

**PUBLIC NOTICE**

Be informed that Danny Fortuna has sent a registered notice of stipulations of surety/subrogee to **Specialized Loan Servicing LLC** via Registered Mail RF 403 457 100 US. Respond in writing only.

Jun 9, 16, 23, 30

**PUBLIC NOTICE**

Load #23726184 rejected due to temperature issues. The carrier **Daylin Transportation** seeks fair resolution with broker TQL. Response to claim and Notice of intent mailed 5/16/23. Respond in writing only.

Jun 9, 16, 23, 30

**PUBLIC NOTICE**

Be informed that Danny Fortuna has sent a registered notice of stipulations of surety/subrogee to **Balboa Capital** via Registered Mail RF 403 456 237 US. Respond in writing only.

Jun 9, 16, 23, 30

**PUBLIC NOTICE**

Be informed that Danny Fortuna has sent a registered notice of stipulations of surety/subrogee to **Extensia Financial LLC**; Avana Companies; Lendthrive via Registered Mail RF 403 456 529 US. Respond in writing only.

Jun 9, 16, 23, 30

**PUBLIC NOTICE**

Be informed that Danny Fortuna has sent a registered notice of stipulations of surety/subrogee to **Amur Equipment Finance, INC** via Registered Mail RF 403 456 245 US. Respond in writing only.

Jun 9, 16, 23, 30

**PUBLIC NOTICE**

Be informed that Danny Fortuna has sent a private notice of subrogation of surety/subrogee to **Balboa Capital** via Registered Mail RF 403 457 095 US. Respond in writing only.

Jun 9, 16, 23, 30

**PUBLIC NOTICE****ESTATE NOTICE**

**Estate of Austin H. Brush**, also known as Austin Harold Brush, late of Stroud Township, Monroe County, Pennsylvania. Letters Testamentary for the above-named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or his attorney within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant. Executor:

**Scott P. Brush**

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

Stroudsburg, PA 18360

Jun 16, 23, 30

**PUBLIC NOTICE****ESTATE NOTICE**

**Estate of GERTUDE HELEN QUATTROCCHI**, Late of Jackson Township, Monroe County, Commonwealth of Pennsylvania, 4/26/2023 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 attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-third Judicial District, Orphans' Court Division, a particular statement of claim duly verified by an affidavit setting forth an address within the County where notice may be given to claimant.

**Richard A. Quattrocchi, Executor**

114 Alder Court

Stroudsburg, PA 18360

Jun 16, 23, 30

**PUBLIC NOTICE****ESTATE NOTICE**

**Estate of Patricia A. Borstelmann**, late of Pocono Township, Monroe County, Commonwealth of Pennsylvania, deceased. Letters of 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.

**Bradford R. Borstelmann**

1990 Castille Drive

Dunedin, FL 34698

or to:

ARM Lawyers

Jason R. Costanzo, Esq

115 E. Broad Street

Bethlehem, PA 18018

Jun 16, 23, 30

**PUBLIC NOTICE****ESTATE NOTICE**

**Estate of Richard A. Sesock**, late of Paradise Township, Monroe County, Commonwealth of Pennsylvania, deceased.

Letters of Testamentary in the above-named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the

same without delay to the undersigned or her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.

**Barbara Sesock**  
200 Browns Hill Road  
Henryville, PA 18332  
or to:

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

Jun 16, 23, 30

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of John Joseph Kasye, Jr.**, also known as John J. Kasye, Jr., late of Hamilton Township, Monroe County, Pennsylvania. Letters Testamentary for the above-named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or his attorney within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.

Executor:

**Michelle Ann Walker**

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

Jun 16, 23, 30

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of: Angelo Rifino**, late of Coolbaugh Township, Monroe County, Commonwealth of Pennsylvania, deceased.

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

**Gracie Rifino**

9019 70<sup>th</sup> Drive

Forest Hills, NY 11375

Jun 16, 23, 30

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**PUBLIC NOTICE  
ESTATE NOTICE**

**ESTATE OF DELORES M. MIDURE.**, Deceased May 6, 2023, of Chestnuthill Township, Monroe County.

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

**Robert A. Midure, Executor**

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

Jun 16, 23, 30

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Carol Ann Stanton a/k/a Carol A. Stanton**, deceased

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

**Timothy Stanton, Executor**

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

Jun 16, 23, 30

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**PUBLIC NOTICE  
ESTATE NOTICE**

NOTICE IS HEREBY GIVEN that Letters of Administration have been issued to Christopher Stoll, Administrator of the Estate of **Kenneth A. Stoll**, Deceased, who died on August 26, 2022, late of Chestnut Township, Pennsylvania. All persons indebted to the Estate are required to make payment and those having any claims or demands are to present the same without delay to the Administrator in care of the undersigned.

Bregman & Lantz, LLC  
1205 Wyoming Avenue

Forty Fort, PA 18704

Jun 16, 23, 30

**PUBLIC NOTICE  
ESTATE NOTICE**

**ESTATE OF LYNDA N. MOSCATELLO a/k/a LYNDA S. MOSCATELLO**, late of Hamilton Township, Monroe County, Pennsylvania, deceased.

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

**Martin J. Moscatello, Executor**

444 Pensyl Creek Road  
Stroudsburg, PA 18360

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

Jun 16, 23, 30

**PUBLIC NOTICE  
ESTATE NOTICE**

**ESTATE OF NORA J. CILURSO**, Deceased  
February 23, 2023, of Stroudsburg, Monroe County.

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

**Michael F. Cilurso, Executor**

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

Jun 16, 23, 30

**PUBLIC NOTICE  
ESTATE NOTICE**

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

LETTERS TESTAMENTARY in the above-named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment and

those having claims are directed to present the same without delay to the undersigned or (his/her) attorney within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.

**Evan Robert Price, a/k/a Evan Price, Executor**  
c/o Todd R. Williams, Esquire  
P.O. Box 511  
712 Monroe Street  
Stroudsburg, Pa 18360

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

Jun 23, 30, Jul 7

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of James Walker**, also known as James O. Walker, late of Middle Smithfield Township, Monroe County, Pennsylvania. Letters of Administration for the above-named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or his attorney within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.

**Administrator:**

**Tameicini L. Johnson**

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

Jun 23, 30, Jul 7

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of SHEILA E. BROWN a/k/a SHEILA ELIZABETH BROWN a/k/a SHEILA BROWN**, late of the Township of Middle Smithfield, County of Monroe Commonwealth of Pennsylvania, Deceased

Letters Testamentary in the above named estate having been granted to the undersigned; all persons indebted to the Estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his attorney within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Monroe County, Orphans'

Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.

**Peter Brown, Executor**  
88 North Street  
Locust Valley, NY 11560

OR TO:

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

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

Jun 23, 30, Jul 7

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Rene Perez**, deceased

Late of Middle Smithfield Township, Monroe County

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

**Brenda Perez, Administratrix**

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

Jun 23, 30, Jul 7

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**PUBLIC NOTICE  
ESTATE NOTICE**

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

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

**Rebecca Padot, Executrix**  
13 N. 4th Ave  
Manville, NJ 08835

Lori J. Cerato, Esq.  
Kelly L. Lombardo, Esq.

729 Sarah Street  
Stroudsburg, PA 18360  
570-424-3506

Jun 23, 30, Jul 7

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**PUBLIC NOTICE  
ESTATE NOTICE**

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

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

**Frederick Earl Whitmore**

7075 West Wiltshire Lane  
Homasassa, FL 34446-7817  
Administrator of the Estate  
OR

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

Jun 23, 30, Jul 7

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**PUBLIC NOTICE  
ESTATE NOTICE**

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

JOHN J. MARTIN, ESQUIRE  
ATTORNEY FOR THE ESTATE

Jun 23, 30, Jul 7

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**PUBLIC NOTICE  
ESTATE NOTICE**

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

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

Brian F. Levine, Esquire

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

Jun 23, 30, Jul 7

**PUBLIC NOTICE  
 ESTATE NOTICE**

**ESTATE OF ELIZABETH M. HEIM**, late of East Stroudsburg Borough, Monroe County, Pennsylvania, deceased.

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

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

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

Jun 23, 30, Jul 7

**PUBLIC NOTICE  
 ESTATE NOTICE**

**Estate of Joyce M. Semenick**, late of 213 E Windsor Road, Saylorburg, Monroe County, Pennsylvania, deceased.

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

**Dianne V. Figel, Executrix**  
 c/o Todd R. Williams, Esquire  
 712 Monroe Street  
 P.O. Box 511  
 Stroudsburg, PA 18360

NEWMAN, WILLIAMS, MISHKIN,  
 CORVELEYN, WOLFE & FARERI, P.C.  
 By: Todd R. Williams, Esq.

712 Monroe Street  
 Stroudsburg, PA 18360-0511

Jun 23, 30, Jul 7

**PUBLIC NOTICE  
 ESTATE NOTICE**

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

NOTICE IS HEREBY GIVEN THAT Letters of Administration C.T.A in the above-named Estate have been granted to the undersigned. All persons indebted to the said Estate are requested to make immediate payment and those having claims or demands to present same without delay to the undersigned or her attorney within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant:

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

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

Jun 30, Jul 7, 14

**PUBLIC NOTICE  
 ESTATE NOTICE**

ESTATE OF **JOAN C. LUFF**, late of Middle Smithfield Township, Monroe County, Pennsylvania, deceased.

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

**Joseph J. Pula, Administrator**  
 23 North Ninth Street  
 Stroudsburg, PA 18360

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

Jun 30, Jul 7, 14

**PUBLIC NOTICE  
ESTATE NOTICE**

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

**Administrator:**  
**Robert J. Eckert, Jr.**

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

Jun 30, Jul 7, 14

**PUBLIC NOTICE  
ESTATE NOTICE**

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

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

30 East Bells Mill Road  
Philadelphia, PA 19118

OR TO:

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

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

Jun 30, Jul 7, 14

**PUBLIC NOTICE  
ESTATE NOTICE**

**ESTATE OF Faye Eagle AKA Faye E. Eagle**, late of Mount Pocono Borough Township, Monroe County, Pennsylvania, April 2, 2023 deceased. Letters of Administration in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or his attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim duly verified by an affidavit setting forth an address within the County where notice may be given to claimant.

**Jared Eagle**  
66 Heritage Drive  
Howell, NJ 07731

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

Jun 30, Jul 7, 14

**PUBLIC NOTICE  
ESTATE NOTICE**

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

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

**Mary Louise Parker, Executrix**

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

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

Jun 30, Jul 7, 14

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of ELEANOR C. DEITER**, late of 191 Grove Street, East Stroudsburg, Monroe County, Pennsylvania 18301, deceased. Letters Testamentary, in the above named Estate having been granted to the undersigned, all persons indebted to the Estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or their attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Monroe County Branch, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address within the County where notice may be given to Claimant.

**Lee Deiter, Executor**  
3210 Foxdale Terrace  
E. Stroudsburg, PA. 18301  
**Dora Arnold, Executrix**  
P. O. Box 234  
Brookheadsville, PA. 18322

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

Jun 30, Jul 7, 14

**PUBLIC NOTICE  
ESTATE NOTICE**

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

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

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

Jun 30, Jul 7, 14

**PUBLIC NOTICE  
PETITION FOR CHANGE OF NAME**

**NOTICE IS HEREBY GIVEN** that on June 5, 2023, the Petition for Change of Name, was filed on Monroe County Court of Common Pleas, request an order to change the name of Carol A. Feely to Carol A. Lake.

The Court has fixed the day of August 11, 2023, at 1:30 pm in Courtroom No. 7 of the Monroe County Courthouse, 610 Monroe Street, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

Jun 30

**PUBLIC NOTICE  
PETITION FOR CHANGE OF NAME**

**NOTICE IS HEREBY GIVEN** that on June 21, 2023, the Petition for Change of Name, was filed on Monroe County Court of Common Pleas, request an order to change the name of Mateo Rojas to Mateo Tavaréz.

The Court has fixed the day of May 15, 2023, at 2:30 pm in Courtroom No. 7 of the Monroe County Courthouse, 610 Monroe Street, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

Jun 30

**PUBLIC NOTICE  
PETITION FOR CHANGE OF NAME**

**NOTICE IS HEREBY GIVEN** that on June 5, 2023, the Petition for Change of Name, was filed on Monroe County Court of Common Pleas, request an order to change the name of Carol A. Feely to Carol A. Lake.

The Court has fixed the day of August 11, 2023, at 1:30 pm in Courtroom No. 7 of the Monroe County Courthouse, 610 Monroe Street, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

Jun 30

**PUBLIC NOTICE  
PUBLIC NOTICE  
IN THE COURT OF COMMON PLEAS OF  
MONROE COUNTY, PENNSYLVANIA  
CIVIL DIVISION**

**No.: 006223-CV-2021**

**Sale No.: ORIGINAL 10/26/23 SALE**

WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-4, ASSET-BACKED CERTIFICATES, SERIES 2007-4  
Plaintiff

v.

KAREN A. SORRENTI, IN HER CAPACITY AS

HEIR OF NICHOLAS L. SORRENTI A/K/A NICHOLAS LOU SORRENTI; MINOR DEFENDANT 1, IN HER CAPACITY AS HEIR OF NICHOLAS L. SORRENTI A/K/A NICHOLAS LOU SORRENTI; MINOR DEFENDANT 2, IN HER CAPACITY AS HEIR OF NICHOLAS L. SORRENTI A/K/A NICHOLAS LOU SORRENTI; MINOR DEFENDANT 3, IN HIS CAPACITY AS HEIR OF NICHOLAS L. SORRENTI A/K/A NICHOLAS LOU SORRENTI; MINOR DEFENDANT 4, IN HIS CAPACITY AS HEIR OF NICHOLAS L. SORRENTI A/K/A NICHOLAS LOU SORRENTI; MINOR DEFENDANT 5, IN HIS CAPACITY AS HEIR OF NICHOLAS L. SORRENTI A/K/A NICHOLAS LOU SORRENTI; MINOR DEFENDANT 6, IN HIS CAPACITY AS HEIR OF NICHOLAS L. SORRENTI A/K/A NICHOLAS LOU SORRENTI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER NICHOLAS L. SORRENTI A/K/A NICHOLAS LOU SORRENTI, DECEASED Defendant(s)

**NOTICE TO:**

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER NICHOLAS L. SORRENTI A/K/A NICHOLAS LOU SORRENTI, DECEASED

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

Being Premises: 3405 TURKEY HILL ROAD, A/K/A 811 TURKEY HILL ROAD, Stroudsburg, PA 18360  
 Being in TOWNSHIP OF HAMILTON, County of MONROE, Commonwealth of Pennsylvania, 07.6.2.29-1 PIN 07628902771167  
 Improvements consist of residential property. Sold as the property of Karen A. Sorrenti, in her Capacity as Heir of Nicholas L. Sorrenti A/K/A Nicholas Lou Sorrenti, Et Al., Your house (real estate) at 3405 TURKEY HILL ROAD, A/K/A 811 TURKEY HILL ROAD, Stroudsburg, PA 18360 is scheduled to be sold at the Sheriff's Sale on October 26, 2023 at 10:00 AM, at the PA-MONROE, MONROE COUNTY COURTHOUSE, 610 MONROE ST, HEARING ROOM B, STROUDSBURG, PA 18360, to enforce the Court Judgment of \$336,660.19 obtained by, WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-4, ASSET-BACKED CERTIFICATES, SERIES 2007-4 (the mortgagee), against the above premises.

BROCK & SCOTT, PLLC  
 Attorney for Plaintiff  
 (844) 856-6646

Jun 30

**PUBLIC NOTICE  
 CIVIL ACTION LAW  
 COURT OF COMMON PLEAS  
 MONROE COUNTY  
 Number 5692-CV-2021**

LoanCare, LLC

v.

Bernadette Sotomayor

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

TO: Bernadette Sotomayor

Your house (real estate) at **386 Hickory Street FKA RR 1 Box 1119, Cresco, PA 18326** is scheduled to be sold at Sheriff's Sale on **January 26, 2023** at 10:00 a.m. at Monroe County Courthouse, Stroudsburg, Pennsylvania to enforce the court judgment of \$147,847.15 obtained by LoanCare, LLC against the above premises.

**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 canceled if you pay to LoanCare, LLC the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.
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. (See the following notice on how to obtain an attorney.)

**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 bid by calling McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.
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 on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, LLC, at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.



5. You have a 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.

6. 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.

7. 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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.**

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

**LAWYER REFERRAL SERVICE**

**ASSOCIACION DE LICENCIADOS**

**Monroe County Bar Assoc. Find a Lawyer Program**

**913 Main Street**

**P.O. Box 786**

**Stroudsburg, Pennsylvania 18360**

**(570) 424-1340**

**McCABE, WEISBERG & CONWAY, LLC**

Attorneys for Plaintiff

Suite 1501

1420 Walnut St

Philadelphia, PA 19102

215-790-1010

Jun 30

**PUBLIC NOTICE**

**IN THE COURT OF COMMON PLEAS OF  
MONROE COUNTY, PENNSYLVANIA**

**CIVIL ACTION-LAW**

**No. 002848 CV 2023**

**Quiet Title**

Dmitri Bolotin

139 Northwood Rd

Dingmans Ferry, PA 18328

v.

Marcelle D. Michael

And all other persons unknown claiming any Right, Title, estate, lien, or interest in the real property Described in the complaint adverse to Plaintiff's Ownership, or any cloud to Plaintiff's title.

784 Grand St,

Jersey City, NJ 07034

**NOTICE**

**NOTICE TO: Marcelle D. Michael and all other persons unknown claiming any Right, Title, estate, lien, or interest in the real property described in the complaint adverse to Plaintiff's ownership, or any cloud to Plaintiff's title.**

**TYPE OF ACTION – CIVIL ACTION/QUIET TITLE**

You have been sued in Court. Notice is hereby given that Dmitri Bolotin has filed the Civil Complaint against you in the Court of Common Pleas of Monroe County, Pennsylvania, No. 002848 CV 2023 in which he is seeking to quiet title to premises 143 T-Bar Trail, Scotrun PA 18355. If you wish to defend you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgement may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO TELEPHONE OR OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

**LAWYER'S REFERENCE SERVICES**

**913 MAIN ST, STROUDSBURG PA 18360**

**(570)424-7288**

[www.monroebar.org](http://www.monroebar.org)

**Further inquiries can be directed to the Plaintiff as follows: Dmitri Bolotin, 139 Northwood Rd, Dingmans Ferry PA 18328; (347)672-6535.**

Jun 30

**PUBLIC NOTICE**

**COURT OF COMMON PLEAS OF MONROE  
COUNTY FORTY-THIRD JUDICIAL DISTRICT**

**COMMONWEALTH OF PENNSYLVANIA**

**No. 235 DR 2021**

**No. 1466 CV 2021**

EDWARD J. CIACCIO,

Plaintiff,

v.

TATIANA SAIDULINA, aka TATIANA

RUCHINSKAS,

Defendant.

**AFFIDAVIT UNDER SECTION 3301(d) OF THE  
DIVORCE CODE**

1. The parties to this action separated in January, 2004.

2. Check (a) or (b):

(a) The date of separation was prior to December 5, 2016, and the parties have continued to live separate and apart for a

period of at least two years.

(b) The date of separation was on or after December 5, 2016, and the parties have continued to live separate and apart for a period of at least one year.

3. The marriage is irretrievably broken.

4. I understand that I may lose rights concerning alimony, equitable division of property, lawyer's fees, costs and expenses or other important rights if I do not claim them before a divorce is granted.

I verify that the statement made in this affidavit are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. § 4904 relating to unsworn falsification to authorities.

Date: December 19, 2022

*Edward Ciaccio*

Edward Ciaccio  
Jun 30

**PUBLIC NOTICE**

**COURT OF COMMON PLEAS OF MONROE COUNTY FORTY-THIRD JUDICIAL DISTRICT COMMONWEALTH OF PENNSYLVANIA No. 235 DR 2021 No. 1466 CV 2021**

EDWARD J. CIACCIO,  
Plaintiff,

v.  
TATIANA SAIDULINA, aka TATIANA RUCHINSKAS,  
Defendant.

**COUNTER-AFFIDAVIT UNDER SECTION 3301(d) OF THE DIVORCE CODE**

1. Check (a) or (b):

(a) I do not oppose the entry of a divorce decree.

(b) I oppose the entry of a divorce decree because:

2. Check (i), (ii), (iii) or all:

(i) The parties to this action have not lived separate and apart for the required separation period: two years for parties that separated prior to December 5, 2016, and one year for parties that separated on or after December 5, 2016.

(ii) The marriage is not irretrievably broken.

(iii) There are economic claims pending.

2. Check (a), (b) or (c):

(a) I do not wish to make any claims for economic relief. I understand that I may lose rights concerning alimony, division of property, lawyer's fees, costs and expenses, or other important rights if I do not claim them before a divorce is granted.

(b) I wish to claim economic relief, which may include alimony, division of property, lawyer's fees, costs and expenses, or other important rights.

I UNDERSTAND THAT IN ADDITION TO CHECKING (2)(b), I MUST ALSO FILE ALL OF MY

ECONOMIC CLAIMS IN WRITING AND SERVE THEM ON THE OTHER PARTY. IF I FAIL TO DO SO BEFORE THE DATE SET FORTH ON THE NOTICE OF INTENTION TO FILE THE PRAECIPE TO TRANSMIT RECORD, THE DIVORCE DECREE OR ORDER APPROVING GROUNDS FOR DIVORCE MAY BE ENTERED WITHOUT FURTHER NOTICE TO ME, AND I MAY BE UNABLE THEREAFTER TO FILE ANY ECONOMIC CLAIMS.

(c) Economic claims have been raised and are not resolved.

I verify that the statement made in this affidavit are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. § 4904 relating to unsworn falsification to authorities.

Date: \_\_\_\_\_

Tatiana Saidulina \_\_\_\_\_

Jun 30

**PUBLIC NOTICE**

**COURT OF COMMON PLEAS OF MONROE COUNTY FORTY-THIRD JUDICIAL DISTRICT COMMONWEALTH OF PENNSYLVANIA NO. 2679 CV 2023 MORTGAGE FORECLOSURE**

**NE PA COMMUNITY FEDERAL CREDIT UNION**  
Plaintiff,

v.  
**MARIETA L. GONZALES,**  
Defendant.

**NOTICE**

**TO DEFENDANT, MARIETA L. GONZALES:**

TAKE NOTICE THAT NE PA COMMUNITY FEDERAL CREDIT UNION has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend against you in the Court of Common Pleas of Monroe County, Pennsylvania, at the above term and number to foreclose on the Mortgage you granted to NE PA Community Federal Credit Union secured by your property located at 208 Rhapsody Run, East Stroudsburg, Pennsylvania 18301.

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

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

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

MONROE COUNTY BAR ASSOCIATION  
FIND A LAWYER PROGRAM  
913 MAIN STREET, STROUDSBURG, PA 18360  
Telephone (570) 424-1340 –  
Facsimile (570) 424-8234  
CRAMER, SWETZ, McMANUS & JORDAN, P.C.  
Attorney ID No. 28331  
711 Sarah Street  
Stroudsburg, PA 18360  
(570) 421-5568  
Attorney for Plaintiff

Jun 30

**PUBLIC NOTICE**

**IN THE COURT OF COMMON PLEAS OF  
MONROE COUNTY  
FORTY-THIRD JUDICIAL DISTRICT  
COMMONWEALTH OF PENNSYLVANIA  
No. 002054-CV-2023**

**RIVER VILLAGE PHASE IIIB OWNERS  
ASSOCIATION**  
Plaintiff

vs.

**PHILIP CAPONIGRO, ET AL**

Defendants

AS TO SEPARATE DEFENDANTS: **THE KELLY  
FAMILY TRUST LLC A/K/A KELLY FAMILY  
TRUST LLC, LOUISA ESPITEE, TERRI AYCOCK**

The Plaintiff, River Village Phase IIIB Owners Association, has commenced a civil action to foreclose an assessment lien for assessments which you owe to River Village Phase IIIB Owners Association by virtue of your ownership of property in Shawnee Village Planned Residential Development. Shawnee-on-Delaware, Pennsylvania. The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

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

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

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

MONROE COUNTY BAR ASSOCIATION  
FIND A LAWYER PROGRAM  
913 MAIN STREET  
STROUDSBURG, PA 18360  
TELEPHONE: (570) 424-1340  
FAX: (570) 424-8234  
HAYES, JOHNSON & CONLEY, PLLC  
By: JOEL D. JOHNSON  
Attorney ID No. 322352  
*Attorneys for Plaintiff*  
RIVER VILLAGE PHASE IIIB  
OWNERS ASSOCIATION  
700 South 21<sup>st</sup> Street  
Fort Smith, AR 72901  
Telephone: 479/242-5906  
Facsimile: 501/770-7077  
Email: ir@hjclegal.com

Jun 30

**PUBLIC NOTICE**

**IN THE COURT OF COMMON PLEAS OF  
MONROE COUNTY  
FORTY-THIRD JUDICIAL DISTRICT  
COMMONWEALTH OF PENNSYLVANIA  
No. 002807-CV-2023**

**RIDGE TOP VILLAGE OWNERS ASSOCIATION**  
Plaintiff

vs.

**FERNANDO OTERO, ET AL**

Defendants

AS TO SEPARATE DEFENDANTS: **FERNANDO  
OTERO, JOHN FERRANTE, PAULA LOPEZ,  
MERCEDES PINEDA, JUANITA FELICIANO, LUZ  
CRUZ, BRENDA HERNANDEZ, CONSUELO  
SILVA, CHRISTINA E STANLEY, MICHAEL D  
CLARK**

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

**NOTICE**

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

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

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU

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WITH INFORMATION ABOUT AGENCIES THAT  
MAY OFFER LEGAL SERVICES TO ELIGIBLE  
PERSONS AT A REDUCED FEE OR NO FEE.

MONROE COUNTY BAR ASSOCIATION  
FIND A LAWYER PROGRAM

913 MAIN STREET  
STROUDSBURG, PA 18360  
TELEPHONE: (570) 424-1340

FAX: (570) 424-8234

HAYES, JOHNSON & CONLEY, PLLC

By: JOEL D. JOHNSON  
Attorney ID No. 322352

*Attorneys for Plaintiff*

RIDGE TOP VILLAGE  
OWNERS ASSOCIATION

700 South 21<sup>st</sup> Street  
Fort Smith, AR 72901

Telephone: 479/242-5906

Facsimile: 501/770-7077

Email: [ir@hjclegal.com](mailto:ir@hjclegal.com)

Jun 30

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4752 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

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

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 43 of Unit No. RT-54**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **2/21/2006**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2258**, Page **4382** granted and conveyed unto LILLIAN ACEVEDO.

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

PIN NO.: **:16732102780924**

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

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4732 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

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

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

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

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

PIN NO.: **16733101095809B123**

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

**BARBARA ALEXANDER**

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

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4757 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

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

CONTRACT NO.: **1100401009**  
 FILE NO.: **PA-RT-063-107**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 34 of Unit No. RT 250**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **7/24/2014**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2441**, Page **800** granted and conveyed unto ROBERT CINTRON and ROSEMARIE BAERGA A/K/A ROSEMARIE CINTRON.

PARCEL NO.: **16/110857**  
 PIN NO.: **16732203407225**

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4732 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

OWNERS: **CLOEY BORDEN**  
 CONTRACT NO.: **1077711232**  
 FILE NO.: **PA-DV-063-027**

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

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

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

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

PIN NO.: **16732102999601B131**

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

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4732 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, July 27, 2023**

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

PURCHASERS MUST IMMEDIATELY PAY 10% OF THE PURCHASE PRICE OR

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

**LEGAL DESCRIPTION**

OWNERS: **CLOEY BORDEN**

CONTRACT NO.: **1077707743**

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

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

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

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

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

PIN NO.: **16733101090523B101**

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

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4734 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, July 27, 2023**

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

PURCHASERS MUST IMMEDIATELY PAY 10% OF THE PURCHASE PRICE OR

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

**LEGAL DESCRIPTION**

OWNERS: **RICHARD A BOYER**

**WARRENE A BOYER**

CONTRACT NO.: **1077709368**

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

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

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

PARCEL NO.: **16/3/3/3-1-107**

PIN NO.: **16733101091663B107**

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

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4749 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public

sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on: **Thursday, July 27, 2023**  
**AT 10:00 A.M.**

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

OWNERS: **DARLENE CONOVER BRITT**  
CONTRACT NO.: **1109301747**

FILE NO.: **PA-RT-063-183**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 15 of Unit No. RT-67**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **4/20/2001**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2094**, Page **8330** granted and conveyed unto DARLENE CONOVER BRITT.

PARCEL NO.: **16/88066/U67**

PIN NO.: **16732102696196**

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

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

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

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

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

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

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

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot, piece or parcel of ground lying and being situate in the Township of Middle Smithfield, County of Monroe, and Commonwealth of Pennsylvania, designated as Lot #62, on that certain subdivision plan titled "Phase I Sheet A-1, Northpark Estates, Middle Smithfield Township, Monroe County, Penna", dated November 4, 1992, and recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, Pennsylvania in Plat Book Volume 64, page 217.

UNDER AND SUBJECT to the Declaration of Rights, Easements, Covenants, Conditions, Affirmative Obligations and Restrictions applicable to Northpark Estates, dated August 14, 1992 and recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe at Stroudsburg, Pennsylvania in Record Book Volume 1843, page 1519, as amended.

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

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

Map No. 9734302571811

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

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

website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Robert W. Williams, Esquire

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4752 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

OWNERS: **DOMINIQUE CAJUSTE  
BERNICE CAJUSTE**

CONTRACT NO.: **1100407899**

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

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 46 of Unit No. RT 160**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **1/29/2013**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2414**, Page **7132** granted and conveyed unto DOMINIQUE CAJUSTE and BERNICE CAJUSTE.

PARCEL NO.: **16/110441**

PIN NO.: :16732102590119U160

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **DOMINIQUE CAJUSTE BERNICE CAJUSTE**

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

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

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

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

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

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

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

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

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

Parcel ID 09.14D.8-8.10 PIN 09732503337923 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER **BRADLEY J. CARR, DECEASED**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
STEPHEN PANIK, Esquire

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4756 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

OWNERS: ANY UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS AND ALL PERSONS,  
FIRMS OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM, UNDER OR  
THROUGH **VERONICA CARROLL, DECEASED,**  
**WHOSE DATE OF DEATH IS MAY OF 2020**  
CONTRACT NO.: **1109504316**  
FILE NO.: **PA-RT-063-195**  
Smithfield Township, Monroe County,  
Pennsylvania, known as **Interval No. 25 of Unit  
No. RT-116**, of Ridge Top Village, Shawnee  
Village Planned Residential Development, as  
said Unit and Interval are described in a certain  
Declaration of Protective Covenants, Mutual  
Ownership and Easements, dated January 6,  
1984, and duly recorded in the Office of the  
Recorder of Deeds of Monroe County,  
Pennsylvania, in Deed Book Volume 1330, at  
Page 20, as amended and/or supplemented.  
The said Unit is more particularly shown and  
described on that certain Declaration Plan filed  
on May 13, 1981, in Plot Book 46, at Pages 39  
and 41; all filed in the Office of the Recorder of  
Deeds of Monroe County, Pennsylvania.  
BEING THE same premises conveyed by deed  
recorded **10/21/2002**, in the Office of the  
Recorder of Deeds, etc., at Stroudsburg,  
Pennsylvania, in and for the County of Monroe,  
Deed Book Volume **2134**, Page **6068** granted  
and conveyed unto **VERONICA CARROLL**.  
PARCEL NO.: **16/88117/U116**  
PIN NO.: **:16732101399063U116**

SEIZED AND TAKEN IN EXECUTION AS THE PRO  
PERTY OF: ANY UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS AND ALL PERSONS,  
FIRMS OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM, UNDER OR  
THROUGH **VERONICA CARROLL, DECEASED**  
TO ALL PARTIES IN INTEREST AND CLAIMANTS:  
A schedule of proposed distribution for the  
proceeds received from the above captioned  
sale will be on file in the Office of the Sheriff  
within thirty (30) days from the date of the sale.  
Distribution in accordance therewith will be  
made within ten (10) days thereafter unless  
exceptions are filed within said time.

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

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

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

By virtue of a Writ of Execution issued out of  
the Court of Common Pleas of Monroe County,  
Commonwealth of Pennsylvania to 4888 CIVIL  
2022 I, Ken Morris, Sheriff of Monroe County,  
Commonwealth of Pennsylvania will expose  
the following described real estate to public  
sale in the Monroe County Courthouse,  
Stroudsburg, Monroe County, Pennsylvania on:  
**Thursday, July 27, 2023**

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

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

**LEGAL DESCRIPTION**

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

CONTRACT NO.: **1080200116**

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

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

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

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

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

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

PIN NO.: **16732102885466B51A**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **JACQUELINE E CHAMPAGNIE**,

INDIVIDUALLY, CONSTANTINE G CHAMPAGNIE, INDIVIDUALLY AND AS KNOWN

HEIR OF DELLETTA A CHAMPAGNIE,

DECEASED, WAYNE CHAMPAGNIE, KNOWN

HEIR OF DELLETTA A CHAMPAGNIE,

DECEASED, NICOLA A CHAMPAGNIE, KNOWN

HEIR OF DELLETTA A CHAMPAGNIE,

DECEASED, DAHLIA M WILLIAMS A/K/A

DAHLIA M CHAMPAGNIE, KNOWN HEIR OF

DELLETTA A CHAMPAGNIE, DECEASED, AND

ANY UNKNOWN HEIRS, SUCCESSORS,

ASSIGNS, AND ALL PERSONS, FIRMS OR

ASSOCIATIONS CLAIMING RIGHT, TITLE OR

INTEREST FROM, UNDER OR THROUGH

DELLETTA A CHAMPAGNIE, DECEASED

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

A schedule of proposed distribution for the

proceeds received from the above captioned

sale will be on file in the Office of the Sheriff

within thirty (30) days from the date of the sale.

Distribution in accordance therewith will be

made within ten (10) days thereafter unless

exceptions are filed within said time.

Ken Morris

Sheriff of Monroe County

Pennsylvania

Joel D Johnson, Esquire

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

Jun 23, 30, Jul 7

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4756 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose

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

**Thursday, July 27, 2023**

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

PURCHASERS MUST IMMEDIATELY PAY 10%

OF THE PURCHASE PRICE OR

SHERIFF'S COSTS . . . WHICHEVER IS HIGHER

BY CASHIERS CHECK

**LEGAL DESCRIPTION**

OWNERS: **MARIE CIVITANO**, SURVIVING

TENANT BY THE ENTIRETY OF JOHN D

CIVITANO, DECEASED, WHOSE DATE OF

DEATH IS JULY 16, 2010

CONTRACT NO.: **1109102947**

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

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 35 of Unit**

**No. RT-70**, of Ridge Top Village, Shawnee Village Planned Residential Development, as

said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual

Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the

Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at

Page 20, as amended and/or supplemented. The said Unit is more particularly shown and

described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39

and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **12/21/1995**, in the Office of the

Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe,

Deed Book Volume **2021**, Page **973** granted and conveyed unto JOHN D CIVITANO and

MARIE CIVITANO.

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

PIN NO.: **16732102696295**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **MARIE CIVITANO**, SURVIVING

TENANT BY THE ENTIRETY OF JOHN D

CIVITANO, DECEASED

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

A schedule of proposed distribution for the proceeds received from the above captioned

sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale.

Distribution in accordance therewith will be made within ten (10) days thereafter unless

exceptions are filed within said time.

Ken Morris

Sheriff of Monroe County

Pennsylvania

Joel D Johnson, Esquire

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

Jun 23, 30, Jul 7

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4734 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, July 27, 2023**

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

PURCHASERS MUST IMMEDIATELY PAY 10%  
OF THE PURCHASE PRICE OR

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

**LEGAL DESCRIPTION**

OWNERS: **KARL M CLAUS**

**LINDA W CLAUS**

CONTRACT NO.: **1077802619**

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

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

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

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

PIN NO.: **16733101092786B112**

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

**LINDA W CLAUS**

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

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

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

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

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

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

**Thursday, July 27, 2023**

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

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in the Township of Stroud, Monroe County, Pennsylvania, being Lot or Lots No. 272, Section E, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office of the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania in Plot Book Vol. 32, Page 129.

UNDER AND SUBJECT to covenants and restrictions as set forth more fully in Deed Book Vol., 1302, Page 96.

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

Parcel ID# 17.15E.1.272

PIN #17638202968711

Market Value: \$91,620.00

Address of property to be sold: 272

Sandlewood Drive a/k/a 148 Sandlewood

Drive, East Stroudsburg, PA 18301

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Ken Morris  
 Sheriff of Monroe County  
 Pennsylvania  
 Jill M. Fein, Esquire

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4757 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

OWNERS: **EVE CONCEPCION, JADE CONCEPCION AND CRAIG CONCEPCION**, SURVIVING JOINT TENANTS WITH RIGHT OF SURVIVORSHIP OF RICHARD CONCEPCION, DECEASED, WHOSE DATE OF DEATH IS APRIL 30, 2010  
 CONTRACT NO.: **1100409192**  
 FILE NO.: **PA-RT-063-114**  
 Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 15 of Unit No. RT-148**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39

and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania. BEING THE same premises conveyed by deed recorded **4/14/2009**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2351**, Page **6467** granted and conveyed unto RICHARD CONCEPCION and EVE CONCEPCION and JADE CONCEPCION and CRAIG CONCEPCION.

PARCEL NO.: **16/110426**  
 PIN NO.: **16732101497197U148**  
 SEIZED AND TAKEN IN EXECUTION AS THE PRO PERTY OF: **EVE CONCEPCION**, SURVIVING JOINT TENANT WITH RIGHT OF SURVIVORSHIP OF RICHARD CONCEPCION, DECEASED, JADE CONCEPCION, SURVIVING JOINT TENANT WITH RIGHT OF SURVIVORSHIP OF RICHARD CONCEPCION, DECEASED, CRAIG CONCEPCION, SURVIVING JOINT TENANT WITH RIGHT OF SURVIVORSHIP OF RICHARD CONCEPCION, DECEASED

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

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

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

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

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

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

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

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

**LEGAL DESCRIPTION**

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

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

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

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

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

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

THENCE along Lot No. 211, S 52 degrees 12' 05" W 249.11 feet to a point on the northeasterly line of Laurel Lane;

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

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

162 Laurel Lane, Effort, PA 18330

Tax Parcel Number: 13-1-3-31

Map No: 1362380118156

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

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

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Dana Marks, Esquire

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4760 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

OWNERS: **JOHN L COSBY**

**HERMELINDA COSBY**

CONTRACT NO.: **1098602063**

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

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

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

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

PIN NO.: **:16732101450770C1**

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

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4760 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

PURCHASERS MUST IMMEDIATELY PAY 10% OF THE PURCHASE PRICE OR

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

**LEGAL DESCRIPTION**

OWNERS: **ALVIN R CRUZ**  
CONTRACT NO.: **1098802606**  
FILE NO.: **PA-RVB-063-309**

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

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

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

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

PIN NO.: **:16732100340877**

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

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4893 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public



sale in the Monroe County Courthouse,  
Stroudsburg, Monroe County, Pennsylvania on:  
**Thursday, July 27, 2023**  
**AT 10:00 A.M.**

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

OWNERS: **JAMES E DANIEL**

**MYRTIS B DANIEL**

CONTRACT NO.: **1109504472**

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

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 12 of Unit No. RT-13**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **8/26/1997**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2039**, Page **3592** granted and conveyed unto **JAMES E DANIEL** and **MYRTIS B DANIEL**.

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

PIN NO.: **:16732102589171**

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

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4732 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:  
**Thursday, July 27, 2023**

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

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

OWNERS: **AIMEE DELL'ELBA**

**SARA DELL'ELBA**

CONTRACT NO.: **1079900684**

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

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

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

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

PIN NO.: **16732102995207B67D**

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

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

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4891 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

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

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

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

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

PARCEL NO.: **16/2/1/1-7-1C**  
PIN NO.: **16732102774648**

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

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4733 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

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

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

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

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

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

PIN NO.: **16733101093834B117**

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

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4893 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

OWNERS: **F MULERO ENTERPRISES, LLC**

CONTRACT NO.: **1061219507**

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

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 13 of Unit No. RT 255**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **12/13/2018**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2521**, Page **6259** granted and conveyed unto F MULERO ENTERPRISES, LLC.

PARCEL NO.: **16/110862**

PIN NO.: **16732203406053**

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

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4756 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, July 27, 2023**

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

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

**LEGAL DESCRIPTION**

OWNERS: **DENNIS FERRIER, GRACE FREEMAN AND LOUIS P KAROL**, CO-EXECUTORS OF THE ESTATE OF MILLICENT H CRANFORD A/K/A MILLICENT CRANFORD, DECEASED, WHOSE DATE OF DEATH IS AUGUST 31, 2015  
 CONTRACT NO.: **1109206623**  
 FILE NO.: **PA-RT-053-051**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 33 of Unit No. RT-142**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **8/6/1997**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2038**, Page **7229** granted and conveyed unto MILLICENT H CRANFORD A/K/A MILLICENT CRANFORD.

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

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

PIN NO.: **16732101496159U142**

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

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

Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4760 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, July 27, 2023**

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

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

**LEGAL DESCRIPTION**

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

CONTRACT NO.: **1098502131**

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

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

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

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

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

PIN NO.: **:16732100340877**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **CONRAD W FRANCIS**  
RUTH Z FRANCIS

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4741 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, July 27, 2023**

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

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

**LEGAL DESCRIPTION**

OWNERS: **KAREN A FURNO**

**JOHN A FURNO**

CONTRACT NO.: **1089000210**

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

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

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

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

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

PIN NO.: **16732102878900B17A**

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

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

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

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

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

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

**Thursday, July 27, 2023**

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

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

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

BEING PARCEL NUMBER: 09.14D.8-3.8

MAP NUMBER: 09732503237058

MUNICIPALITY: TOWNSHIP OF MIDDLE SMITHFIELD

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

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

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Robert Crawley, Esquire

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4749 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

OWNERS: **LOIS A GARDNER  
STEVEN M GARDNER  
STACI L GARDNER  
LORRAINE BOSTON**

CONTRACT NO.: **1109107227**

FILE NO.: **PA-RT-063-174**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 48 of Unit No. RT-144**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **4/18/2000**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2077**, Page **6054** granted and conveyed unto **LOIS A GARDNER** and **STEVEN M GARDNER** and **STACI L GARDNER** and **LORRAINE BOSTON**.

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

PIN NO.: **:16732101497127U144**

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

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

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6548 CIVIL 2019 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at

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

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

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

ALL THOSE CERTAIN LOTS OR PIECES OF LAND SITUATE IN THE MIDDLE SMITHFIELD TOWNSHIP, MONROE COUNTY, PENNSYLVANIA, BEING LOTS NO 62, SECTION D, AS SHOWN ON PLAN OF LOTS ENTITLED "PLOTING NO. 1, LEISURE LANDS, INC. MIDDLE SMITHFIELD TOWNSHIP, MONROE COUNTY, PENNSYLVANIA, GUYTON KEMPTER, REGISTERED CIVIL ENGINEER DATED FEBRUARY 22, 1965" AND RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF MONROE, AT STROUDSBURG, PENNSYLVANIA IN PLAT BOOK VOL 9, PAGE 103.

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

PIN NO.: 09731604931096

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

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

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

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania

Emmanuel J. Argentieri, Esquire

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4891 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

OWNERS: **MICHAEL R GREEN**

CONTRACT NO.: **1090303777**

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

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

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

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

PIN NO.: **:16732102774648**

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

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4756 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, July 27, 2023**

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

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

**LEGAL DESCRIPTION**

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

**OCTOBER 5, 2019**

CONTRACT NO.: **1109303750**

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

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 35 of Unit No. RT- 120**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6,

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

BEING THE same premises conveyed by deed recorded **6/17/1993**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1892**, Page **1096** granted and conveyed unto DARYL E DUNN and DOLORES DUNN.

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

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

PIN NO.: **:16732101398142U120**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **DEENA HAINES**, KNOWN HEIR OF DOLORES DUNN, DECEASED DORI BRISBOIS, KNOWN HEIR OF DOLORES DUNN, DECEASED MARK DAVIS, KNOWN HEIR OF DOLORES DUNN, DECEASED AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH DOLORES DUNN, DECEASED

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4757 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public



sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on: **Thursday, July 27, 2023 AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

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

CONTRACT NO.: **1108900432**

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

Smithfield Township, Monroe County, Pennsylvania, being an undivided one-twenty sixth (1/26) co-tenancy fee simple interest in **Unit No. RT-FL 171 68**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and right to reserve and occupy intervals of Split-Intervals in such Unit or any other Two-Week Floating/Flex Time Unit of the same or similar type are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as supplemented, and as further described in the Declaration of Protective Covenants, Conditions, Restrictions, and Easements for two-week Floating/Flex Time Units in Ridge Top Village, dated June 27, 1989 and duly recorded in the aforesaid Office in Deed Book Volume 1688, at Page 276, (collectively referred to hereinafter as the Declarations).

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

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

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

PARCEL NO.: **16/110461**

PIN NO.: **:16732102592370U171**

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

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

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

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

Jun 23, 30, Jul 7

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4734 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on: **Thursday, July 27, 2023**

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

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

**LEGAL DESCRIPTION**

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

CONTRACT NO.: **1077700755**

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

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

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

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

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

PIN NO.: **16732102994271B65F**

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

KATHRYN A WARDENSKI HOFFMAN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4757 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, July 27, 2023**

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

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

**LEGAL DESCRIPTION**

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

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

CONTRACT NO.: **1100202233**

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

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 30 of Unit No. RT-34**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **4/23/2002**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2120**, Page **2618** granted and conveyed unto IGINO IABONI and ANTONIA IABONI and DOMINICK D IABONI and MARIA R HOFBAUER and ENRICO J IABONI A/K/A ENRICO JOHN IABONI.

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

PIN NO.: **16732102689423**

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Jun 23, 30, Jul 7

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4760 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

OWNERS: **LOUIS JIANNINE  
NANCY JIANNINE**

CONTRACT NO.: **1098405384**

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

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

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

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

PIN NO.: **:16732100340877**

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

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4741 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

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

CONTRACT NO.: **1087502431**

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

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

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

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

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

PIN NO.: **16732102887062B28A**

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

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4757 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

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

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

CONTRACT NO.: **1108402934**

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

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 27 of Unit No. RT- 17**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **1/26/1993**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1870**, Page **663** granted and conveyed unto **CLARENCE E JOHNSON A/K/A CLARENCE E JOHNSON JR** and **ELEANOR A WASHINGTON** and **NORMA MAYO**.

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

PIN NO.: **16732102588018**

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

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

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4760 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, July 27, 2023**

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

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

**LEGAL DESCRIPTION**

OWNERS: **THERESA KANDAWIRE**

CONTRACT NO.: **1099701096**

FILE NO.: **PA-RVB-063-314**

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

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

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

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

PIN NO.: **16732100340877**

SEIZED AND TAKEN IN EXECUTION AS THE PRO

PERTY OF: **THERESA KANDAWIRE**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4749 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, July 27, 2023**

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

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

**LEGAL DESCRIPTION**

OWNERS: **THOMAS KULIK**

**CHRISTINE KULIK**

CONTRACT NO.: **1109106237**

FILE NO.: **PA-RT-063-172**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 27 of Unit No. RT-131**, of Ridge Top Village, Shawnee Village Planned Residential Development, as

said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **3/7/2007**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2298**, Page **5436** granted and conveyed unto THOMAS KULIK and CHRISTINE KULIK.

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

PIN NO.: **:16732101490260U131**

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

CHRISTINE KULIK

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

Jun 23, 30, Jul 7

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4897 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

OWNERS: **BARBARA A LAUNI**

CONTRACT NO.: **1098207368**

FILE NO.: **PA-RVB-066-017**

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

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

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

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

PIN NO.: **:16732101450770C1**

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4752 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

OWNERS: **LOYD A LAWRENCE**  
CONTRACT NO.: **1100301902**  
FILE NO.: **PA-RT-063-102**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 34 of Unit No. RT 130**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **8/8/2014**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2441**, Page **8842** granted and conveyed unto **LOYD A LAWRENCE**.

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

PIN NO.: **:16732101490168U130**

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

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

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

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

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

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

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

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

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

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

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

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

TAX CODE: 19.31.2.89

PIN NO: 19634402753949

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Lynne Marie Leach**, AKA Lynne Leach, individually and as Executrix to the Estate of Catherine M. Leach, AKA Catherine Mary Leach, AKA Catherine Leach  
TO ALL PARTIES IN INTEREST AND CLAIMANTS:

Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Ken Morris  
 Sheriff of Monroe County  
 Pennsylvania  
 Katherine M. Wolf, Esquire

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

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

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

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

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN LOT OR PIECE OF GROUND, LYING AND BEING SITUATE IN THE TOWNSHIP OF CHESTNUHILL, COUNTY OF MONROE AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 22 ON PLAN OF LONG WOOD ESTATES, SECTION 2, PREPARED BY ROBERT G. BEERS, REGISTERED SURVEYOR, DATED JULY 1985 AND RECORDED IN THE OFFICE OF EH RECORDER OF DEEDS OF MONROE COUNTY AT STROUDSBURG, PENNSYLVANIA, IN PLOT BOOK VOLUME 57 PAGE 135.

PARCEL NUMBER: 02.7.1.40-22 AND PIN NUMBER 02624902593822

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

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

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

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

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

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

Ken Morris  
 Sheriff of Monroe County  
 Pennsylvania  
 Joseph Foley, Esquire

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4752 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

OWNERS: **LUIS LLAPA**

**AMPARO RIVAS**

CONTRACT NO.: **1100505171**

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

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 43 of Unit No. RT 129**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39



and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **7/18/2014**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2440**, Page **8554** granted and conveyed unto LUIS LLAPA and AMPARO RIVAS.

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

PIN NO.: **:16732101399268U129**

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

AMPARO RIVAS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4752 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

BY CASHIERS CHECK  
**LEGAL DESCRIPTION**

OWNERS: **NELSON LOPEZ**

**MARTHA G AMAYA**

CONTRACT NO.: **1100209659**

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

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 32 of Unit No. RT 135**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented.

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

BEING THE same premises conveyed by deed recorded **9/8/2010**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2375**, Page **5689** granted and conveyed unto NELSON LOPEZ and MARTHA G AMAYA.

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

PIN NO.: **:16732101491109U135**

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

MARTHA G AMAYA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

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

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

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

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot/lots, parcel or piece of ground situated in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot/Lots No. 105, Section L as shown on map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 24, Pages 7,9 and 11.

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

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

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

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

Tax Code No. 03.9B.2.27

Map No. 3635915628511

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

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

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Robert W. Williams, Esquire

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4756 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public

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

**Thursday, July 27, 2023**

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

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

**LEGAL DESCRIPTION**

OWNERS: **BEVERLY MAHONEY**, SURVIVING TENANT BY THE ENTIRETY OF ROBERT MAHONEY, DECEASED, WHOSE DATE OF DEATH IS AUGUST 5, 2002

CONTRACT NO.: **1109905315**

FILE NO.: **PA-RT-063-213**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 31 of Unit No. RT-207**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **3/20/2002**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2117**, Page **8595** granted and conveyed unto ROBERT MAHONEY and BEVERLY MAHONEY.

PARCEL NO.: **16/110788**

PIN NO.: **:16732102594704U207**

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

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4752 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

OWNERS: **ANA E MARENGO**

**WILLIAM X BOWEN**

CONTRACT NO.: **1100406420**

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

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 33 of Unit No. RT 150**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **9/6/2012**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2407**, Page **7459** granted and conveyed unto ANA E MARENGO and WILLIAM X BOWEN.

PARCEL NO.: **16/110428**

PIN NO.: **:16732101498029U150**

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

**WILLIAM X BOWEN**

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

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

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

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

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

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

By accessing the web address:

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

<sup>ES</sup>

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

**LEGAL DESCRIPTION**

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

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

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

Being Known as 260 Sunlight Drive, Henryville, PA 18332

Tax Code No. 12.5B.4.21

Map No. 12637403338906

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

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

website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Ken Morris  
 Sheriff of Monroe County  
 Pennsylvania  
 Robert W. Williams, Esquire

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4741 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

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

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

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

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

PARCEL NO.: **16/4/1/48-6C**  
 PIN NO.: **16732102879739B6C**  
 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **WENDY MCNABB**, SURVIVING TENANT BY THE ENTIRETY OF JAMES MCNABB, DECEASED

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

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

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

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

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

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

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

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

**LEGAL DESCRIPTION**

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

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

PIN #: 16730304606982

TAX CODE #: 16.96231

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

ANDREA CATO MCQUEEN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

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

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

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

**Thursday, July 27, 2023**

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

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Stroud, Country of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit: Lot 109 as shown on Subdivision of Shelbrooke Estates, Sheldon Kopelson, Developer, prepared by Achterman Associates, dated December 16, 1992 and recorded in the Office for the Recording of Deeds &c., at Stroudsburg, Pennsylvania, in and for the County of Monroe, in Plot Book Volume 65, Page 109.

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

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

FURTHER UNDER AND SUBJECT to the

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

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

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

UNTO ANDREW MEANS.

PIN #: 17639004638957

TAX CODE #: 17.88964

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

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

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4756 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

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

CONTRACT NO.: **1109107847**

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

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 10 of Unit No. RT-152**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **5/20/1999**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2063**, Page **9877** granted and conveyed unto **BENNIE MICKENS** and **DOROTHY M MICKENS**.

PARCEL NO.: **16/110430**

PIN NO.: **:16732101498162U152**

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

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

Ken Morris  
Sheriff of Monroe County

Pennsylvania  
Joel D Johnson, Esquire

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

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

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

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

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

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of land, situate in the Township of Tunkhannock, County of Monroe and Commonwealth of Pennsylvania, more particularly described as follows: BEING all of Lot 3115 in section LL-1 as shown and designated on plan of Indian Mountain Lakes, Section LL-1, made by Leo Achterman, Jr., Civil Engineer and surveyor, dated May 27, 1980 and recorded April 3, 1981, at the Recorder of Deeds for Monroe County, in Map Book 46, page 5.

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

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

Parcel ID# 20.8J.2.33

PIN #20632001387705

Market Value: \$163,670.00

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

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

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

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Jill M. Fein, Esquire

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4757 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

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

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

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 8 of Unit No. RT-100**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented.

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

BEING THE same premises conveyed by deed recorded **5/27/1988**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1620**, Page **412** granted and conveyed unto **JOHN F MOOS** and **LINDA M MOOS**.

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

PIN NO.: **:16732101385847U100**

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

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4749 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

OWNERS: **RAFAEL MORALES**

**DORY MORALES**

CONTRACT NO.: **1109306803**

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

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 32 of Unit No. RT-208**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6,

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

BEING THE same premises conveyed by deed recorded **3/12/2003**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2147**, Page **2262** granted and conveyed unto RAFAEL MORALES and DORY MORALES.

PARCEL NO.: **16/110789**

PIN NO.: **:16732102593870U208**

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

DORY MORALES

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

Jun 23, 30, Jul 7

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4896 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, July 27, 2023**

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

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

**LEGAL DESCRIPTION**

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

CONTRACT NO.: **1109006429**

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

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 7 of Unit No. RT-157**, of Ridge Top Village, Shawnee

Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **10/31/2006**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2286**, Page **1342** granted and conveyed unto JAMES E MORROW SR AND CHRISTINE MORROW, TRUSTEES OF THE MORROW LIVING TRUST, DATED DECEMBER 19, 2005.

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

PARCEL NO.: **16/110437**

PIN NO.: **:16732102591124U157**

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

Jun 23, 30, Jul 7

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4760 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, July 27, 2023**

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

PURCHASERS MUST IMMEDIATELY PAY 10% OF THE PURCHASE PRICE OR



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

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

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

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

BEING THE same premises conveyed by deed recorded **8/6/1993**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1902**, Page **342** granted and conveyed unto **BOLVIS E MURRAY** and **SONIA T MURRAY**.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **BOLVIS E MURRAY**  
**SONIA T MURRAY**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:  
A schedule of proposed distribution for the proceeds received from the above captioned

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4752 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

PURCHASERS MUST IMMEDIATELY PAY 10%  
OF THE PURCHASE PRICE OR

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

OWNERS: **RAMSEY MYERS**

**ANNE MYERS**  
CONTRACT NO.: **1108404203**  
FILE NO.: **PA-RT-063-126**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 30 of Unit No. RT 77**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **5/30/1986**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1491**, Page **830** granted and conveyed unto **RAMSEY MYERS** and **ANNE MYERS**.

PARCEL NO.: **16/88076/U77**  
PIN NO.: **:16732102694472**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **RAMSEY MYERS**  
**ANNE MYERS**

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4733 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

OWNERS: **ELAINE LATRISE NELSON**  
 CONTRACT NO.: **1070401591**  
 FILE NO.: **PA-DV-063-016**

An undivided one fifty-second (1/52) cotenancy interest being designated as **Time Period(s) No(s). 50** in that certain piece or parcel of land, together with the message (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. DV-80D**, in a certain Statement of Mutual Ownership Agreements of Depuy House Planned Residential Area, filed on August 5, 1976, in Deed Book Volume 721, at Page 317, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration Plans of Depuy House Planned Residential Area. Said Declaration Plans for Phase II-A, Units 60-84 were filed on August 6, 1976, in Plot Book Volume 30, at Page 13; for Phase II-B, Units 85-109 and Units 130-132 were filed on August 1, 1977, in Plot Book Volume 33, at Page 67; for Phase II-C, Units 110-129 were filed on October 26, 1977, in Plot Book Volume 34, at Page 73; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **7/6/2012**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2404**, Page **9305** granted and conveyed unto **ELAINE LATRISE NELSON**.

PARCEL NO.: **16/3/3/3-1-80D**  
 PIN NO.: **16732102996490B80D**  
 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **ELAINE LATRISE NELSON**

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4749 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

OWNERS: **HEVRAL NEVERS**  
**JASMINE NEVERS**  
 CONTRACT NO.: **1109201160**  
 FILE NO.: **PA-RT-063-180**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 47** of **Unit No. RT- 6**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39

and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **9/5/1997**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2039**, Page **7542** granted and conveyed unto HEVRAL NEVERS and JASMINE NEVERS.

PARCEL NO.: **16/88005/U6**

PIN NO.: **:16732102579923U6**

SEIZED AND TAKEN IN EXECUTION AS THE PRO  
PERTY OF: **HEVRAL NEVERS**

JASMINE NEVERS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

Jun 23, 30, Jul 7

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4733 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, July 27, 2023**

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

PURCHASERS MUST IMMEDIATELY PAY 10%  
OF THE PURCHASE PRICE OR

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

**LEGAL DESCRIPTION**

OWNERS: **MARVIN PADILLA SR**

**OLGA L PADILLA**

CONTRACT NO.: **1070201207**

FILE NO.: **PA-DV-063-008**

An undivided one fifty-second (1/52) cotenancy interest being designated as **Time Period(s) No(s). 26** in that certain piece or parcel of land, together with the message (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. DV-109**, in a certain Statement of Mutual Ownership Agreements of Deputy House Planned Residential Area, filed on August 5, 1976, in Deed Book Volume 721,

at Page 317, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration Plans of Deputy House Planned Residential Area. Said Declaration Plans for Phase II-A, Units 60-84 were filed on August 6, 1976, in Plot Book Volume 30, at Page 13; for Phase II-B, Units 85-109 and Units 130-132 were filed on August 1, 1977, in Plot Book Volume 33, at Page 67; for Phase II-C, Units 110-129 were filed on October 26, 1977, in Plot Book Volume 34, at Page 73; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **1/11/2018**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2504**, Page **4614** granted and conveyed unto MARVIN PADILLA SR and OLGA L PADILLA.

PARCEL NO.: **16/3/3/3-1-109**

PIN NO.: **16733101091730B109**

SEIZED AND TAKEN IN EXECUTION AS THE PRO  
PERTY OF: **MARVIN PADILLA SR**

OLGA L PADILLA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

Jun 23, 30, Jul 7

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4749 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, July 27, 2023**

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

PURCHASERS MUST IMMEDIATELY PAY 10%  
OF THE PURCHASE PRICE OR

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

**LEGAL DESCRIPTION**

OWNERS: **THOMAS PARSON**

**GENEVA PARSON**

CONTRACT NO.: **1109011874**

FILE NO.: **PA-RT-063-168**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 37 of Unit No. RT-205**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **3/3/1993**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1875**, Page **1694** granted and conveyed unto THOMAS PARSON and GENEVA PARSON.

PARCEL NO.: **16/110786**

PIN NO.: **:16732102594719U205**

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

GENEVA PARSON

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

Jun 23, 30, Jul 7

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9288 CIVIL 2019 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, July 27, 2023**

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

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

**ALL THAT CERTAIN** lot or lots, parcel or piece of ground situate in the Township of Stroud, Monroe County, Pennsylvania, being Lot or Lots No. 74, Section A, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania, in Plot Book Volume 31, Page 65.

**BEING THE SAME PREMISES** which Alvin J. Perry, by a deed dated April 14, 1998, and recorded in the Office of the Recorder of Deeds of Monroe County, Stroudsburg, Pennsylvania, in Record Book Volume 2047, Page 8735 granted and conveyed unto Alvin J. Perry and Doris Perry, his wife.

**UNDER AND SUBJECT** to the covenants, charges, reservations, conditions, and restrictions as set forth in the chain of title.

Tax Code No. 17.15A.2.94

PIN NO. 17-6392-01-37-5145

a/k/a/ 2091 Candlewood Drive, East Stroudsburg, PA 18301, Lot 74, Section A, Penn Estates, Stroud Township, Monroe County, PA

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **ALVIN J. PERRY** and **DORIS PERRY**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Ken Morris  
 Sheriff of Monroe County  
 Pennsylvania  
 Nicholas Charles Haros, Esquire

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

Jun 23, 30, Jul 7

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4732 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose

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

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

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

**LEGAL DESCRIPTION**

OWNERS: **GEORGE W PIERCE  
FELICIA Y PIERCE**

CONTRACT NO.: **1078500550**  
FILE NO.: **PA-DV-063-042**

An undivided one fifty-second (1/52) cotenancy interest being designated as **Time Period(s) No(s). 49** in that certain piece or parcel of land, together with the messuage (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. DV-129**, in a certain Statement of Mutual Ownership Agreements of Depuy House Planned Residential Area, filed on August 5, 1976, in Deed Book Volume 721, at Page 317, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration Plans of Depuy House Planned Residential Area. Said Declaration Plans for Phase II-A, Units 60-84 were filed on August 6, 1976, in Plot Book Volume 30, at Page 13; for Phase II-B, Units 85-109 and Units 130-132 were filed on August 1, 1977, in Plot Book Volume 33, at Page 67; for Phase II-C, Units 110-129 were filed on October 26, 1977, in Plot Book Volume 34, at Page 73; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **1/29/1998**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2044**, Page **4358** granted and conveyed unto **GEORGE W PIERCE** and **FELICIA Y PIERCE**.

PARCEL NO.: **16/3/3/3-1-129**  
PIN NO.: **16733101097946B129**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **GEORGE W PIERCE  
FELICIA Y PIERCE**

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 003639 CIVIL 2018 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

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

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

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

**LEGAL DESCRIPTION**

**ALL THAT CERTAIN** tract, piece, or parcel of land, situated in Pocono Township, in the County of Monroe, and Commonwealth of Pennsylvania, bounded and further described as follows, to wit:

**BEGINNING** at a found iron pipe in line with lands now or formerly of George N. Baroudi and Aneta Cebic (DBV 2357, PG 4784, PIN 12637200212815 and Ozcan Yildiz (Instrument No. 201408618, PIN 12637200232232); thence Along said lands of Yildiz the following:

1. North 81° 41' 21" East, 211.17 feet to a point in line with lands now or formerly the David G. & Cheryl L. Parks (DBV 1558, PG 1099, PIN 12637200218942); thence

Along said lands of the Parks, the following two (2) courses:

1. South 27° 39' 28" East, 654.24 feet to a point; thence  
2. South 59° 02' 58" West, 225.00 feet to a point in with lands now or formerly of Lorraine S. Everett (DBV 1643, PG 793, PIN 12637200216523) and the centerline of Ruby Lane (40' wide); thence

Along said lands of Everett and Ruby Lane the following:

1. North 42° 29' 45" West, 157.58 feet to a point, thence

Continuing along said lands of Everett the following:

1. South 48° 36' 15" West, 175.38 feet to a point, thence

Along the land of Evangel Hispanic Church the following:

1. North 40° 03' 14" West, 89.79 feet to a point in line with the centerline of Ruby Lane and said lands of Baroudi and Cebic, thence Along said lands on Baroudi and Debic the following two (2) courses:

1. North 76° 10' 35" East, 81.27 feet to a point, thence
2. North 10° 09' 25" West, 585.22 feet to a point, the PLACE OF BEGINNING.

Containing 206,318.73 square feet or 4.74 acres, more or less.

Commonly known as 154 Ruby Lane, Stroudsburg, PA 18360

Parcel No. 12/9/1/8-7

PIN NO: 12637200216913

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **John L. Plater**; Sharron A. Plater

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

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Katherine M. Wolf, Esquire

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4888 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

OWNERS: **URSULA POHL**, SURVIVING TENANT BY THE ENTIRETY OF HERBERT A POHL, DECEASED, WHOSE DATE OF DEATH IS MAY 1, 2016  
CONTRACT NO.: **1087800595**  
FILE NO.: **PAT-FV-065-023**

An undivided one fifty-second (1/52) co-tenancy interest being designated as **Interval No(s). 6**, in that certain piece or parcel of land, together with the message (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. 25D**, in a certain Statement of Mutual Ownership Agreements of Fairway House Planned Residential Area, filed on March 26, 1975, in Deed Book Volume 618, at Page 137, as amended and/or supplemented (Units 4-6, 9-10, 12-13, 15, 18, 23-38, 41-44, and 47-53) and Statement of Mutual Ownership, filed on May 30, 1980, in Deed Book Volume 1036, at Page 139, as amended and/or supplemented (Units 2-3, 7-8, 11, 14, 16-17, 19, 21, 34, 39, and 45-46). The said Unit is more particularly shown and described on the certain Declaration Plan filed on September 4, 1974, in Plot Book Volume 23, at Page 99; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **10/6/1978**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **900**, Page **29** granted and conveyed unto **HERBERT A POHL** and **URSULA POHL**.

PARCEL NO.: **16/4/1/48-25D**

PIN NO.: **16732102889009B25D**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **URSULA POHL**, SURVIVING TENANT BY THE ENTIRETY OF HERBERT A POHL, DECEASED

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4756 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public

sale in the Monroe County Courthouse,  
Stroudsburg, Monroe County, Pennsylvania on:  
**Thursday, July 27, 2023**  
**AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

OWNERS: ANY UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS AND ALL PERSONS,  
FIRMS OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM, UNDER OR  
THROUGH **LUCILLE POSTIGLIONE A/K/A**  
**LUCILLE CHARLENE POSTIGLIONE, DECEASED,**  
**WHOSE DATE OF DEATH IS JULY 7, 2021**

CONTRACT NO.: **1109010322**

FILE NO.: **PA-RT-063-166**

Smithfield Township, Monroe County,  
Pennsylvania, known as **Interval No. 3 of Unit**  
**No. RT- 188**, of Ridge Top Village, Shawnee  
Village Planned Residential Development, as  
said Unit and Interval are described in a certain  
Declaration of Protective Covenants, Mutual  
Ownership and Easements, dated January 6,  
1984, and duly recorded in the Office of the  
Recorder of Deeds of Monroe County,  
Pennsylvania, in Deed Book Volume 1330, at  
Page 20, as amended and/or supplemented.  
The said Unit is more particularly shown and  
described on that certain Declaration Plan filed  
on May 13, 1981, in Plot Book 46, at Pages 39  
and 41; all filed in the Office of the Recorder of  
Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed  
recorded **8/25/1993**, in the Office of the  
Recorder of Deeds, etc., at Stroudsburg,  
Pennsylvania, in and for the County of Monroe,  
Deed Book Volume **1905**, Page **874** granted  
and conveyed unto **UMBERTO E POSTIGLIONE**  
and **LUCILLE POSTIGLIONE A/K/A LUCILLE**  
**CHARLENE POSTIGLIONE**.

**UMBERTO E POSTIGLIONE** became deceased  
on December 23, 2020. **UMBERTO E**  
**POSTIGLIONE** and **LUCILLE POSTIGLIONE A/K/A**  
**LUCILLE CHARLENE POSTIGLIONE** held title as  
tenants by the entirety; therefore, title was  
vested solely to **LUCILLE POSTIGLIONE A/K/A**  
**LUCILLE CHARLENE POSTIGLIONE** at the time of  
his passing. **LUCILLE POSTIGLIONE A/K/A**  
**LUCILLE CHARLENE POSTIGLIONE** became  
deceased on July 7, 2021. The surviving heirs at  
law of **LUCILLE POSTIGLIONE A/K/A LUCILLE**  
**CHARLENE POSTIGLIONE** are unknown.

PARCEL NO.: **16/110479**

PIN NO.: **:16732102594644U188**

SEIZED AND TAKEN IN EXECUTION AS THE PRO  
PERTY OF: ANY UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS AND ALL PERSONS,  
FIRMS OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM, UNDER OR  
THROUGH **LUCILLE POSTIGLIONE A/K/A**  
**LUCILLE CHARLENE POSTIGLIONE, DECEASED**

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

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

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

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

By virtue of a Writ of Execution issued out of  
the Court of Common Pleas of Monroe County,  
Commonwealth of Pennsylvania to 4734 CIVIL  
2022 I, Ken Morris, Sheriff of Monroe County,  
Commonwealth of Pennsylvania will expose  
the following described real estate to public  
sale in the Monroe County Courthouse,  
Stroudsburg, Monroe County, Pennsylvania on:  
**Thursday, July 27, 2023**  
**AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

OWNERS: **CARLIS RAGLAND III**,  
ADMINISTRATOR OF THE ESTATE OF **CARLIS**  
**RAGLAND A/K/A CARLIS RAGLAND JR,**  
**DECEASED, WHOSE DATE OF DEATH IS APRIL**  
**28, 2009 RITA RAGLAND, INDIVIDUALLY**  
**ROBERT RAGLAND, INDIVIDUALLY IDA**  
**RAGLAND, INDIVIDUALLY**  
CONTRACT NO.: **1070400098**

FILE NO.: **PA-DV-063-013**

An undivided one fifty-second (1/52) co-  
tenancy interest being designated as **Time**  
**Period(s) No(s). 52** in that certain piece or  
parcel of land, together with the messuage  
(and veranda, if any), situated in the Township  
of Smithfield, County of Monroe and  
Commonwealth of Pennsylvania, shown and  
designated as **Unit No. DV-103**, in a certain  
Statement of Mutual Ownership Agreements  
of Depuy House Planned Residential Area, filed  
on August 5, 1976, in Deed Book Volume 721,  
at Page 317, as amended and/or  
supplemented. The said Unit is more  
particularly shown and described in the  
Declaration Plans of Depuy House Planned  
Residential Area. Said Declaration Plans for  
Phase II-A, Units 60-84 were filed on August 6,  
1976, in Plot Book Volume 30, at Page 13; for  
Phase II-B, Units 85-109 and Units 130-132  
were filed on August 1, 1977, in Plot Book

Volume 33, at Page 67; for Phase II-C, Units 110-129 were filed on October 26, 1977, in Plot Book Volume 34, at Page 73; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **1/9/2004**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2179**, Page **129** granted and conveyed unto CARLIS RAGLAND A/K/A CARLIS RAGLAND JR and RITA RAGLAND and ROBERT RAGLAND and IDA RAGLAND.

CARLIS RAGLAND A/K/A CARLIS RAGLAND JR became deceased on April 28, 2009 and was divorced from RITA RAGLAND at the time of his passing. Therefore, CARLIS RAGLAND A/K/A CARLIS RAGLAND JR held title with a one fourth interest as a tenant in common. Estate documents were filed on behalf of CARLIS RAGLAND A/K/A CARLIS RAGLAND JR in Morris County, New Jersey, on May 12, 2009, Docket Number MRS-P-1064-2009. The appointed Administrator of the ESTATE OF CARLIS RAGLAND A/K/A CARLIS RAGLAND JR is CARLIS RAGLAND III.

PARCEL NO.: **16/3/3/3-1-103**

PIN NO.: **16733101090620B103**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **CARLIS RAGLAND III**, ADMINISTRATOR OF THE ESTATE OF CARLIS RAGLAND A/K/A CARLIS RAGLAND JR, DECEASED, RITA RAGLAND, INDIVIDUALLY, ROBERT RAGLAND, INDIVIDUALLY, IDA RAGLAND, INDIVIDUALLY

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1421 CIVIL 2021 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, July 27, 2023**

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

By accessing the web address:

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

<sup>es</sup>

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot, parcel, or piece of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to-wit; BEING Lot 14, as shown on a plan titled Franklin Hills Subdivision, Section II, recorded by the Monroe County Recorder of Deeds in Plot Book No. 60, Page 221.

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS Larysa Marie Martone-Bunn, as Executrix of the Estate of John A. Martone, Jr. a/k/a John A. Martone, a/k/a John Martone, deceased, by Deed dated December 23, 2015, and recorded on December 24, 2015, by the Monroe County Recorder of Deeds in Book 2464, at Page 8640, as Instrument No. 201530915, granted and conveyed unto Renee M. Raman, an Individual. BEING KNOWN AND NUMBERED AS 188 Manor Drive, East Stroudsburg, PA 18301.

TAX PARCEL NO. 16.7.2.27-22 / MAP NO. 16731200510250.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Renee M. Raman**

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

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Matthew C. Fallings, Esquire

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4752 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

OWNERS: **RC CONCEPTS LLC**  
CONTRACT NO.: **1100505866**  
FILE NO.: **PA-RT-063-120**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 38 of Unit No. RT-258**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **11/19/2020**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2561**, Page **9975** granted and conveyed unto RC CONCEPTS LLC.

PARCEL NO.: **16/110865**

PIN NO.: **:16732203407013**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **RC CONCEPTS LLC**

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4733 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

OWNERS: **ETHELENE RIAZO  
CARMELO RIAZO**  
CONTRACT NO.: **721116903**  
FILE NO.: **PA-DV-063-001**

An undivided one fifty-second (1/52) co-tenancy interest being designated as **Time Period(s) No(s). 40** in that certain piece or parcel of land, together with the message (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. 81F**, in a certain Statement of Mutual Ownership Agreements of Depuy House Planned Residential Area, filed on August 5, 1976, in Deed Book Volume 721, at Page 317, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration Plans of Depuy House Planned Residential Area. Said Declaration Plans for Phase II-A, Units 60-84 were filed on August 6, 1976, in Plot Book Volume 30, at Page 13; for Phase II-B, Units 85-109 and Units 130-132 were filed on August 1, 1977, in Plot Book Volume 33, at Page 67; for Phase II-C, Units 110-129 were filed on October 26, 1977, in Plot Book Volume 34, at Page 73; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **2/28/2012**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2398**, Page **5863** granted and conveyed unto ETHELENE RIAZO and CARMELO RIAZO.

PARCEL NO.: **16/3/3/3-1-81F**

PIN NO.: **16732102996329B81F**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **ETHELENE RIAZO  
CARMELO RIAZO**

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

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4757 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, July 27, 2023**

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

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

**LEGAL DESCRIPTION**

OWNERS: **CAROLYN ROBINSON**, SURVIVING TENANT BY THE ENTIRETY OF CHARLES ROBINSON A/K/A CHARLES LESLIE ROBINSON JR, DECEASED, WHOSE DATE OF DEATH IS MAY 29, 2009 AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATION CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **EDITH E ROBINSON A/K/A EDITH ELIZABETH ROBINSON, DECEASED, WHOSE DATE OF DEATH IS NOVEMBER 12, 2011**  
CONTRACT NO.: **1109001685**  
FILE NO.: **PA-RT-063-160**

Smithfield Township, Monroe County, Pennsylvania, being an undivided one-twenty sixth (1/26) co-tenancy fee simple interest in **Unit No. RT-FL 196 64**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and right to reserve and occupy Intervals of Split-Intervals in such Unit or any other Two-Week Floating/Flex Time Unit of the same or similar type are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as supplemented, and as further described in the Declaration of Protective Covenants, Conditions, Restrictions, and Easements for two-week Floating/Flex Time Units in Ridge Top Village, dated June 27, 1989 and duly recorded in the aforesaid Office in

Deed Book Volume 1688, at Page 276, (collectively referred to hereinafter as the Declarations).

BEING THE same premises conveyed by deed recorded **5/31/1996**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2025**, Page **8681** granted and conveyed unto EDITH E ROBINSON A/K/A EDITH ELIZABETH ROBINSON and CHARLES ROBINSON A/K/A CHARLES LESLIE ROBINSON JR and CAROLYN ROBINSON.

PARCEL NO.: **16/110797**

PIN NO.: **:16732102596707U196**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **CAROLYN ROBINSON**, SURVIVING TENANT BY THE ENTIRETY OF CHARLES ROBINSON A/K/A CHARLES LESLIE ROBINSON JR, DECEASED, AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATION CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH EDITH E ROBINSON A/K/A EDITH ELIZABETH ROBINSON, DECEASED TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4749 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, July 27, 2023**

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

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

**LEGAL DESCRIPTION**

OWNERS: **MARITZA RODRIGUEZ-PHELAN**  
CONTRACT NO.: **1109106419**  
FILE NO.: **PA-RT-063-173**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 37 of Unit**

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

BEING THE same premises conveyed by deed recorded **9/14/2001**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2104**, Page **4573** granted and conveyed unto **MARITZA RODRIGUEZ-PHELAN**.

PARCEL NO.: **16/88135/U134**

PIN NO.: **:16732101491126U134**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **MARITZA RODRIGUEZ-PHELAN**

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3772 CIVIL 2020 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

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

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

**All Those Certain**, lot, parcel, piece of ground, with the improvement thereon erected, situate in Price Township, Monroe County, Pennsylvania, bounded and described as Lot No. 4, Block B, as shown on Subdivision II, Timber Hill, Inc. as recorded in Plot Book 11, Page 115.

**BEING THE SAME PREMISES** which Aron Sadura and Jennifer L. Russo, both single, by deed dated October 9, 2002, and recorded on October 17, 2002, in the Office of the Recorder of Deeds, for Monroe County, in Record Book Volume 2134, page 3602, granted and conveyed unto Jennifer L. Russo.

**UNDER AND SUBJECT** to the covenants, conditions and restrictions as more fully set forth in Deed Book 387, Page 1121.

Tax Code No. 14.8A.1.78

PIN NO. 14-6395-04-53-5001

a/k/a/ 1205 St. Anton Ct. Henryville, PA

18332, Lot 4, Block B, Timber Hill, Price

Township, Monroe County, PA

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **JENNIFER L. RUSSO**

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

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Nicholas Charles Haros, Esquire

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4893 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

PURCHASERS MUST IMMEDIATELY PAY 10% OF THE PURCHASE PRICE OR

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

OWNERS: **AMANDA C SCOTT**, SURVIVING  
 TENANT BY THE ENTIRETY OF RUSSELL H  
 SCOTT, DECEASED, WHOSE DATE OF DEATH IS  
 MAY 19, 2001

CONTRACT NO.: **1108504036**

FILE NO.: **PA-RT-063-129**

Smithfield Township, Monroe County,  
 Pennsylvania, known as **Interval No. 42 of Unit  
 No. RT- 74**, of Ridge Top Village, Shawnee  
 Village Planned Residential Development, as  
 said Unit and Interval are described in a certain  
 Declaration of Protective Covenants, Mutual  
 Ownership and Easements, dated January 6,  
 1984, and duly recorded in the Office of the  
 Recorder of Deeds of Monroe County,  
 Pennsylvania, in Deed Book Volume 1330, at  
 Page 20, as amended and/or supplemented.  
 The said Unit is more particularly shown and  
 described on that certain Declaration Plan filed  
 on May 13, 1981, in Plot Book 46, at Pages 39  
 and 41; all filed in the Office of the Recorder of  
 Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed  
 recorded **8/6/1991**, in the Office of the  
 Recorder of Deeds, etc., at Stroudsburg,  
 Pennsylvania, in and for the County of Monroe,  
 Deed Book Volume **1788**, Page **766** granted  
 and conveyed unto RUSSELL H SCOTT and  
 AMANDA C SCOTT.

PARCEL NO.: **16/88073/U74**

PIN NO.: **:16732102696389**

SEIZED AND TAKEN IN EXECUTION AS THE PRO  
 PERTY OF: **AMANDA C SCOTT**, SURVIVING  
 TENANT BY THE ENTIRETY OF RUSSELL H  
 SCOTT, DECEASED

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

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

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

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

By virtue of a Writ of Execution issued out of  
 the Court of Common Pleas of Monroe County,  
 Commonwealth of Pennsylvania to 4896 CIVIL  
 2022 I, Ken Morris, Sheriff of Monroe County,  
 Commonwealth of Pennsylvania will expose  
 the following described real estate to public

sale in the Monroe County Courthouse,  
 Stroudsburg, Monroe County, Pennsylvania on:  
**Thursday, July 27, 2023**

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

PURCHASERS MUST IMMEDIATELY PAY 10%  
 OF THE PURCHASE PRICE OR

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

**LEGAL DESCRIPTION**

OWNERS: **AMANDA C SCOTT**

**RUSSELL H SCOTT JR**

CONTRACT NO.: **1100507250**

FILE NO.: **PA-RT-063-121**

Smithfield Township, Monroe County,  
 Pennsylvania, known as **Interval No. 51 of Unit  
 No. RT-255**, of Ridge Top Village, Shawnee  
 Village Planned Residential Development, as  
 said Unit and Interval are described in a certain  
 Declaration of Protective Covenants, Mutual  
 Ownership and Easements, dated January 6,  
 1984, and duly recorded in the Office of the  
 Recorder of Deeds of Monroe County,  
 Pennsylvania, in Deed Book Volume 1330, at  
 Page 20, as amended and/or supplemented.  
 The said Unit is more particularly shown and  
 described on that certain Declaration Plan filed  
 on May 13, 1981, in Plot Book 46, at Pages 39  
 and 41; all filed in the Office of the Recorder of  
 Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed  
 recorded **12/9/2005**, in the Office of the  
 Recorder of Deeds, etc., at Stroudsburg,  
 Pennsylvania, in and for the County of Monroe,  
 Deed Book Volume **2251**, Page **1309** granted  
 and conveyed unto AMANDA C SCOTT and  
 RUSSELL H SCOTT JR.

PARCEL NO.: **16/110862**

PIN NO.: **:16732203406053**

SEIZED AND TAKEN IN EXECUTION AS THE PRO  
 PERTY OF: **AMANDA C SCOTT**

RUSSELL H SCOTT JR

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

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

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

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

By virtue of a Writ of Execution issued out of  
 the Court of Common Pleas of Monroe County,  
 Commonwealth of Pennsylvania to 4733 CIVIL

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

**Thursday, July 27, 2023**

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

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

**LEGAL DESCRIPTION**

OWNERS: **SAADIA SHAPIRO**

**MARLA SHAPIRO**

CONTRACT NO.: **1070200407**

FILE NO.: **PA-DV-063-006**

An undivided one fifty-second (1/52) cotenancy interest being designated as **Time Period(s) No(s). 47** in that certain piece or parcel of land, together with the message (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. 115**, in a certain Statement of Mutual Ownership Agreements of Deputy House Planned Residential Area, filed on August 5, 1976, in Deed Book Volume 721, at Page 317, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration Plans of Deputy House Planned Residential Area. Said Declaration Plans for Phase II-A, Units 60-84 were filed on August 6, 1976, in Plot Book Volume 30, at Page 13; for Phase II-B, Units 85-109 and Units 130-132 were filed on August 1, 1977, in Plot Book Volume 33, at Page 67; for Phase II-C, Units 110-129 were filed on October 26, 1977, in Plot Book Volume 34, at Page 73; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **3/13/2002**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2117**, Page **3413** granted and conveyed unto SAADIA SHAPIRO and MARLA SHAPIRO.

PARCEL NO.: **16/3/3/3-1-115**

PIN NO.: **16733101092893B115**

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

**MARLA SHAPIRO**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Ken Morris  
Sheriff of Monroe County

Pennsylvania  
Joel D Johnson, Esquire

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3071 CIVIL 2021 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, July 27, 2023**

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

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

**LEGAL DESCRIPTION**

OWNERS: **DAVID SHILOH**, SURVIVING TENANT BY THE ENTIRETY OF **DONNA SHILOH**, DECEASED, WHOSE DATE OF DEATH IS MARCH 6, 2003

CONTRACT NO.: **001109606293**

FILE NO.: **PA-RT-050-086**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 7 of Unit No. RT-109**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **7/13/1998**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2050**, Page **6603** granted and conveyed unto **DAVID SHILOH** and **DONNA SHILOH**.

PARCEL NO.: **16/88110/U109**

PIN NO.: **16732101387907U109**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **DAVID SHILOH**, SURVIVING TENANT BY THE ENTIRETY OF **DONNA SHILOH**, DECEASED

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

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4760 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

OWNERS: **COURTNEY SKEFFREY  
 DIANA SKEFFREY**

CONTRACT NO.: **1098702210**  
 FILE NO.: **PA-RVB-063-307**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 51 of Unit No(s). RV-165**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and

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

BEING THE same premises conveyed by deed recorded **8/25/1994**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1968**, Page **1228** granted and conveyed unto COURTNEY SKEFFREY and DIANA SKEFFREY.

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

PIN NO.: **16732100340877**

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

**DIANA SKEFFREY**

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4888 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

OWNERS: **JAMES S SMITH II  
 ROSA SMITH**

CONTRACT NO.: **1080400120**  
 FILE NO.: **PAT-FV-065-021**

An undivided one fifty-second (1/52) co-tenancy interest being designated as **Interval No(s). 52**, in that certain piece or parcel of land, together with the message (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. 48F**, in a certain Statement of Mutual Ownership Agreements of Fairway House Planned Residential Area, filed on March 26, 1975, in Deed Book Volume 618, at Page 137, as amended and/or supplemented (Units 4-6, 9-10, 12-13, 15, 18, 23-38, 41-44, and 47-53) and Statement of Mutual Ownership, filed on May 30, 1980, in Deed Book Volume 1036, at Page 139, as amended and/or supplemented (Units 2-3, 7-8, 11, 14, 16-17, 19, 21, 34, 39, and 45-46). The said Unit is more particularly shown and described on the certain Declaration Plan filed on September 4, 1974, in Plot Book Volume 23, at Page 99; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **2/19/2004**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2182**, Page **3271** granted and conveyed unto JAMES S SMITH II and ROSA SMITH.

PARCEL NO.: **16/4/1/48-48F**

PIN NO.: **16732102887335B48F**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **JAMES S SMITH II**

ROSA SMITH

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

Jun 23, 30, Jul 7

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**SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4888 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, July 27, 2023**

**AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10%  
OF THE PURCHASE PRICE OR  
SHERIFF'S COSTS . . . WHICHEVER IS HIGHER  
BY CASHIERS CHECK  
**LEGAL DESCRIPTION**

OWNERS: **JAMES S SMITH II**

**ROSA SMITH**

CONTRACT NO.: **1080001274**

FILE NO.: **PAT-FV-065-018**

An undivided one fifty-second (1/52) co-tenancy interest being designated as **Interval No(s). 51**, in that certain piece or parcel of land, together with the message (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. 46D**, in a certain Statement of Mutual Ownership Agreements of Fairway House Planned Residential Area, filed on March 26, 1975, in Deed Book Volume 618, at Page 137, as amended and/or supplemented (Units 4-6, 9-10, 12-13, 15, 18, 23-38, 41-44, and 47-53) and Statement of Mutual Ownership, filed on May 30, 1980, in Deed Book Volume 1036, at Page 139, as amended and/or supplemented (Units 2-3, 7-8, 11, 14, 16-17, 19, 21, 34, 39, and 45-46). The said Unit is more particularly shown and described on the certain Declaration Plan filed on September 4, 1974, in Plot Book Volume 23, at Page 99; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **11/30/2000**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2087**, Page **8945** granted and conveyed unto JAMES S SMITH II and ROSA SMITH.

PARCEL NO.: **16/4/1/48-46D**

PIN NO.: **16732102886206B46D**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **JAMES S SMITH II**

ROSA SMITH

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Joel D Johnson, Esquire

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

Jun 23, 30, Jul 7

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**SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4896 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, July 27, 2023  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10%  
OF THE PURCHASE PRICE OR  
SHERIFF'S COSTS . . . WHICHEVER IS HIGHER  
BY CASHIERS CHECK  
**LEGAL DESCRIPTION**

OWNERS: **DEAN SPANN**

**DEBRA ROBINSON SPANN**

CONTRACT NO.: **1109507806**

FILE NO.: **PAT-RT-064-006**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 16 of Unit No. RT-106**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **5/5/2005**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2224**, Page **3929** granted and conveyed unto **DEAN SPANN** and **DEBRA ROBINSON SPANN**.

PARCEL NO.: **16/88107/U106**

PIN NO.: **:16732101395084U106**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **DEAN SPANN**

**DEBRA ROBINSON SPANN**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

**SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 004198-CV-2018 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, July 27, 2023  
AT 10:00 A.M.**

By accessing the web address:  
**www.bid4assets.com/monroecountysheriffsal**

**es**  
PURCHASERS MUST PAY 10% OF THE  
PURCHASE PRICE OR SHERIFF'S COSTS,  
WHICHEVER IS HIGHER TO BID4ASSETS BY  
WIRE TRANSFER NO LATER THAN 4:00PM THE  
DAY AFTER AUCTION  
**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or lots, parcel or piece of ground, situate in the Township of Stroud, Monroe County, Commonwealth of Pennsylvania, being Lot No 66, Section F, as is more particularly set forth on the plot map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc, Stroudsburg, Monroe County, Pennsylvania, m Plot Book Volume 33, Pages 101, 103/  
TAXMAP NO 17/15F/1/66

Title To said Premises is vested in Prentice L. Sprewell, by Deed from Fannie Mae, aka Federal National Mortgage Association by its Attorney in Fact, Phelan Hallinan & Schmieg, by POA Attorney Recorded on 01/14/2009 BK 2347 PG 4318 Inst No. 200901047, dated 12/23/2011, recorded 01/31/2012 in Book 2397, Page 4705.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **PRENTICE L. SPREWELL**  
TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA.

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.



Ken Morris  
 Sheriff of Monroe County  
 Pennsylvania  
 JEFF CALCAGNO, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Jun 23, 30, Jul 7

**SHERIFF'S SALE  
 OF VALUABLE  
 REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4893 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, July 27, 2023  
 AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10%  
 OF THE PURCHASE PRICE OR  
 SHERIFF'S COSTS . . . WHICHEVER IS HIGHER  
 BY CASHIERS CHECK

**LEGAL DESCRIPTION**

OWNERS: **BRADFORD STUMP A/K/A  
 BRADFORD W STUMP SUSAN STUMP A/K/A  
 SUSAN M STUMP**

CONTRACT NO.: **1108200072**

FILE NO.: **PPA-RT-020-004**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 25 of Unit No. RT-92**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **3/6/1992**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1817**, Page **745** granted and conveyed unto **BRADFORD STUMP A/K/A BRADFORD W STUMP** and **SUSAN STUMP A/K/A SUSAN M STUMP**.

PARCEL NO.: **16/88093/U92**

PIN NO.: **:16732101387718U92**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **BRADFORD STUMP A/K/A BRADFORD W STUMP**

**SUSAN STUMP A/K/A SUSAN M STUMP**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Ken Morris  
 Sheriff of Monroe County  
 Pennsylvania  
 Joel D Johnson, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Jun 23, 30, Jul 7

**SHERIFF'S SALE  
 OF VALUABLE  
 REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4897 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, July 27, 2023  
 AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10%  
 OF THE PURCHASE PRICE OR  
 SHERIFF'S COSTS . . . WHICHEVER IS HIGHER  
 BY CASHIERS CHECK

**LEGAL DESCRIPTION**

OWNERS: **BRADFORD STUMP A/K/A  
 BRADFORD W STUMP SUSAN STUMP A/K/A  
 SUSAN M STUMP**

CONTRACT NO.: **1098110679**

FILE NO.: **PPA-RVB-020-005**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 52 of Unit No(s). R94**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in

Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **12/9/1981**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1153**, Page **37** granted and conveyed unto BRADFORD STUMP A/K/A BRADFORD W STUMP and SUSAN STUMP A/K/A SUSAN M STUMP

PARCEL NO.: **16/2/1/1-9**

PIN NO.: **:16732101467354C1**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **BRADFORD STUMP A/K/A BRADFORD W STUMP**

SUSAN STUMP A/K/A SUSAN M STUMP

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale.

Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

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**SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4760 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, July 27, 2023**

**AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF THE PURCHASE PRICE OR

SHERIFF'S COSTS . . . WHICHEVER IS HIGHER BY CASHIERS CHECK

**LEGAL DESCRIPTION**

OWNERS: **THE SCOLIOSIS ASSOCIATION, INC.**

CONTRACT NO.: **1098702293**

FILE NO.: **PA-RVB-063-308**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 9 of Unit No(s). R84**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **12/30/1987**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1597**, Page **540** granted and conveyed unto THE SCOLIOSIS ASSOCIATION, INC.

PARCEL NO.: **16/2/1/1-9**

PIN NO.: **:16732101467354C1**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **THE SCOLIOSIS ASSOCIATION, INC.**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale.

Distribution in accordance therewith will be

made within ten (10) days thereafter unless exceptions are filed within said time.

Ken Morris  
 Sheriff of Monroe County  
 Pennsylvania  
 Joel D Johnson, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Jun 23, 30, Jul 7

**SHERIFF'S SALE  
 OF VALUABLE  
 REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4741 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, July 27, 2023  
 AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10%  
 OF THE PURCHASE PRICE OR

SHERIFF'S COSTS . . . WHICHEVER IS HIGHER  
 BY CASHIERS CHECK

**LEGAL DESCRIPTION**

OWNERS: **EDYTHE K THOMAS**

CONTRACT NO.: **1088500137**

FILE NO.: **PA-FV-063-065**

An undivided one fifty-second (1/52) cotenancy interest being designated as **Interval No(s). 21**, in that certain piece or parcel of land, together with the messuage (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. FV-8B**, in a certain Statement of Mutual Ownership Agreements of Fairway House Planned Residential Area, filed on March 26, 1975, in Deed Book Volume 618, at Page 137, as amended and/or supplemented (Units 4-6, 9-10, 12-13, 15, 18, 23-38, 41-44, and 47-53) and Statement of Mutual Ownership, filed on May 30, 1980, in Deed Book Volume 1036, at Page 139, as amended and/or supplemented (Units 2-3, 7-8, 11, 14, 16-17, 19, 21, 34, 39, and 45-46). The said Unit is more particularly shown and described on the certain Declaration Plan filed on September 4, 1974, in Plot Book Volume 23, at Page 99; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **1/4/1996**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2021**, Page **4380** granted and conveyed unto EDYTHE K THOMAS.

PARCEL NO.: **16/4/1/48-8B**

PIN NO.: **16732102879825B8B**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **EDYTHE K THOMAS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Ken Morris  
 Sheriff of Monroe County  
 Pennsylvania  
 Joel D Johnson, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Jun 23, 30, Jul 7

**SHERIFF'S SALE  
 OF VALUABLE  
 REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4757 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, July 27, 2023  
 AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10%  
 OF THE PURCHASE PRICE OR

SHERIFF'S COSTS . . . WHICHEVER IS HIGHER  
 BY CASHIERS CHECK

**LEGAL DESCRIPTION**

OWNERS: **KENNETH TRIPALDI**, PERSONAL REPRESENTATIVE OF THE ESTATE OF MARIO TRIPALDI, DECEASED, WHOSE DATE OF DEATH IS FEBRUARY 8, 2021

CONTRACT NO.: **1108500539**

FILE NO.: **PA-RT-063-127**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 42** of **Unit No. RT- 12**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **1/24/1986**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1477**, Page **245** granted

and conveyed unto MARIO TRIPALDI and MADELINE TRIPALDI.

MADELINE TRIPALDI became deceased on July 11, 2016. MARIO TRIPALDI and MADELINE TRIPALDI held title as tenants by the entirety; therefore, title was vested solely to MARIO TRIPALDI at the time of her passing. MARIO TRIPALDI became deceased on February 8, 2021. Estate documents were filed on behalf of MARIO TRIPALDI in Morris County, New Jersey on February 16, 2021, Docket Number MRS-P-0458-2021. The appointed Personal Representative of the ESTATE OF MARIO TRIPALDI is KENNETH TRIPALDI.

PARCEL NO.: **16/88011/U12**

PIN NO.: **16732102589068**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **KENNETH TRIPALDI**, PERSONAL REPRESENTATIVE OF THE ESTATE OF MARIO TRIPALDI, DECEASED

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

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**SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4888 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, July 27, 2023**

**AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10%  
OF THE PURCHASE PRICE OR  
SHERIFF'S COSTS . . . WHICHEVER IS HIGHER  
BY CASHIERS CHECK

**LEGAL DESCRIPTION**

OWNERS: **JOHN VIANO**, INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF DANTE VIANO, DECEASED, WHOSE DATE OF DEATH IS JANUARY 14, 2021

CONTRACT NO.: **1080300528**

FILE NO.: **PAT-FV-065-020**

An undivided one fifty-second (1/52) cotenancy interest being designated as **Interval No(s). 44**, in that certain piece or parcel of land,

together with the message (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. FV 14F**, in a certain Statement of Mutual Ownership Agreements of Fairway House Planned Residential Area, filed on March 26, 1975, in Deed Book Volume 618, at Page 137, as amended and/or supplemented (Units 4-6, 9-10, 12-13, 15, 18, 23-38, 41-44, and 47-53) and Statement of Mutual Ownership, filed on May 30, 1980, in Deed Book Volume 1036, at Page 139, as amended and/or supplemented (Units 2-3, 7-8, 11, 14, 16-17, 19, 21, 34, 39, and 45-46). The said Unit is more particularly shown and described on the certain Declaration Plan filed on September 4, 1974, in Plot Book Volume 23, at Page 99; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **12/8/2006**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2290**, Page **1115** granted and conveyed unto DANTE VIANO and MARY VIANO and JOHN VIANO.

MARY VIANO became deceased on December 30, 2020. DANTE VIANO and MARY VIANO held title with a one-half interest as tenants by the entirety; therefore, their one-half interest was vested to DANTE VIANO at the time of her passing. DANTE VIANO became deceased on January 14, 2021. Estate documents were filed on behalf of DANTE VIANO in Queens County, New York, on May 17, 2021, File Number 2021-1592. The appointed Executor of the ESTATE OF DANTE VIANO is JOHN VIANO.

PARCEL NO.: **16/4/1/48-14F**

PIN NO.: **16732102889060814F**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **JOHN VIANO**, INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF DANTE VIANO, DECEASED

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

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**SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4760 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, July 27, 2023  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10%  
OF THE PURCHASE PRICE OR  
SHERIFF'S COSTS . . . WHICHEVER IS HIGHER  
BY CASHIERS CHECK

**LEGAL DESCRIPTION**

OWNERS: **RICHARD A VON BARTHELD**  
CONTRACT NO.: **1098602808**  
FILE NO.: **PA-RVB-063-305**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 7 of Unit No(s). R154**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **4/3/1987**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1546**, Page **214** granted and conveyed unto **RICHARD A VON BARTHELD**.

PARCEL NO.: **16/2/1/1-11**  
PIN NO.: **16732100340877**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **RICHARD A VON BARTHELD**  
TO ALL PARTIES IN INTEREST AND CLAIMANTS:  
A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

**SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4732 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, July 27, 2023  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10%  
OF THE PURCHASE PRICE OR  
SHERIFF'S COSTS . . . WHICHEVER IS HIGHER  
BY CASHIERS CHECK

**LEGAL DESCRIPTION**

OWNERS: **JACOB WALDEN**  
CONTRACT NO.: **1077903656**  
FILE NO.: **PA-DV-063-038**

An undivided one fifty-second (1/52) co-tenancy interest being designated as **Time Period(s) No(s). 32** in that certain piece or parcel of land, together with the message (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. 128**, in a certain Statement of Mutual Ownership Agreements of Deputy House Planned Residential Area, filed on August 5, 1976, in Deed Book Volume 721, at Page 317, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration Plans of Deputy House Planned

Residential Area. Said Declaration Plans for Phase II-A, Units 60-84 were filed on August 6, 1976, in Plot Book Volume 30, at Page 13; for Phase II-B, Units 85-109 and Units 130-132 were filed on August 1, 1977, in Plot Book Volume 33, at Page 67; for Phase II-C, Units 110-129 were filed on October 26, 1977, in Plot Book Volume 34, at Page 73; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **8/28/2012**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2407**, Page **3425** granted and conveyed unto JACOB WALDEN.

PARCEL NO.: **16/3/3/3-1-128**

PIN NO.: **16733101097903B128**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **JACOB WALDEN**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

**SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4749 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, July 27, 2023  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS . . . WHICHEVER IS HIGHER BY CASHIERS CHECK

**LEGAL DESCRIPTION**

OWNERS: **ANDRE W WATERMAN**

CONTRACT NO.: **1109305839**

FILE NO.: **PA-RT-063-186**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 12 of Unit No. RT-165**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual

Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **11/5/1998**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2055**, Page **7886** granted and conveyed unto ANDRE W WATERMAN.

PARCEL NO.: **16/110455**

PIN NO.: **:16732102590394U165**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **ANDRE W WATERMAN**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

**SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4896 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, July 27, 2023  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS . . . WHICHEVER IS HIGHER BY CASHIERS CHECK

**LEGAL DESCRIPTION**

OWNERS: **GLEN O WILSON**

**ANN M WILSON**

CONTRACT NO.: **1108908195**

FILE NO.: **PAT-RT-064-004**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 15 of Unit No. RT-162**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain

Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **2/12/2001**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2091**, Page **1233** granted and conveyed unto GLEN O WILSON and ANN M WILSON.

PARCEL NO.: **16/110451**

PIN NO.: **:16732102590214U162**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **GLEN O WILSON**

ANN M WILSON

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

**SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5548 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, July 27, 2023  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10%  
OF THE PURCHASE PRICE OR  
SHERIFF'S COSTS . . . WHICHEVER IS HIGHER  
BY CASHIERS CHECK

**LEGAL DESCRIPTION**

OWNERS: **ROBERT YANNOTTA AND ANNETTE QUANDT N/I/W ANNETTE QUANT**, CO-EXECUTORS OF THE ESTATE OF ANGELO F YANNOTTA A/K/A ANGELO YANNOTTA, DECEASED, WHOSE DATE OF DEATH IS FEBRUARY 3, 2016 **JOSEPH R MATUSKA JR**

**AND GLENN M MATUSKA**, KNOWN HEIRS OF JOHN J BROZANA JR A/K/A JOHN JOSEPH BROZANA JR, DECEASED, WHOSE DATE OF DEATH IS MARCH 28, 2021 AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **JOHN J BROZANA JR A/K/A JOHN JOSEPH BROZANA JR, DECEASED, WHOSE DATE OF DEATH IS MARCH 28, 2021**

CONTRACT NO.: **1089600456**

FILE NO.: **PA-FV-063-069**

An undivided one fifty-second (1/52) co-tenancy interest being designated as **Interval No(s). 33**, in that certain piece or parcel of land, together with the message (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. FV12B**, in a certain Statement of Mutual Ownership Agreements of Fairway House Planned Residential Area, filed on March 26, 1975, in Deed Book Volume 618, at Page 137, as amended and/or supplemented (Units 4-6, 9-10, 12-13, 15, 18, 23-38, 41-44, and 47-53) and Statement of Mutual Ownership, filed on May 30, 1980, in Deed Book Volume 1036, at Page 139, as amended and/or supplemented (Units 2-3, 7-8, 11, 14, 16-17, 19, 21, 34, 39, and 45-46). The said Unit is more particularly shown and described on the certain Declaration Plan filed on September 4, 1974, in Plot Book Volume 23, at Page 99; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **4/12/1996**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2023**, Page **9815** granted and conveyed unto ANGELO F YANNOTTA A/K/A ANGELO YANNOTTA and JOHN J BROZANA JR A/K/A JOHN JOSEPH BROZANA JR. ANGELO F YANNOTTA A/K/A ANGELO YANNOTTA became deceased on February 3, 2016. Estate documents were filed on behalf of ANGELO F YANNOTTA A/K/A ANGELO YANNOTTA in Hunterdon County, New Jersey, on March 2, 2016, Docket Number 49496. The appointed Co-Executors of the ESTATE OF ANGELO F YANNOTTA A/K/A ANGELO YANNOTTA are ROBERT YANNOTTA and ANNETTE QUANDT N/I/W ANNETTE QUANT. JOHN J BROZANA JR A/K/A JOHN JOSEPH BROZANA JR became deceased on March 28, 2021. The known heirs of JOHN J BROZANA JR A/K/A JOHN JOSEPH BROZANA JR are JOSEPH R MATUSKA JR and GLENN M MATUSKA. Any and all other heirs are unknown.

PARCEL NO.: **16/4/1/48-12B**

PIN NO.: **16732102879955B12B**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **ROBERT YANNOTTA**, CO-EXECUTOR OF THE ESTATE OF ANGELO F YANNOTTA A/K/A ANGELO YANNOTTA, DECEASED, ANNETTE QUANDT N/I/W ANNETTE QUANT, CO-EXECUTOR OF THE ESTATE OF ANGELO F YANNOTTA A/K/A ANGELO YANNOTTA, DECEASED, JOSEPH R MATUSKA JR, KNOWN HEIR OF JOHN J BROZANA JR A/K/A JOHN JOSEPH BROZANA JR, DECEASED, GLENN M MATUSKA, KNOWN HEIR OF JOHN J BROZANA JR A/K/A JOHN JOSEPH BROZANA JR, DECEASED, AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH JOHN J BROZANA JR A/K/A JOHN JOSEPH BROZANA JR, DECEASED TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Ken Morris  
 Sheriff of Monroe County  
 Pennsylvania  
 Joel D Johnson, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Jun 23, 30, Jul 7

**SHERIFF'S SALE  
 OF VALUABLE  
 REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4749 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, July 27, 2023**

**AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS . . . WHICHEVER IS HIGHER BY CASHIERS CHECK

**LEGAL DESCRIPTION**

OWNERS: **NORIHITO YOSHIDA  
 KYON-SOO YOSHIDA**  
 CONTRACT NO.: **1108906082**  
 FILE NO.: **PA-RT-063-158**  
 Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 52 of Unit No. RT-152**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6,

1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **4/13/2006**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2264**, Page **92** granted and conveyed unto NORIHITO YOSHIDA and KYON-SOO YOSHIDA.

PARCEL NO.: **16/110430**

PIN NO.: **16732101498162U152**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **NORIHITO YOSHIDA  
 KYON-SOO YOSHIDA**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Ken Morris  
 Sheriff of Monroe County  
 Pennsylvania  
 Joel D Johnson, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Jun 23, 30, Jul 7

**SHERIFF'S SALE  
 OF VALUABLE  
 REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5078 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, July 27, 2023**

**AT 10:00 A.M.**

By accessing the web address:  
[www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)

PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of land, with the improvements thereon erected, situate in the Township of Middle Smithfield, County of



Monroe and State of Pennsylvania, bounded and described as follows:

BEING shown and designated as Lot No. 35 on a certain map or plan of lots entitled "Subdivision of Winona Lakes, Section 5, Mountain Vista Village", American Landmark Corporation, Owner and Developer, Middle Smithfield Township, Monroe County, Pennsylvania, dated July 17, 1972 and revised August 30, 1972, prepared by Edward C. Hess Associates, Inc., Scale being 1" = 100', recorded August 30, 1972 in the Recorder's Office at Stroudsburg, Monroe County, Pennsylvania, in Plat Book Volume 17, Page 69.

BEING Lot No. 35 on the above-mentioned plan.

BEING Parcel No. 09/6D/2/40

BEING THE SAME PREMISES which Jeffery A. Swietzer and Patti A. Swietzer by deed dated January 11, 2021, and recorded in the Office of the Recorder of Deeds in and for the County of Monroe and Commonwealth of Pennsylvania on January 12, 2021 in Instrument No. 202101130, granted and conveyed unto Javill Young.

Parcel ID# 09.6D.2.40

PIN #09733402882349

Market Value: \$100,970.00

Address of property to be sold: 2138 Vista Circle, East Stroudsburg, PA 18302

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **JAVILL YOUNG**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA.

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Jill M. Fein, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7

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**SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4888 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public

sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on: **Thursday, July 27, 2023**

**AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF THE PURCHASE PRICE OR

SHERIFF'S COSTS . . . WHICHEVER IS HIGHER BY CASHIERS CHECK

**LEGAL DESCRIPTION**

OWNERS: **MARYBETH ZEMAN A/KA/ MARY ELIZABETH ZEMAN**

CONTRACT NO.: **1080100605**

FILE NO.: **PAT-FV-065-019**

An undivided one fifty-second (1/52) co-tenancy interest being designated as **Interval No(s). 37**, in that certain piece or parcel of land, together with the messuage (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. FV 27B**, in a certain Statement of Mutual Ownership Agreements of Fairway House Planned Residential Area, filed on March 26, 1975, in Deed Book Volume 618, at Page 137, as amended and/or supplemented (Units 4-6, 9-10, 12-13, 15, 18, 23-38, 41-44, and 47-53) and Statement of Mutual Ownership, filed on May 30, 1980, in Deed Book Volume 1036, at Page 139, as amended and/or supplemented (Units 2-3, 7-8, 11, 14, 16-17, 19, 21, 34, 39, and 45-46). The said Unit is more particularly shown and described on the certain Declaration Plan filed on September 4, 1974, in Plot Book Volume 23, at Page 99; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **12/18/2001**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2111**, Page **782** granted and conveyed unto **MARYBETH ZEMAN A/KA/ MARY ELIZABETH ZEMAN**.

PARCEL NO.: **16/4/1/48-27B**

PIN NO.: **16732102877979B27B**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **MARYBETH ZEMAN A/K/A MARY ELIZABETH ZEMAN**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor

Jun 23, 30, Jul 7

**SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4734 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, July 27, 2023  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10%  
OF THE PURCHASE PRICE OR  
SHERIFF'S COSTS . . . WHICHEVER IS HIGHER  
BY CASHIERS CHECK

**LEGAL DESCRIPTION**

OWNERS: **MICHAEL J ZOLFO KIERSTYN  
PIOTROWSKI ZOLFO F/K/A KIERSTYN  
PIOTROWSKI**

CONTRACT NO.: **1070001946**

FILE NO.: **PA-DV-063-005**

An undivided one fifty-second (1/52) cotenancy interest being designated as **Time Period(s) No(s). 35** in that certain piece or parcel of land, together with the messuage (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. 118**, in a certain Statement of Mutual Ownership Agreements of Depuy House Planned Residential Area, filed on August 5, 1976, in Deed Book Volume 721, at Page 317, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration Plans of Depuy House Planned Residential Area. Said Declaration Plans for Phase II-A, Units 60-84 were filed on August 6, 1976, in Plot Book Volume 30, at Page 13; for Phase II-B, Units 85-109 and Units 130-132 were filed on August 1, 1977, in Plot Book Volume 33, at Page 67; for Phase II-C, Units 110-129 were filed on October 26, 1977, in Plot Book Volume 34, at Page 73; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **4/22/2010**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2369**, Page **6198** granted and conveyed unto **MICHAEL J ZOLFO** and **KIERSTYN PIOTROWSKI ZOLFO F/K/A KIERSTYN PIOTROWSKI**.

PARCEL NO.: **16/3/3/3-1-118**

PIN NO.: **16733101093865B118**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **MICHAEL J ZOLFO**, **KIERSTYN PIOTROWSKI ZOLFO F/K/A**  
**KIERSTYN PIOTROWSKI**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Jun 23, 30, Jul 7