Patrick Best, Sheriff's Solicitor
 Apr 26, May 3, 10

PARCEL NUMBER: 20.8A.1.25-1
 MAP NUMBER: 20631120814920
 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Sampson J. Frink, Single**
 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.

Nick Cirranello
 Sheriff of Monroe County
 Pennsylvania
 Nicole Rizzo, Esquire

Sheriff's Office
 Stroudsburg, PA
 Patrick Best, Sheriff's Solicitor
 Apr 26, May 3, 10

**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 005159 CIVIL 2023 I, Nick Cirranello, 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, May 30, 2024
 AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales
 PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION
 LEGAL DESCRIPTION

SHORT LEGAL DESCRIPTION

ALL THE FOLLOWING LOT SITUATE IN THE TOWNSHIP OF TUNKHANNOCK, COUNTY OF MONROE, AND STATE OF PENNSYLVANIA. BEING KNOWN AS: 123 CADDO TERRACE, ALBRIGHTSVILLE, PA 18210

**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 4281 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, May 30, 2024
 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: **TARA FULTON, SCOTT FULTON**
 CONTRACT NO.: **1061014874**
 FILE NO.: **PA-RT-081-002**

A **105,000/137,743,500** undivided fee simple interest in Units: **260-272; 278-280** in RIDGE TOP-CRESTVIEW, A CONDOMINIUM, located within Ridge Top Village, Stage II of Shawnee Village Planned Residential Development at Shawnee-on-Delaware, Smithfield Township, Monroe County, Pennsylvania 18356, according to the Plat filed of record in Plot

Book Volume 46 at Page 39, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, as amended by the Amended Final Planned Residential Development (PRD) Plan, recorded on May 12, 2006, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Plot Book Volume 78, at Page 98, as the same may be amended pursuant to the approval of the Board of Supervisors of Smithfield Township, Monroe County, Pennsylvania to reflect the "as-built" status of the said units. Subject to all matters contained in the Schedule B, Section 2, herein.

BEING THE same premises conveyed by deed recorded **3/21/2012**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2399**, Page **6997** granted and conveyed unto **TARA FULTON** and **SCOTT FULTON**.

PARCEL NO.: **16.99354, 16.99355, 16.99356, 16.99357, 16.99358, 16.99359, 16.99360, 16.99361, 16.99362, 16.99363, 16.99364, 16.99365, 16.99366, 16.99372, 16.99373, 16.99374**

PIN NO. :**16732101496672, 16732101496675, 16732101497620, 16732101497622, 16732101497625, 16732101497543, 16732101497565, 16732101497596, 16732101498409, 16732101498520, 16732101498542, 16732101498414, 16732101498433, 16732101495152, 16732101495403, 16732101495410**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **TARA FULTON, SCOTT FULTON**

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.

Nick Cirranello
 Sheriff of Monroe County
 Pennsylvania
 Joel D Johnson, Esquire

Sheriff's Office
 Stroudsburg, PA
 Patrick J. Best, Sheriff's Solicitor
 Apr 26, May 3, 10

**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 1625 CIVIL 2023 I, Nick Cirranello, 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, MAY 30, 2024
 AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

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

Property Legal Description

All That Certain, lot, parcel, piece of ground situate in the Township of Price, County of Monroe, and Commonwealth of Pennsylvania, being Lot Number 5E, Section 2, as shown on map of Timber Hill, Inc., on file in the Recorder of Deeds Office at Stroudsburg, Pennsylvania in Plat Book No. 11 at Page 115.

BEING THE SAME PREMISES which Cost Control Marketing and Management, Inc., by deed dated August 24, 1988, and recorded on August 24, 1988, in the Office of the Recorder of Deeds, for Monroe County, in Record Book Volume 1637, page 355, granted and conveyed unto Hagos A. Gebretatios, a single man.

TOGETHER WITH all rights-of-way and **UNDER** and **SUBJECT** to all of the covenants, reservations, restrictions and conditions of record.

Tax Code No. 14.8A.1.60

PIN NO. 14-6395-04-52-0558

a/k/a/ 523 S. Cortina Ct. Henryville, PA 18332, Lot 5E, Section 2, Timber Hill, Price Township, Monroe County, PA

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **HAGOS A. GEBRETATIOS**

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 un-

less exceptions are filed within said time.

Nick Cirranello
 Sheriff of Monroe County
 Pennsylvania
 Nicholas Charles Haros, Esquire

Sheriff's Office
 Stroudsburg, PA
 Patrick J. Best, Sheriff's Solicitor
 Apr 26, May 3, 10

**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 3364 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

Thursday, May 30, 2024

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: **JUDITH GRAHAM
 MICHEL GUERRIER**

CONTRACT NO.: **1109001719**

FILE NO.: **PA-RT-076-018**

Smithfield Township, Monroe County, Pennsylvania, being an undivided one-twenty sixth (1/26) co-tenancy fee simple interest in **Unit No. RT-FL 196 70**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and right to reserve and occupy Intervals of Split-Intervals in such Unit or any other Two-Week Floating/Flex Time Unit of the same or similar type are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as supplemented, and as further described in the Declaration of Protective Covenants, Conditions, Restrictions, and Easements for two-week Floating/Flex Time Units in Ridge Top Village, dated June 27, 1989 and duly recorded in the aforesaid Office in Deed Book Volume 1688, at Page 276, (collectively referred to hereinafter as the Declarations).

BEING the same premises conveyed by deed recorded **6/11/2001**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2097**, Page **9927** granted

and conveyed unto JUDITH GRAHAM and MICHEL GUERRIER.

PARCEL NO.: **16.110797**

PIN NO.: **:16732102596707U196**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **JUDITH GRAHAM, MICHEL GUERRIER**
 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.

Nick Cirranello
 Sheriff of Monroe County
 Pennsylvania
 Joel D Johnson, Esquire

Sheriff's Office
 Stroudsburg, PA
 Patrick Best, Sheriff's Solicitor
 Apr 26, May 3, 10

**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 8187 CIVIL 2022 I, Nick Cirranello, 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, May 30th, 2024

AT 10:00 A.M.

By accessing the web address: www.bid4assets.com/monroecountysheriffsales
 PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION
 LEGAL DESCRIPTION

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Paradise, County of Monroe, and Commonwealth of Pennsylvania being known as Lot No. 47 on a map entitled "Final Subdivision plan of Wyndham Hills, Section Two, dated January 31, 1986 and recorded in Monroe County Plot Book Volume No 58 at Page 63

BEING Premises known and numbered as 330 Wyndham Drive, Cresco, PA 18326
 BEING the same premises which Teresa Di-Paolo, Carolina Grascia and Lillian Quadrini,

trustees for the Anna Grascia Revocable Living Trust and Anna Grascia by Deed dated September 10, 2002 and recorded in the Official Records of Monroe County on September 17, 2002 in Deed Book Volume 2131, Page 5729, as Instrument 200237507 granted and conveyed unto Carleen Greenidge.

Parcel No. 11.5B.2.47 and Pin No. 11637502890931

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Carleen Greenidge; United States of America**
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.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Michael Clark, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Apr 26, May 3, 10

**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 3364 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, May 30, 2024
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: **SARAH HAAS
ROBERT LISA JR**

CONTRACT NO.: **1108604802**

FILE NO.: **PA-RT-076-015**

Smithfield Township, Monroe County, Penn-

sylvania, known as **Interval No. 16 of Unit No. RT 102**, 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 **8/17/2016**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2476**, Page **4984** granted and conveyed unto SARAH HAAS and ROBERT LISA JR.

PARCEL NO.: **16.88103.U102**

PIN NO.: **:16732101385933U102**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **SARAH HAAS, ROBERT LISA JR**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Joel D Johnson, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick Best, Sheriff's Solicitor
Apr 26, May 3, 10

**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 2829 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, May 30, 2024
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10%

OF THE PURCHASE PRICE OR
SHERIFF'S COSTS . . . WHICHEVER IS HIGHER
BY CASHIERS CHECK
LEGAL DESCRIPTION

OWNERS: ANY UNKNOWN HEIRS, SUCCESSIONS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **RUTH N HENSLEY, DECEASED, WHOSE DATE OF DEATH IS JANUARY 11, 2022**
CONTRACT NO.: **1108804618**
FILE NO.: **PA-RT-074-037**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 8 of Unit No. RT-134**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **12/17/1998**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2057**, Page **5571** granted and conveyed unto RUTH N HENSLEY.

PARCEL NO.: **16.88135.U134**

PIN NO.: **:16732101491126U134**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH RUTH N HENSLEY, 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.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Joel D Johnson, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick Best, Sheriff's Solicitor
Apr 26, May 3, 10

**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 004838-CV-2023 I, Nick Cirranello, 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, May 30, 2024
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in the Township of Middle Smithfield, Monroe County, Pennsylvania, being Lot 33, Section D, Plotting 1, Leisure Lands, 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 9 Page 103.

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

BEING the same premises which Natalie Putlack, by Deed dated 6/13/2006 and recorded 6/26/2006 in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2272 and Page 1550, granted and conveyed unto Patricia E. Hunter.

Parcel ID Numb 09.13A.1.129; Map No. 09731604820894

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Patricia E. Hunter**

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.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania

Carolyn Treglia, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick Best, Sheriff's Solicitor
Apr 26, May 3, 10

**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 4286 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

Thursday, May 30, 2024

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: **LESTER JOHNSON**, SURVIVING
TENANT BY THE ENTIRETY OF **JAMIETRA**
JOHNSON A/K/A

JAMIETRA WILLIAMS-JOHNSON, DECEASED,
WHOSE DATE OF DEATH IS JUNE 15, 2017

CONTRACT NO.: **1108701574**

FILE NO.: **PA-RT-080-008**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 18** of **Unit No. RT 92**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **8/18/1998**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2052**, Page **2198** granted and conveyed unto **LESTER JOHNSON** and **JAMIETRA JOHNSON A/K/A JAMIETRA WILLIAMS-JOHNSON**.

PARCEL NO.: **16.88093.U92**

PIN NO.: **:16732101387718U92**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **LESTER JOHN-**

SON, SURVIVING TENANT BY THE ENTIRETY OF JAMIETRA JOHNSON A/K/A JAMIETRA WILLIAMS-JOHNSON, DECEASED TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Joel D Johnson, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick Best, Sheriff's Solicitor
Apr 26, May 3, 10

**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 3303 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

Thursday, May 30, 2024

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: **STEVEN I KATZ A/K/A STEVEN KATZ**

CONTRACT NO.: **1099702441**

FILE NO.: **PA-RVB-078-007**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 38** of **Unit No(s). RV146**, 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 **6/19/2009**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2355**, Page **2666** granted and conveyed unto STEVEN I KATZ A/K/A STEVEN KATZ.

PARCEL NO.: **16.2.1.1-11**

PIN NO.: **:16732100340877**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **STEVEN I KATZ A/K/A STEVEN KATZ**
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.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania

Joel D Johnson, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick Best, Sheriff's Solicitor
Apr 26, May 3, 10

**Sheriff's Sale
OF VALUABLE
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe Coun-

ty, Commonwealth of Pennsylvania to 007345-CV-2023 I, Nick Cirranello, 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, May 30, 2024
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of land, numbered No. 29 on map or plan of lots made by Melchoir Spragel, Surveyor, in the possession of George E. Stauffer, the same being situate in the Borough of East Stroudsburg, County of Monroe and State of Pennsylvania, and bounded and State of Pennsylvania, and bounded and described as follows, to wit:

BEGINNING at a point on the East side of Courtland Street, a corner also of Lot No. 30, thence along said Courtland Street North thirteen and one-half degrees East 40 feet to a post; a corner of Lot No. 28; thence along the Southern line of said Lot No. 28, South seventy degrees East 200 feet more or less to a point on the West side of Chestnut Street; thence along said Chestnut Street South thirteen and one-half degrees West 40 feet to a post, a corner of Lot No. 30' and thence along the Northern line of Lot No. 30, North seventy degrees West 200 feet more or less to the place of BEGINNING.

BEING THE SAME PREMISES which Richard S. Laverdure and Sharon S. Laverdure, husband and wife, by deed dated November 15, 2021 and recorded November 16, 2021, in Deed Book 2594, Page 339, and Instrument Number 202139686 granted and conveyed unto Stephen Kelly and Valerie Fethermen, in fee. Parcel ID Numb 05-6.2.9.11 - PIN 05730108779793

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **STEPHEN KELLY, VALERIE FETHERMAN**

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, Strouds-

burg, 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.

Nick Cirranello
 Sheriff of Monroe County
 Pennsylvania
 Carolyn Treglia, Esquire

Sheriff's Office
 Stroudsburg, PA
 Patrick Best, Sheriff's Solicitor
 Apr 26, May 3, 10

**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 4286 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, May 30, 2024
 AT 10:00 A.M.**

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

OWNERS: **KAREN E KELTON, STEVEN D SATCHELL**

CONTRACT NO.: **1109105395**
 FILE NO.: **PA-RT-080-009**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 14 of Unit No. RT-120**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **10/14/1998**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe,

Deed Book Volume **2054**, Page **7346** granted and conveyed unto KAREN E KELTON and STEVEN D SATCHELL.

PARCEL NO.: **16.88121.U120**
 PIN NO.: **:16732101398142U120**
 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **KAREN E KELTON, STEVEN D SATCHELL**
 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.

Nick Cirranello
 Sheriff of Monroe County
 Pennsylvania
 Joel D Johnson, Esquire

Sheriff's Office
 Stroudsburg, PA
 Patrick Best, Sheriff's Solicitor
 Apr 26, May 3, 10

**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 4286 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, May 30, 2024
 AT 10:00 A.M.**

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

OWNERS: **BEVERLY LEWIS**, PERSONAL REPRESENTATIVE OF THE ESTATE OF DIANA T TYSON A/K/A

DIANA THELMA TYSON, DECEASED, WHOSE DATE OF DEATH IS DECEMBER 22, 2021
 CONTRACT NO.: **1109409169**
 FILE NO.: **PA-RT-074-067**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 8 of Unit No. RT-186**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the

Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania. BEING THE same premises conveyed by deed recorded **9/20/2001**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2104**, Page **8312** granted and conveyed unto DIANA T TYSON A/K/A DIANA THELMA TYSON.

DIANA T TYSON A/K/A DIANA THELMA TYSON became deceased on December 22, 2021. Estate documents were filed on behalf of DIANA T TYSON A/K/A DIANA THELMA TYSON in Washington, D.C. on March 29, 2023, Case Number 2023-ADM-000406. The appointed Personal Representative of the ESTATE OF DIANA T TYSON A/K/A DIANA THELMA TYSON is BEVERLY LEWIS.

PARCEL NO.: **16.110477**

PIN NO.: **:16732102593610U186**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **BEVERLY LEWIS, PERSONAL REPRESENTATIVE OF THE ESTATE OF DIANA T TYSON A/K/A DIANA THELMA TYSON, 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.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Joel D Johnson, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick Best, Sheriff's Solicitor
Apr 26, May 3, 10

**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 4430 CIVIL 2018 I, Nick Cirranello, 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, May 30, 2024
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales
PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION
LEGAL DESCRIPTION

ALL THAT CERTAIN lot, piece or parcel of land situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, Being Lot 16, Section L, on a map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 24, page 7, 9 & 11.

BEING THE SAME PREMISES which N.E.P. A. Cattle Co, by deed dated February 13, 2005 and recorded March 1, 2005 in Monroe County in Record Book 2217 Page 5671, conveyed unto Bartolo Liriano in fee.

Together with the Grantees herein, the heirs, successors and assigns, all rights Liberties and privileges and Under and Subject to all covenants, restrictions and reservations set forth in deeds in the chain of title.

Tax Code No. 3.9B.2.129

PIN NO. 03-6359-19-70-0573

a/k/a/ 2248 Whippoorwill Way, Tobyhanna, PA, 18466, Lot 16, Section L, Pocono Country Place, Coolbaugh Township, Monroe County, PA

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

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.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania

Nicholas Charles Haros, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Apr 26, May 3, 10

**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 4054 CV 2023 I, Nick Cirranello, 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, May 30, 2024

AT 10:00 A.M.

By accessing the web address: www.bid4assets.com/monroecountysheriffsales
PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

LEGAL DESCRIPTION

All That Certain lot, parcel or piece of ground, situate in the Borough of Stroudsburg, County of Monroe and Commonwealth of Pennsylvania, being bounded and described as follows, to wit:

Beginning at a pipe on the northerly side of Bryant Street, the southwesterly corner of Lot No. 73, Section F, as shown on a plan entitled, "Lot Plan of Highland Park" recorded in the Office for the Recording of Deeds in and for Monroe County, Pennsylvania, in Plot Book Volume 1B, page 212 (more accurately located in Plot Book Volume 1B, page 213); thence along the northerly side of Bryant Street on a curve to the left having a radius of 167.8 feet, the chord bearing and distance being South 64 degrees 59 minutes West 16.17 feet to a pipe at the point of compound curve; thence by the same, on a curve to the left having a radius of 96.4 feet, the chord bearing and distance being South 45 degrees 5 minutes West 56.77 feet to a pipe at the point of tangency; thence by the same, South 28 degrees West 18.4 feet to a pipe; thence by lands of the grantors, of which this lot was formerly a part, North 11 degrees 45 minutes West 200.48 feet to a pipe; thence along the Southerly right-of-way line of the abandoned Wilkes-Barre and Eastern Railroad, now lands of V.F.W. Home Association of Monroe County on a Curve to the left, the chord bearing and distance being North 68 degrees 55 minutes East 76 feet to a pipe; thence by lands of Parke W. Kunkle and wife, South 11 degrees 45 minutes East (at 21 feet passing a pipe at the northwesterly corner of Lot No. 73, Section F) 163.85 feet

to the place of Beginning. Being part of the unplotted portion of Section F of said Lot Plan for Highland Park.

Under and subject to any notes, covenants, conditions, easements, and/or restrictions that appear in the chain of title.

TAX CODE: 18-5.2.14.28

PIN NO.: 18730011561139

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Lillian Maitin**
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.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Cristina L. Connor, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick Best, Sheriff's Solicitor
Apr 26, May 3, 10

**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 3303 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

Thursday, May 30, 2024

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: **EDWIN MALDONADO**

TERESITA LABOY

CONTRACT NO.: **1098801756**

FILE NO.: **PA-RVB-076-026**

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

sylvania, known as **Interval No(s). 16 of Unit No(s). RV-111**, 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 **12/14/1994**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1985**, Page **1572** granted and conveyed unto EDWIN MALDONADO and TERESITA LABOY.

PARCEL NO.: **16.2.1.1-10**

PIN NO.: **:16732101450770C1**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **EDWIN MALDONADO, TERESITA LABOY**
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 un-

less exceptions are filed within said time.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Joel D Johnson, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick Best, Sheriff's Solicitor
Apr 26, May 3, 10

**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 4281 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, May 30, 2024
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: **MARCIE MALLORY, WILLIAM MALLORY**

CONTRACT NO.: **1061222428**

FILE NO.: **PA-RT-081-003**

A **63,000/137,743,500** undivided fee simple interest in Units: **260-272; 278-280** in RIDGE TOP-CREVIEW, A CONDOMINIUM, located within Ridge Top Village, Stage II of Shawnee Village Planned Residential Development at Shawnee-on-Delaware, Smithfield Township, Monroe County, Pennsylvania 18356, according to the Plat filed of record in Plot Book Volume 46 at Page 39, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, as amended by the Amended Final Planned Residential Development (PRD) Plan, recorded on May 12, 2006, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Plot Book Volume 78, at Page 98, as the same may be amended pursuant to the approval of the Board of Supervisors of Smithfield Township, Monroe County, Pennsylvania to reflect the "as-built" status of the said units. Subject to all matters contained in the Schedule B, Section 2, herein.

BEING THE same premises conveyed by deed recorded **6/9/2021**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2579**, Page **1817** granted and conveyed unto **MARCIE MALLORY** and

WILLIAM MALLORY.

PARCEL NO.: 16.99354, 16.99355, 16.99356, 16.99357, 16.99358, 16.99359, 16.99360, 16.99361, 16.99362, 16.99363, 16.99364, 16.99365, 16.99366, 16.99372, 16.99373, 16.99374

PINNO.:16732101496672,:16732101496675,
:16732101497620, :16732101497622,
:16732101497625, :16732101497543,
:16732101497565, :16732101497596,
:16732101498409, :16732101498520,
:16732101498542, :16732101498414,
:16732101498433, :16732101495152,
:16732101495403, :16732101495410

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **MARCIE MALLO-
RY, WILLIAM MALLORY**

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.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Joel D Johnson, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick Best, Sheriff's Solicitor
Apr 26, May 3, 10

**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 3364 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

Thursday, May 30, 2024

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: **HAYWARD SHAWN MUNGIN**

CONTRACT NO.: **1100200815**

FILE NO.: **PA-RT-078-002**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 9** of **Unit No. RT-232**, 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 **7/16/2020**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2551**, Page **9162** granted and conveyed unto **HAYWARD SHAWN MUNGIN**.

PARCEL NO.: **16.110839**

PIN NO.: **:16732101499733**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **HAYWARD SHAWN MUNGIN**

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.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Joel D Johnson, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick Best, Sheriff's Solicitor
Apr 26, May 3, 10

**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 003188 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4As-sets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

Thursday, May 30, 2024

AT 10:00 A.M.

By accessing the web address: www.bid4assets.com/monroecountysheriffsales
PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICH-

EVER IS HIGHER TO BID4ASSETS BY WIRE
TRANSFER NO LATER THAN 4:00PM THE DAY
AFTER AUCTION

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, OR PARCEL OR PIECE
OF GROUND SITUATED IN THE TOWNSHIP OF
COOLBAUGH, COUNTY OF MONROE, STATE
OF PENNSYLVANIA, MORE PARTICULARLY DE-
SCRIBED AS:

BEING LOT NO. 574, SECTION K (EXT), AS
SHOWN ON A MAP OR PLAN OF A POCONO
COUNTRY PLACE, RECORDED IN THE OFFICE
OF THE RECORDER OF DEEDS IN AND FOR
MONROE COUNTY, IN PLAT BOOK VOLUME
24, PAGES 51, 53 AND 55.

BEING NORTHEASTERN PENNSYLVANIA IN-
VESTORS GROUP, INC. by Deed dated June 22,
2018 and recorded in the Office of Recorder
of Deeds of Monroe County on July 3, 2018 at
Book 2512 ,Page9394 granted and conveyed
unto HANS NELSON AND SHAUNICE NELSON,
HUSBAND AND WIFE AS TENANTS BY ENTIRE-
TY .

PARCEL: 03.9F.1.258

PIN: 03636913230611

Property Address: 1289 Winding Way, Toby-
hanna, PA 18466

SEIZED AND TAKEN IN EXECU-
TION AS THE PROPERTY OF: Hans Nelson and
Shaunice Nelson

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
Prospective bidders must complete the Bid-
d4Assets on-line registration process to par-
ticipate in the auction. The highest bid plus
costs shall be paid to bid4assets, on their
website, as the purchase price for the prop-
erty 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 un-
less exceptions are filed within said time.

Nick Cirranello

Sheriff of Monroe County

Pennsylvania

Matthew C. Fallings, Esquire

Sheriff's Office

Stroudsburg, PA

Patrick Best, Sheriff's Solicitor

Apr 26, May 3, 10

**Sheriff's Sale
OF VALUABLE
REAL ESTATE**

By virtue of a Writ of Execution issued out of
the Court of Common Pleas of Monroe Coun-
ty, Commonwealth
of Pennsylvania to 3303 CIVIL 2023 I, Nick Cir-

ranello, Sheriff of Monroe County, Common-
wealth of Pennsylvania will expose the fol-
lowing described real estate to public sale in
the Monroe County Courthouse, Stroudsburg,
Monroe County, Pennsylvania on:

Thursday, May 30, 2024

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: **VINCENT NISIVOCCIA**, EXECUTOR
OF THE ESTATE OF MICHELE NISIVOCCIA,
DECEASED,
WHOSE DATE OF DEATH IS DECEMBER 26,
2017

JOHN D THOMPSON, KNOWN HEIR OF LOU-
ISE REGINA THOMPSON, DECEASED,
WHOSE DATE OF DEATH IS MAY 1, 2021
AND ANY UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE OR
INTEREST FROM, UNDER OR THROUGH
LOUISE REGINA THOMPSON, DECEASED,
WHOSE DATE OF DEATH IS MAY 1, 2021
CONTRACT NO.: **1098601925**
FILE NO.: **PA-RVB-074-098**

All that certain interest in land situated in
Smithfield Township, Monroe County, Penn-
sylvania, known as **Interval No(s). 9** of **Unit
No(s). RV-120**, 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 Declara-
tion of Protective Covenants, Mutual Owner-
ship 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 Decla-
ration 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 Febru-
ary 29, 1980, in Plot Book 42, at Page 103, and
as refiled on August 7, 1981, in Plot Book 47,
at Page 27; for Phase III-B, Area 2, Units 61-96
were filed on July 12, 1979, in Plot Book 40,
at Pages 105 and 107, as refiled on February
29, 1980, in Plot Book 42, at Pages 103 and
105, and as refiled on August 7, 1981, in Plot

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

BEING THE same premises conveyed by deed recorded **8/22/1997**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2039**, Page **2439** granted and conveyed unto MICHELE NISIVOCCIA and LOUISE REGINA THOMPSON.

MICHELE NISIVOCCIA and LOUISE REGINA THOMPSON held title as tenants in common. MICHELE NISIVOCCIA became deceased on December 26, 2017. Estate documents were filed on behalf of MICHELE NISIVOCCIA in Monmouth County, New Jersey, on April 19, 2018, Docket Number 252971. The appointed Executor of the ESTATE OF MICHELE NISIVOCCIA is VINCENT NISIVOCCIA.

LOUISE REGINA THOMPSON became deceased on May 1, 2021. The known heir of LOUISE REGINA THOMPSON is JOHN D THOMPSON. Any and all other heirs of are unknown.

PARCEL NO.: **16.2.1.1-10**

PIN NO.: **:16732101450770C1**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **VINCENT NISIVOCCIA, EXECUTOR OF THE ESTATE OF MICHELE NISIVOCCIA, DECEASED JOHN D THOMPSON, KNOWN HEIR OF LOUISE REGINA THOMPSON, DECEASED**

AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH LOUISE REGINA THOMPSON, 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.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Joel D Johnson, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick Best, Sheriff's Solicitor
Apr 26, May 3, 10

**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 5675 CIVIL 2019 I, Nick Cirranello, 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, May 30, 2024

AT 10:00 A.M.

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

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

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or parcel of land located in Stroud Township, Monroe County, Pennsylvania, and known as Estate Loa Site No. 575, located on Hilltop Circle, as shown on the Final Plan Blue Mountain Lake Subdivision Phase 5, approved by the Stroud Township Board of Supervisors as of November 16, 1998, and filed of record by the Monroe County Recorder of Deeds on December 10, 1998, in Plot Book 70, at Pages 257 and 258.

TOGETHER WITH AND UNDER AND SUBJECT TO the reservations and covenants as set forth in the chain of title and provisions as set forth in the Declaration in Record Book Volume 1890, at Page 1286, and supplementary Declaration in Recovered Book Volume 2057, Page 2132, and also Record Book Volume 1890, at Page 1369, and supplementary Declaration in Record Book Volume 2057, at Page 2138.

FURTHER UNDER AND SUBJECT TO the Notes and Restrictions as set forth in Final Plan Blue Mountain Lake Subdivision Phase 5 recorded in Plot Book 70 at Pages 257 and 258 and easements of record or visible and appearing on the ground.

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS Mirriam A. Omala and Julius P. Ouko, by Deed dated March 8, 2010, and recorded on March 11, 2020, by the Monroe County Recorder of Deeds in Record Book 2367, at Page 8779, as Instrument No. 201005728, granted and conveyed unto Mirriam A. Omala, an Individual.

BEING KNOWN AND NUMBERED AS 5244 Hilltop Circle, East Stroudsburg, PA 18301.

ALSO BEING KNOWN AND NUMBERED AS 164 Blue Mountain Lakes, East Stroudsburg, PA 18301.

PARCEL ID NO. 17.91091

PIN. 17730303125094

SEIZED AND TAKEN IN EXECU-

TION AS THE PROPERTY OF: **Miriam A.**

Omala and Julius P. Ouko

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.

Nick Cirranello

Sheriff of Monroe County

Pennsylvania

Matthew C. Fallings, Esquire

Sheriff's Office

Stroudsburg, PA

Patrick Best, Sheriff's Solicitor

Apr 26, May 3, 10

**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 004336 CIVIL 2023 I, Nick Cirranello, 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, May 30, 2024

AT 10:00 A.M.

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, parcel or piece of ground in Brodheadsville, Chestnuthill Township, Monroe County, Pennsylvania, known as Lot No. 3 on the Plan of Shadow Ridge Farm

recorded in the Office for the Recording of Deeds in and for Monrow County, Pennsylvania, in Plat Book 37, Page 11.

BEING STEVEN A. SIGNORELLO AND JOANNE L. SIGNORELLO, HUSBAND AND WIFE by Deed dated December 20, 2006 and recorded in the Office of Recorder of Deeds of Monroe County on December 22, 2006 at Book 2291, Page4908 granted and conveyed unto FELICIA PALMER AND MARGARET PALMER.

PARCEL: 02.9F.1.4

PIN: 02624802566799

Property Address: 143 Shadow Ridge Drive A/K/A 3 Shadow Ridge Drive A/K/A 202 Shadow Ridge Drive, Brodheadsville, PA 18322

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

and Margaret Palmer

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.

Nick Cirranello

Sheriff of Monroe County

Pennsylvania

Matthew C. Fallings, Esquire

Sheriff's Office

Stroudsburg, PA

Patrick Best, Sheriff's Solicitor

Apr 26, May 3, 10

**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 5652 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

Thursday, May 30, 2024

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: DOLORES PETERSON F/K/A DOLORES A WHITTAKER, SURVIVING KNOWN HEIR OF DOLORES ANN FRAZER F/K/A DOLORES A PETERSON, DECEASED AND AS SURVIVING KNOWN HEIR OF EDWARD G FRAZER, DECEASED

CHERYL HUNT A/K/A CHERYL L HUNT, SURVIVING KNOWN HEIR OF DOLORES ANN FRAZER F/K/A DOLORES A PETERSON, DECEASED AND AS SURVIVING KNOWN HEIR OF EDWARD G FRAZER, DECEASED

LISA ROBINSON F/K/A LISA M HILL, SURVIVING KNOWN HEIR OF DOLORES ANN FRAZER F/K/A DOLORES A PETERSON, DECEASED AND AS SURVIVING KNOWN HEIR OF EDWARD G FRAZER, DECEASED

CATHY JENNINO, SURVIVING KNOWN HEIR OF DOLORES ANN FRAZER F/K/A DOLORES A PETERSON, DECEASED

AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH DOLORES ANN FRAZER F/K/A DOLORES A PETERSON, DECEASED AND EDWARD G FRAZER, DECEASED

CONTRACT NO.: 1098002306

FILE NO.: PA-RV-074-088

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 41 of Unit No(s). R33**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot

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

BEING THE same premises conveyed by deed recorded **8/17/1984**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1385**, Page **80** granted and conveyed unto EDWARD G FRAZER and DOLORES ANN FRAZER F/K/A DOLORES A PETERSON.

DOLORES ANN FRAZER F/K/A DOLORES A PETERSON and EDWARD G FRAZER became deceased on May 1, 2021 and on August 9, 1992, respectively. DOLORES ANN FRAZER F/K/A DOLORES A PETERSON and EDWARD G FRAZER held title as tenants in common.

The surviving known heirs of DOLORES ANN FRAZER F/K/A DOLORES A PETERSON are DOLORES PETERSON F/K/A DOLORES A WHITTAKER, CHERYL HUNT A/K/A CHERYL L HUNT, LISA ROBINSON F/K/A LISA M HILL and CATHY JENNINO. DOLORES ANN FRAZER F/K/A DOLORES A PETERSON was predeceased by two children, HELEN PETERSON A/K/A HELEN WHITTAKER and SANDRA LEE PETERSON. Any and all other heirs are unknown.

Estate documents were filed on behalf of EDWARD G FRAZER in Carbon County, Pennsylvania on October 21, 1992, Case Number 92-9364. The appointed Executor of the ESTATE OF EDWARD G FRAZER was HELEN PETERSON A/K/A HELEN WHITTAKER; however, she is now deceased. Per the filed Last Will and Testament of EDWARD G FRAZER, his estate was given to his four stepdaughters: HELEN PETERSON A/K/A HELEN WHITTAKER (now deceased), DOLORES PETERSON F/K/A DOLORES A WHITTAKER, CHERYL HUNT A/K/A CHERYL L HUNT and LISA ROBINSON F/K/A LISA M HILL. Therefore, the three surviving stepdaughters are his known heirs. Any and all other heirs are unknown.

PARCEL NO.: 16.2.1.1-7-9C

PIN NO.: 16732102679266

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DOLORES PETERSON F/K/A DOLORES A WHITTAKER, SURVIVING KNOWN HEIR OF DOLORES ANN FRAZER F/K/A DOLORES A PETERSON, DECEASED AND AS SURVIVING KNOWN HEIR OF EDWARD G FRAZER, DECEASED, CHERYL HUNT A/K/A CHERYL L HUNT,

SURVIVING KNOWN HEIR OF DOLORES ANN FRAZER F/K/A DOLORES A PETERSON, DECEASED AND AS SURVIVING KNOWN HEIR OF EDWARD G FRAZER, DECEASED, LISA ROBINSON F/K/A LISA M HILL, SURVIVING KNOWN HEIR OF DOLORES ANN FRAZER F/K/A DOLORES A PETERSON, DECEASED AND AS SURVIVING KNOWN HEIR OF EDWARD G FRAZER, DECEASED, CATHY JENNINO, SURVIVING KNOWN HEIR OF DOLORES ANN FRAZER F/K/A DOLORES A PETERSON, DECEASED, AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH DOLORES ANN FRAZER F/K/A DOLORES A PETERSON, DECEASED, EDWARD G FRAZER, 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.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Joel D Johnson, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick Best, Sheriff's Solicitor
Apr 26, May 3, 10

**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 3303 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, May 30, 2024
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: **LATOYA N PILGRIM, TYLIK CRAWFORD**
CONTRACT NO.: **1098203797**
FILE NO.: **PA-RVB-078-006**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 45 of Unit No(s). RV-101**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **3/2/2021**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2570**, Page **6010** granted and conveyed unto **LATOYA N PILGRIM** and **TYLIK CRAWFORD**.

PARCEL NO.: **16.2.1.1-10**

PIN NO.: **16732101450770C1**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **LATOYA N PILGRIM, TYLIK CRAWFORD**

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.

Nick Cirranello
 Sheriff of Monroe County
 Pennsylvania
 Joel D Johnson, Esquire

Sheriff's Office
 Stroudsburg, PA
 Patrick Best, Sheriff's Solicitor
 Apr 26, May 3, 10

**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 3303 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, May 30, 2024
 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: WAYNE M POWELL, CHARLES W POWELL

**CONTRACT NO.: 1098300809
 FILE NO.: PA-RVB-076-025**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 17 of Unit No(s). RV39**, 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 Febru-

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

BEING THE same premises conveyed by deed recorded **10/18/1990**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1755**, Page **660** granted and conveyed unto WAYNE M POWELL and CHARLES W POWELL.

**PARCEL NO.: 16.2.1.1-12
 PIN NO.: :16732102561273
 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: WAYNE M POWELL, CHARLES W POWELL
 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.

Nick Cirranello
 Sheriff of Monroe County
 Pennsylvania
 Joel D Johnson, Esquire

Sheriff's Office
 Stroudsburg, PA
 Patrick Best, Sheriff's Solicitor
 Apr 26, May 3, 10

**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 002925 CIVIL 2023 I, Nick Cirranello, 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, May 30, 2024
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales
PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT/LOTS PARCEL OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF COLLBAUGH, COUNTY OF MONROE, STATE OF PENNSYLVANIA

BEING KNOWN AS: 734 EDGEWOOD RD., TOBYHANNA, PA 18466

PARCEL NUMBER: 03.3B.2.75

MAP NUMBER: 03636817000754

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Lenis A. Ramirez, Sole Owner**

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.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Nicole Rizzo, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Apr 26, May 3, 10

**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 4286 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, May 30, 2024
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: **LARRY RICHARDSON A/K/A LARRY RICHARDSON SR TRACEY RICHARDSON AMBER RICHARDSON LARY RICHARDSON II A/K/A LARRY RICHARDSON II**

CONTRACT NO.: **1100204809**

FILE NO.: **PA-RT-080-005**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 15 of Unit No. RT 237**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **7/24/2014**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2441**, Page **848** granted and conveyed unto **LARRY RICHARDSON A/K/A LARRY RICHARDSON SR and TRACEY RICHARDSON and AMBER RICHARDSON and LARY RICHARDSON II A/K/A LARRY RICHARDSON II**.

PARCEL NO.: **16.110844**

PIN NO.: **:16732203409110**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **LARRY RICHARDSON A/K/A LARRY RICHARDSON SR TRACEY RICHARDSON AMBER RICHARDSON LARY RICHARDSON II A/K/A LARRY RICHARDSON II**

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.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Joel D Johnson, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick Best, Sheriff's Solicitor
Apr 26, May 3, 10

**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 3184CV2017 I, Nick Cirranello, 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, May 30, 2024

AT 10:00 A.M.

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

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

LEGAL DESCRIPTION

All that certain tract, piece or lot of land situated in the Township of Tunkhannock, County of Monroe and State of Pennsylvania, being Lot No. 57, as shown on a map entitled Final Plan Mountain Terrace Estates at Tunkhannock, recorded in plot Book Volume 74, page 38, bounded and described as follows, to wit: Beginning at an iron in the westerly right-of-way of Mountain Terrace Drive, being a corner of Lot No. 56, Mountain Terrace Estates at Tunkhannock estates at Tunkhannock, thence along Lot No. 56, S 87 degrees 30' 00" W (MM) for 300.00 feet to an iron in line of lands of Department of Forest and Waters, thence along lands of Department of Forest and Waters, N 02 degrees 30' 00" W for 215.00 feet to an iron, a corner of Lot No. 58, thence along Lot No. 58, N 87 degrees 30' 00" E for 300.00 feet to an iron in the westerly right-of-way of Mountain Terrace Drive, thence on the West-erly right-of-way of Mountain Terrace Drive S 02 degrees 30' 00" E for 215.00 feet to the place of beginning.

Containing: 1.4807 acres more or less.

TAX CODE: 20/96378

PIN NO: 20632100097807

SEIZED AND TAKEN IN EXECU-

TION AS THE PROPERTY OF: **Charles Roach, AKA Charles M. Roach, Mark Roach**

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.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Cristina L. Connor, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick Best, Sheriff's Solicitor
Apr 26, May 3, 10

**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 3303 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

Thursday, May 30, 2024

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: **CHARLES FRANCIS ROTH III AND ROBERT ANDREW ROTH, CO-TRUSTEES OF THE CHARLES FRANCIS ROTH, JR., FAMILY TRUST, DATED JULY 24, 2008**
CONTRACT NO.: **1099202756**
FILE NO.: **PA-RVB-075-054**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 37 of Unit No(s). R123**, 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 Dec-

laration 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 **1/28/2009**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2347**, Page **9776** granted and conveyed unto CHARLES FRANCIS ROTH III AND ROBERT ANDREW ROTH, CO-TRUSTEES OF THE CHARLES FRANCIS ROTH, JR., FAMILY TRUST, DATED JULY 24, 2008.

PARCEL NO.: **16.2.1.1-10**

PIN NO.: **:16732101450770C1**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **CHARLES FRANCIS ROTH III, CO-TRUSTEE OF THE CHARLES FRANCIS ROTH, JR., FAMILY TRUST, DATED JULY 24, 2008, ROBERT ANDREW ROTH, CO-TRUSTEE OF THE CHARLES FRANCIS ROTH, JR., FAMILY TRUST, DATED JULY 24, 2008**

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.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Joel D Johnson, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick Best, Sheriff's Solicitor
Apr 26, May 3, 10

**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 003606-CV-2023 I, Nick Cirranello, 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, May 30, 2024
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales
PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION
LEGAL DESCRIPTION

ALL THAT CERTAIN message tract or piece of land situate in the Township of Chestnuthill, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit.

BEGINNING at a pine stump; thence, by land late of Abraham Shaffer, now Theodore Altemose, North forty-five degrees West thirty-eight perches to a store; thence, by portion of Purpart No. 3 of the real estate now or late of Harry Weiss, deceased, now Theodore Altemose, South eighty-seven degrees West twenty-seven perches to a stone; thence by portion of Purpart No. 2 of said real estate, South fifteen and one-half degrees West, one hundred twenty-two and one-half perches to a stone; thence by portion of Purpart No. 5 of said real estate East sixty-three perches to a stone; and thence, by land late of Jacob Greenamoyer, North fifteen and one-half degrees East ninety-five perches to the place of BEGINNING.

CONTAINING 42 acres and 130 perches, more or less

Being the same premises which Harold G. Ruck, by Deed dated 09/28/2012 and recorded 10/02/2012, in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2408, Page 892, granted and conveyed unto Harold G. Ruck, Jamie Ruck and Debbie Marty joint tenants with rights of survivorship.

Parcel ID Numb 02.2.1.41 PIN
02625800728242
SEIZED AND TAKEN IN EXECUTION AS THE
PROPERTY OF: **Jamie Ruck**

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.

Nick Cirranello
 Sheriff of Monroe County
 Pennsylvania
 Carolyn Treglia, Esquire

Sheriff's Office
 Stroudsburg, PA
 Patrick Best, Sheriff's Solicitor
 Apr 26, May 3, 10

**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 4286 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, May 30, 2024
 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 SANCHEZ**
 CONTRACT NO.: **1100402148**
 FILE NO.: **PA-RT-082-003**
 Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 40 of Unit No. RT 115**, 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 **4/24/2009**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2352**, Page **1611** granted and conveyed unto **DAVID SANCHEZ**.

PARCEL NO.: **16.88116.U115**
 PIN NO.: **:16732101399065U115**
 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **DAVID SANCHEZ**
 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.

Nick Cirranello
 Sheriff of Monroe County
 Pennsylvania
 Joel D Johnson, Esquire

Sheriff's Office
 Stroudsburg, PA
 Patrick J. Best, Sheriff's Solicitor
 Apr 26, May 3, 10

**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 007355-CV-2023 I, Nick Cirranello, 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, May 30, 2024
 AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales
 PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION
 LEGAL DESCRIPTION

ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in the Township of Stroud, Monroe County, Pennsylvania, being Lot or Lots No. 195, Section F, as is" more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County,

Pennsylvania in plot Book Vol. 33, Pages 101, 105.

BEING THE SAME PREMISES which Andrew M. Cravotta and Monica Being-Cravotta, by Deed dated April 6, 2020 and recorded April 23, 2020, In Deed Book 2548, Page 121 and Instrument Number 202009397, granted and conveyed until Michael Santini and Justine Santini, in fee.

Parcel 17/15F/1/195 PIN 17639203029853 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **MICHAEL SANTINI, Justine Santini**

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.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Carolyn Treglia, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick Best, Sheriff's Solicitor
Apr 26, May 3, 10

**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 3364 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, May 30, 2024
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: **EVELYN T SKYERS**
CONTRACT NO.: **1109200345**
FILE NO.: **PA-RT-076-019**

Smithfield Township, Monroe County, Pennsylvania, being an undivided one-twenty sixth (1/26) co-tenancy fee simple interest in **Unit No. RT-FL 203 83**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and right to reserve and occupy Intervals of Split-Intervals in such Unit or any other Two-Week Floating/Flex Time Unit of the same or similar type are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as supplemented, and as further described in the Declaration of Protective Covenants, Conditions, Restrictions, and Easements for two-week Floating/Flex Time Units in Ridge Top Village, dated June 27, 1989 and duly recorded in the aforesaid Office in Deed Book Volume 1688, at Page 276, (collectively referred to hereinafter as the Declarations).

BEING THE same premises conveyed by deed recorded **6/9/1999**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2064**, Page **8526** granted and conveyed unto **EVELYN T SKYERS**.

PARCEL NO.: **16.110809**

PIN NO.: **:16732102594784U203**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **EVELYN T SKYERS**
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.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Joel D Johnson, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Apr 26, May 3, 10

**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 3303 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in

the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

Thursday, May 30, 2024

AT 10:00 A.M.

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

OWNERS: **RICHARD K SPENCE**, INDIVIDUALLY
ERICA ROHR, ADMINISTRATOR OF THE ESTATE OF ROBIN P SPENCE A/K/A ROBIN SPENCE, DECEASED, WHOSE DATE OF DEATH IS MAY 28, 2008

CONTRACT NO.: **1098500564**

FILE NO.: **PA-RVB-074-097**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 3 of Unit No(s). RV47**, 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 **6/8/1993**, in the Office of the Re-

recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1890**, Page **1750** granted and conveyed unto **RICHARD K SPENCE** and **ROBIN P SPENCE A/K/A ROBIN SPENCE**.

ROBIN P SPENCE A/K/A ROBIN SPENCE became deceased on May 28, 2008. **RICHARD K SPENCE** and **ROBIN P SPENCE A/K/A ROBIN SPENCE** held title as tenants in common post-divorce. Estate documents were filed on behalf of **ROBIN P SPENCE A/K/A ROBIN SPENCE** in Burlington County, New Jersey, on June 25, 2008, Docket Number 2008-1225. The appointed Administrator of the ESTATE OF **ROBIN P SPENCE A/K/A ROBIN SPENCE** is **ERICA ROHR**.

PARCEL NO.: **16.2.1.1-12**

PIN NO.: **:16732102561273**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **RICHARD K SPENCE, INDIVIDUALLY, ERICA ROHR, ADMINISTRATOR OF THE ESTATE OF ROBIN P SPENCE A/K/A ROBIN SPENCE, 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.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Joel D Johnson, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick Best, Sheriff's Solicitor
Apr 26, May 3, 10

**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 6513 CIVIL 2023 I, Nick Cirranello, 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, May 30, 2024

AT 10:00 A.M.

By accessing the web address: www.bid4assets.com/monroecountysheriffsales
PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICH-

EVER IS HIGHER TO BID4ASSETS BY WIRE
TRANSFER NO LATER THAN 4:00PM THE DAY
AFTER AUCTION
LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of
land situate, lying and being in the Township
of Tobyhanna, County of Monroe and State of
Pennsylvania, more particularly described as
follows, to wit:

Lots 6 ABC, Block A-23, as set forth on a map
entitled Plan of Lots, Arrowhead Lake, Section
Six, Tobyhanna Township, Monroe County,
Pennsylvania, dated April 1965, scale 1" to
100' by John B. Aicher, Monroe Engineering,
Inc., Stroudsburg, Pennsylvania, and filed in
the Office for the Recording of Deeds in and
for Monroe County, Pennsylvania, in Plat Book
11, page 23 on March 10, 1967.

UNDER AND SUBJECT to conditions, reserva-
tions and restrictions as more fully set forth in
Deed Book 370, Page 945.

BEING KNOWN AS: 104 Iowa Trail, Pocono
Lake, PA 18347

BEING THE SAME PREMISES WHICH STAN-
LEY KLUCZNIK AND MARY L. KLUCZNIK, HIS
WIFE, AND EDWARD S. KLUCZNIK AND ALFRE-
DA G. KLUCZNIK, HIS WIFE BY DEED DATED
10/29/1993 AND RECORDED 11/10/1993 IN
THE OFFICE OF THE RECORDER OF DEEDS IN
DEED BOOK 1919 AT PAGE 1007, GRANTED
AND CONVEYED UNTO DALE E. SWAN AND
SHIRLEY J. SWAN, HIS WIFE.

PIN #: 19630609154233

TAX CODE #: 19.17D.1.89

SEIZED AND TAKEN IN EXECU-
TION AS THE PROPERTY OF: **DALE E. SWAN,
SHIRLEY J. SWAN**

TO ALL PARTIES IN INTEREST AND CLAIM-
ANTS:

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, Strouds-
burg, 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 un-
less exceptions are filed within said time.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Danielle M. DiLeva, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick Best, Sheriff's Solicitor

Apr 26, May 3, 10

**Sheriff's Sale
OF VALUABLE
REAL ESTATE**

By virtue of a Writ of Execution issued out of
the Court of Common Pleas of Monroe Coun-
ty, Commonwealth

of Pennsylvania to 2577 CIVIL 2023 I, Nick Cir-
ranello, Sheriff of Monroe County, Common-
wealth of Pennsylvania will expose the follow-
ing 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, May 30, 2024
AT 10:00 A.M.**

By accessing the web address: [www.bid4as-
sets.com/monroecountysheriffsales](http://www.bid4as-
sets.com/monroecountysheriffsales)

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

LEGAL DESCRIPTION

All that certain message and two lots or
pieces of land situate in the Borough of East
Stroudsburg, County of Monroe, and Com-
monwealth of Pennsylvania, bounded and de-
scribed as follows, to wit:

No. 1: Beginning at a stake on the northerly
line of a street known as Spangenburg Ave-
nue, as shown on a map marked, "Lot Plan
of George R. Spangenburg, East Stroudsburg,
PA., Second Plotting" made by John F. Seem,
C.E. , June 18, 1925, filed in the Recorder's
Office at Stroudsburg, in and for said County
of Monroe, in Map Book 2, Page 20 and 21,
said post being three hundred eighty-five feet
northeasterly from an iron pipe, being the
intersection of Smith Street with said Span-
genburg Avenue, and being corner of Lot No.
93, as shown on said map; thence by said
lot, North twenty-six degrees fifteen minutes
West two hundred eighty-five and one-tenth
feet to a post; thence by other land nor or
formerly of George R. Spangenburg and wife
and of which this was a part. North sixty-sev-
en degrees thirty minutes East forty-five and
nine hundredths feet to a post, a corner of
Lot No. 91 as shown on said map; thence by
said lot, South twenty-six degrees fifteen mi-
nutes East two hundred eighty-two and fifteen
hundredths feet to a post; thence along the
northerly line of said Spangenburg Avenue,
South sixty-three degrees forty-five minutes
West forty-five feet to the place of begin-
ning. Being lot No. 92 as shown on the aforemen-
tioned map.

No. 2: Beginning at a post on the northerly line

of Spangenburg Avenue, as shown on a map marked, "Lot Plan for George R. Spangenburg, East Stroudsburg, PA., Second Plotting," made by John F. Seem, C.E., June 18, 1925, filed in the Recorder's Office at Stroudsburg, in and for said County of Monroe in Map Book 2, Page 20 and 21, said post being four hundred thirty feet Northeasterly from an iron pipe, being the intersection of the easterly line of Smith Street with the northerly line of Spangenburg Avenue, and also being a corner of Lot No. 92 as shown on said map;

thence along the northerly line of Spangenburg Avenue, North sixty-three degrees forty-five minutes East forty-five feet to a point; thence by Lot No. 90, as shown on said map, North twenty-six degrees fifteen minutes West two hundred seventy-nine and two-tenth feet to a post; thence by land now or formerly of George W. Boushell and wife, of which this was formerly a part, South sixty-seven degrees thirty minutes West forty-five and nine hundredths feet to a post; thence by Lot No. 92, as shown on said map, South twenty-six degrees fifteen minutes East two hundred eighty-two and fifteen hundredths feet to the place of beginning. Being Lot No. 91 as shown on said map.

Under and Subject to conditions and restrictions as set for in the chain of title.

BEING KNOWN AS: 10 Spangenburg Avenue, East Stroudsburg, PA 18301

BEING THE SAME PREMISES WHICH PAMELA MOORE MCCLURE, NOW BY MARRIAGE PAMELA M WYCOFF AND WALTER S. WYCOFF, HER HUSBAND BY DEED DATED 1/12/2007 AND RECORDED 1/18/2007 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2294 AT PAGE 226, GRANTED AND CONVEYED UNTO PAMELA M WYCOFF AND WALTER S. WYCOFF, HER HUSBAND, NOW DECEASED (DATE OF DEATH 12/25/2012).

PIN #: 05731113144737

TAX CODE #: 05-2.2.1.12

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **PAMELA M. WYCKOFF**

WYCKOFF
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.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Danielle M. DiLeva, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick Best, Sheriff's Solicitor
Apr 26, May 3, 10

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Lina Koerner, late of Middle Smithfield Township, Monroe County, Commonwealth of Pennsylvania, 12/31/2023 deceased.

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

Peter R. Koerner
P.O. Box 56
Clifford, PA 18413

Lori J. Cerato, Esq.
729 Sarah Street
Stroudsburg, PA 18360

Apr 12, 19, 26

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Joseph C. Citrino, late of Jackson Township, Monroe County, Commonwealth of Pennsylvania, 08/31/2023 deceased.

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

Lindsay M. Aaronson, Executor
8464 Indian Paintbrush Way
Lorton, VA 22079

Lori J. Cerato, Esq.
729 Sarah Street
Stroudsburg, PA 18360

Apr 12, 19, 26

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Joseph N. Keppol, Sr., late of Eldred Township, Monroe County, Commonwealth of Pennsylvania, February 6, 2021 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.

Jay L. Keppol
236 E. Marshall Street
Norristown, PA 19401

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

Apr 12, 19, 26

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Angeline T. Keppol, late of Eldred Township, Monroe County, Commonwealth of Pennsylvania, December 4, 2023 deceased.

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

Jay L. Keppol
236 E. Marshall Street
Norristown, PA 19401

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

Apr 12, 19, 26

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Phyllis Kresge, late of Ross, Monroe County, Commonwealth of Pennsylvania, 02/15/2024 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 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 for than address with the County where notice may be given to Claimant.

Leslie Metzger
136 Bunny Trail Road
Stroudsburg, PA 18360

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

Apr 12, 19, 26

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Mary E. Armitage, late of Polk Township, Monroe County Commonwealth of Pennsylvania, November 9, 2024 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 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 for than address with the County where notice may be given to Claimant.

Steven R. Armitage
9061 Robinhood Drive
Kunkletown, PA 18058

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

Apr 12, 19, 26

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of ROBERT W. HESS A/K/A ROBERT HESS A/K/A ROBERT WAYNE HESS, late of Ross Township, Monroe County, Commonwealth of Pennsylvania, March 2, 2024 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 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 for than address with the County where notice may be given to Claimant.

CHRISTINE REPH
50 Blue Mountain View
Kunkletown, PA 18058

David A. Martino, Esquire
1854 Route 209, PO Box 420
Brodheadsville, PA 18322

Apr 12, 19, 26

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Mary R. Ball, late of Stroudsburg, Monroe County, Commonwealth of Pennsylvania, 1-30-2024 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 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 for than address with the County where notice may be given to Claimant.

Karen Sue Ball
624 Oak St
Stroudsburg, PA 18360

William J Reaser, Esq.
111 N 7th St
Stroudsburg, PA 18360

Apr 12, 19, 26

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Nicoletta Lena Smagalski a/k/a Lena Smagalski, late of Ross Township, Monroe County, Commonwealth of Pennsylvania, 02/01/2024 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 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 address with the County where notice may be given to Claimant.

Donna Lee Ajamian
8 Ricci Drive
Jackson, NJ 08527

Ronold J. Karasek, Esquire
641 Market Street
Bangor, PA 18013

Apr 19, 26, May 3

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Dale D McKellin Sr, late of Pocono Lake, Monroe County, Commonwealth of Pennsylvania, 2/6/24 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 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 address with the County where notice may be given to Claimant.

Dale D McKellin Jr
1921 Mosselle Ave
Bethlehem, Pa 18020
Apr 19, 26, May 3

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Louise Seeley, late of Chestnuthill, Monroe, Commonwealth of Pennsylvania, March 10, 2024 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 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 address with the County where notice may be given to Claimant.

Evelyn Starkey
PO Box 604
Brodheads ville PA 18322

Connie J Merwine, Esq.
501 New Brodheads ville Blvd N
Brodheads ville PA 18322

Apr 19, 26, May 3

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Rolf Mathison a/k/a Rolf Lyng Mathison, late of Tobyhanna Township, Monroe County, Commonwealth of Pennsylvania, 02/18/2024 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 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 address with the County where notice may be given to Claimant.

Kristina Mathison
102 Blue Sky Lane
Hempstead, TX 77445

Timothy B. Fisher II, Esq.
Fisher and Fisher Law Offices LLC
525 Main Street
PO Box 396
Gouldsboro, PA 18424

Apr 19, 26, May 3

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Gary Joseph Beresk, late of Smithfield Township, Monroe County, Commonwealth of Pennsylvania, 09/16/2022 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 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 for than address with the County where notice may be given to Claimant.

Susan Carole Beresk
108 Roosevelt Road
East Stroudsburg, PA 18301

Timothy B. Fisher II, Esq.
Fisher & Fisher Law Offices
525 Main Street
PO Box 396
Gouldsboro, PA 18424

Apr 19, 26, May 3

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Dorothy G. Clark, late of Stroud Township, Monroe County, Commonwealth of Pennsylvania, 03/04/2024 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 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 for than address with the County where notice may be given to Claimant.

David Fred Clark

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

Apr 19, 26, May 3

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Winifred S. Cramer, late of Stroudsburg, Monroe County, Commonwealth of Pennsylvania, 2-26-2024 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 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 for than address with the County where notice may be given to Claimant.

Barbara J. Matthews
202 Academy St Apt 402
Moscow, PA 18444

WILLIAM J REASER, JR. ESQ.
111 North Seventh St.
Stroudsburg, PA 18360

Apr 19, 26, May 3

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Leo M. Weir, a/k/a Leo M. Weir, a/k/a Leo Martin Weir, late of Township of Chestnuthill, Monroe County, Commonwealth of Pennsylvania, March 17, 2024 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 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 for than address with the County where notice may be given to Claimant.

Stephen Weir

Steven R. Savoia Esq.
621 Ann Street
PO Box 263
Stroudsburg, PA 18360

Apr 19, 26, May 3

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Michael J. Kniolek a/k/a Michael Julian Kniolek, deceased, late of Stroud Township, Monroe County, Commonwealth of Pennsylvania, 2/19/2024 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 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.

Julian Kniolek
1409 E. 37th Street
Austin, TX 78722

Kelly L. Lombardo, Esq.
729 Sarah Street
Stroudsburg, PA 18360

Apr 19, 26, May 3

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Joan Judith Flinn a/k/a Joan J. Figliozzi a/k/a Joan J. Figliozzi-Flinn a/k/a Joan F. Figliozzi a/k/a Joan J. Flinn a/k/a Joan J. Flinn- Figliozzi a/k/a Joan Flinn Figliozzi, late of Stroudsburg Borough, Monroe County, Commonwealth of Pennsylvania, 08/28/2022 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 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.

Kevin F. Frey
3 Valiant Road
East Brunswick, NJ 08816

Timothy B. Fisher II, Esq.
525 Main Street
PO Box 396
Gouldsboro, PA 18424

Apr 19, 26, May 3

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Lorraine M. Rampersaud a/k/a Lorraine Rampersaud, late of Stroud Township, Monroe County, Commonwealth of Pennsylvania, December 22, 2023 deceased.

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

Nahdia Matthews
1016 Bronx Park South
Apt. 2J
Bronx, NY 10460

Kevin A. Hardy, Esquire
P.O. Box 818
Stroudsburg, PA 18360

Apr 19, 26, May 3

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Frances S. Harrison, late of Stroud, Monroe, Commonwealth of Pennsylvania, February 11, 2024 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.

Grant Jenkins
17675 Grama Ridge
Colorado Springs, CO 80908

Lori J. Cerato, Esq.
729 Sarah St.
Stroudsburg, PA 18360

Apr 19, 26, May 3

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Mary Linda Mclsaac, also known as Mary L. Mclsaac, late of Jackson Township, Monroe County, Commonwealth of Pennsylvania, 10/04/2023 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 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 the address with the County where notice may be given to Claimant.

James P. Mclsaac
188 Wellington Road
Stroudsburg, PA 18360

Elizabeth M. Field Esq.
508 Park Avenue
Stroudsburg, PA 18360

Apr 26, May 3, 10

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of David Forth a/k/a David S. Forth a/k/a David Selwyn Forth, late of Hamilton Township, Monroe County, Commonwealth of Pennsylvania, 2/12/2024 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 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 the address with the County where notice may be given to Claimant.

Christopher Forth
611 Wales Court
East Stroudsburg, PA 18360

Kelly L. Lombardo, Esq.
729 Sarah Street
Stroudsburg, PA 18360

Apr 26, May 3, 10

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Patrick F. O'Brien, late of Pocono Lake, Monroe County, Commonwealth of Pennsylvania, April 19, 2002 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 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 the address with the County where notice may be given to Claimant.

Theresa M. O'Brien
210 Shawnee Drive
Pocono Lake, PA 18347

Saporito, Falcone & Watt
48 South Main Street
Pittston, PA 18640

Apr 26, May 3, 10

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Mary Papillon a/k/a Mary Charlotte Papillon a/k/a Mary C. Papillon, late of Township of Stroud, County of Monroe, Commonwealth of Pennsylvania, 03/01/2024 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 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 the address with the County where notice may be given to Claimant.

Nancy J. Liskosky
26 Valley View Drive
Pringle, PA 18704
Conni C. Papillon
790 White Oaks Manor
East Stroudsburg, PA 18301

F. Andrew Wolf, Esquire
Cramer, Swetz, McManus & Jordan, P.C.

711 Sarah Street
Stroudsburg, PA 18360

Apr 26, May 3, 10

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Irene Mary Oesterle a/k/a Irene M. Oesterle, late of Tunkhannock Township, Monroe County, Commonwealth of Pennsylvania, 01/23/2024 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 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 for than address with the County where notice may be given to Claimant.

Ashley Oesterlee
2449 Tacoma Drive
Blakeslee, PA 18610

Timothy B. Fisher II, Esq.
Fisher Fisher Law Offices LLC
525 Main Street
PO Box 396
Gouldsboro, PA 18424

Apr 26, May 3, 10

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of GERALD L. IOVINO, SR., a/k/a Gerald L. Iovino, a/k/a/Gerald Iovino, Sr., late of Polk Township, Monroe County, Commonwealth of Pennsylvania, 01/23/2024 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 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 for than address with the County where notice may be given to Claimant.

Leonard C. Swanson
230 Linden Lane
Princeton, NJ 08540

David A. Martino, Esquire
1854 Route 209
PO Box 420
Brodheads ville, PA 18322

Apr 26, May 3, 10

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of James O'Neil a/k/a James M. O'Neil Sr., late of Coolbaugh Township, Monroe County, Commonwealth of Pennsylvania, 12/29/2023 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 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 for than address with the County where notice may be given to Claimant.

James M O'Neil Jr.
117 Patch Lane
Tobyhanna, PA 18466

Timothy B. Fisher II, Esq.
Fisher & Fisher Law Offices LLC
525 Main Street
PO Box 396
Gouldsboro, PA 18424

Apr 26, May 3, 10

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Rudite Jutta Avotins a/k/a Rudite Avotins, late of Wilkes Barre, Luzerne County, with probate assets only in Monroe County, Commonwealth of Pennsylvania, 01/13/2024 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 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 for than address with the County where notice may be given to Claimant.

Anita Avotins
PO Box 294
Blakeslee, PA 18610

Timothy B. Fisher II, Esq.
Fisher and Fisher Law Offices LLC
525 Main Street
PO Box 396
Gouldsboro, PA 18424

Apr 26, May 3, 10

County where notice may be given to Claimant.

Christopher A. Romeo

Joseph T. Mattson, Esq.
1 N. Ormond Ave.
Havertown, PA 19083

Apr 26, May 3, 10

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Pasquale Franco, late of Middle Smithfield Township, Monroe County, Commonwealth of Pennsylvania, 02/27/2024 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.

Concetta Franco
5226 Pony Trail Way
East Stroudsburg, PA 18302

Timothy B. Fisher II, Esq.
Fisher & Fisher Law Offices LLC
525 Main Street
PO Box 396
Gouldsboro, PA 18424

Apr 26, May 3, 10

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Fanest H. Romeo, late of Chestnut-hill Twp., Monroe County, PA, Commonwealth of Pennsylvania, deceased.

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

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Allison Melendez, late of Pocono Summit, Monroe County, Commonwealth of Pennsylvania, November 27, 2023 deceased.

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

Amanda Taylor

Jeffrey J. Malak, Esquire
138 South Main Street
P.O. Box 907
Wilkes-Barre, PA 18701

Apr 26, May 3, 10

**PUBLIC NOTICE
PETITION FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on March 15, 2024, the Petition for Change of Name, was filed on Monroe County Court of Common Pleas, request an order to change the name of **Michael Conrad Amatto to Michael Conrad Amato**.

The Court has fixed the day of May 17, 2024 at 2:00 PM in Courtroom No. TBD, of the Monroe County Courthouse, 610 Monroe Street, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

John L. Dewitsky, Jr., Esq.
17 N. 6th St.
Stroudsburg, PA 18360

Apr 26

PUBLIC NOTICE**INCORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988 approved December 21, 1988, No. 177, effective October 1, 1989, as amended. The name of the proposed corporation is **Outdoor Living Mastery, LLC.**

Brett J. Riegel, Esq.
18 N. 8TH Street
Stroudsburg, PA 18360

Apr 26

PUBLIC NOTICE**INCORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988 approved December 21, 1988, No. 177, effective October 1, 1989, as amended. The name of the proposed corporation is **Payal & Akshar, Inc.**

James G. Murphy
106 N. Franklin St.
Pen Argyl, PA 18072

Apr 26

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 DEBORAH L. SCOTT, DECEASED** First and Final Account of Susan R. Bovie, Administratrix

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 6th day of May 2024, 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
Apr 19, 26

**IN THE COURT OF COMMON PLEAS OF
MONROE COUNTY
FORTY THIRD JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA
CIVIL ACTION**

**Case No.: 002243-CV-2020
NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

**WILMINGTON SAVINGS FUND SOCIETY, FSB,
AS TRUSTEE OF STANWICH MORTGAGE
LOAN TRUST I**

Plaintiff(s),

vs.

Peter A. McMaster, AKA Peter McMaster
Defendant.

TO: Peter A. McMaster, AKA Peter McMaster
427 Rosemarie Lane

AKA 427 Rose Marie Lane
East Stroudsburg, PA 18302

Your house (real estate) at (address) 427 Rosemarie Lane, AKA 427 Rose Marie Lane, East Stroudsburg, PA 18302 is scheduled to be sold at Sheriff's Sale on May 30, 2024 at 10:00AM. The sale will be held at a public online auction found at <https://www.bid4assets.com/monroecountysheriffsales> to enforce the judgment of \$132,885.56 obtained by the judgment creditor against you.

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY

AND YOU HAVE OTHER RIGHTS

EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price of the bid by calling the Monroe County Sheriff's Office, Real Estate Division at (570) 517-3312.

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

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff's Office, Real Estate Division at (570) 517-3312.

4. You have the right to remain in the property

until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may, bring legal proceedings to evict you.

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

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

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

**MONROE COUNTY BAR ASSOCIATION
LAWYER REFERRAL SERVICE**

913 MAIN STREET
STROUDSBURG, PA 18360
(570) 424-7288
monroebar.org

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to the Sheriff's Office the amount of the judgment plus interest, late charges, all costs and reasonable attorneys' fees due. To find out how much you must pay, you may call the Monroe County Sheriff's Office, Real Estate Division at (570) 517-3312.

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

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

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale.

21-006304_KNW

Long Form Legal
LEGAL DESCRIPTION

All that certain piece or parcel of land situ-

ate, lying and being in the Township of Price, County of Monroe and State of Pennsylvania, bounded and described as follows:

Being Lot No. 338 as shown on the original Plan of Lots known as Pin Creek Estates, Section C, dated April 20, 1976 and prepared by Achterman Associates, East Stroudsburg, Pennsylvania, approved on July 19, 1976 by the Monroe County Planning Commission and approved on August 19, 1976 by Price Township supervisors and recorded in the Office of the Recorder of Deeds in and for Monroe County, Pennsylvania in Plot Book 30, Page 23. BEING known and numbered as 427 Rosemarie Lane, AKA 427 Rose Marie Lane, East Stroudsburg, PA 18302.

Being the same property conveyed to Peter A. McMaster who acquired title by virtue of a deed from Karen J. Stokes, widow, dated May 10, 2012, recorded June 15, 2012, at Instrument Number 201215143, and recorded in Book 2403, Page 9701, Office of the Recorder of Deeds, Monroe County, Pennsylvania.

TAX CODE: 14.8D.1.39

PIN NO: 14639502981773

Apr 26