

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Pasquale J. Genovese, 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.

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

May 26, Jun 2, 9

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF BRIDGET T. CREEGAN, late of
Smithfield Township, Monroe County,
Pennsylvania, deceased.

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

Janet Creegan, Executrix
124 Cromwell Circle
East Stroudsburg, PA 18302

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

May 26, Jun 2, 9

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of ROSHANARA CHANONA, late of the
Township of Stroud, 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

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, 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.

LeslieAnne Chanona, Executrix
113 Dennis Court
East Stroudsburg, PA 18301
OR TO:

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

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

May 26, Jun 2, 9

**PUBLIC NOTICE
ESTATE NOTICE**

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

Executor:

Francis J. Mills

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

May 26, Jun 2, 9

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Marielle S. Mendez a/k/a Marielle Mendez, deceased

Late of Jackson 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.

Yessica K. Degia, Executrix

c/o Timothy B. Fisher II, Esquire

FISHER & FISHER LAW OFFICES
PO Box 396
Gouldsboro, PA 18424

Jun 2, 9, 16

**PUBLIC NOTICE
ESTATE NOTICE**

Notice is hereby given that, in the estate of the decedent set forth below, the Register of Wills of Monroe County has granted letters, testamentary or of administration, to the persons named. All persons having claims against said estate are requested to make known the same to them or their attorneys and all persons indebted to said decedent are requested to make payment without delay to the executors or administrators named below.

BESSIE J. PETERSON, DECEASED aka BETSY N. PETERSON aka BETSY J. PETERSON

Late of POCONO TOWNSHIP

Administrator Chris Peterson, 151 Woodland Blvd., Stroudsburg, PA 18360

Attorney Kenneth R. Bachman, Esq., 77

Chatham Court, Ocean Pines, Maryland 21811

Jun 2, 9, 16

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF GUSTAV A. SPRINGER, JR., 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.

Scott Springer, Executor

448 Carriage Way

South Elgin, IL 60177

Lori J. Cerato, Esq.

Kelly L. Lombardo, Esq.

729 Sarah Street

Stroudsburg, PA 18360

570-424-3506

Jun 2, 9, 16

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Ryan P. VanGorden, aka Ryan Paul VanGorden, aka Ryan VanGorden, aka Ryan Van Gorden, Late of Township of Hamilton, Monroe County, Pennsylvania, deceased.

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

same without delay to the undersigned or their attorney within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address within the County where notice may be given to Claimant.

Jaclyn VanGorden, Administrator

c/o Steven R. Savoia,

Attorney at Law

621 Ann Street; PO Box 263

Stroudsburg, PA 18360

Jun 2, 9, 16

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **GEORGE ELEFTHERIOS KAZAKOS**, Late of Bartonsville, PA Township, Monroe County, Commonwealth of Pennsylvania 1/14/2023 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 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 within the County where notice may be given to Claimant.

Linda S. Kazakos, Administrator

126 Jojo Road

Bartonsville, PA 18321

GEORGE W. WESTERVELT, JR., Esq.

706 Monroe Street

Stroudsburg, PA 18360

Jun 2, 9, 16

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of ROBERT L. UGUCCIONI, late of 719

Lower Deer Valley Road, P.O. Box 437,

Tannersville, Monroe County, Pennsylvania

18372, deceased.

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

Robert L. Uguccioni, Administrator

1705 North 43rd Avenue

Hollywood, Florida 33021

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

Jun 2, 9, 16

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Deborah L. Albert. Late of Stroudsburg Township, Monroe County, Commonwealth of Pennsylvania 4/7/2023 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.

Donald E. Albert, Administrator

708 Ellis Road
Willow Grove, PA 19090

Scott M. Amori, Esq.
513 Main Street
Stroudsburg, PA 18360

Jun 2, 9, 16

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF PETA-LYNN FULTON a/k/a PETA L. FULTON, late of Smithfield 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.

Stephen Besecker, Executor

151 Bush Mountain Drive
Cresco, PA 18326

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

Jun 2, 9, 16

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF ANNE-LOUISE STRICKLAND a/k/a ANNE L. STRICKLAND, 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 their attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Forty-third Judicial District, a particular statement of claim duly verified by an affidavit setting forth an address within the County where notice may be given to claimant.

Melinda Rosen, Co-Executor

1205 Mattioli Road
Bartonsville, PA 18321

Amy Rosen, Co-Executor

112 Duck Hollow Circle
Stroudsburg, PA 18360

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

Jun 9, 16, 23

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Richard J. Petersen, late of Jackson Township, Monroe County, Commonwealth of Pennsylvania, deceased.

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

Kasey L. Paiva

1499 Rt. 715
Stroudsburg, PA 18360

or to:

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

Jun 9, 16, 23

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Jean R. Moore

Late of East Stroudsburg Township, Monroe County, Commonwealth of Pennsylvania 12/8/2022 deceased.

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

Jason Todd Moore

754 Garnet Lane
East Stroudsburg, PA 18301

Dionysios C. Pappas, Esq.
2551 Baglyos Circle, Suite A-14
Bethlehem, PA 18020

Jun 9, 16, 23

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Meredith Mead, deceased

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

David Mead, Administrator

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

Jun 9, 16, 23

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
ESTATE NOTICE**

Estate of Frank Garvin Brown, Jr., a/k/a Frank G. Brown, Jr., a/k/a Frank G. Brown, a/k/a Frank Brown, Deceased

Letters of Administration on the Estate of **Frank Garvin Brown, Jr., a/k/a Frank G. Brown, Jr., a/k/a Frank G. Brown, a/k/a Frank Brown**, late of Stroud Township, Monroe County, Pennsylvania, who died on July 20, 2021, having been granted to **Garvin Brown**, all persons indebted to the Estate are requested to make payment, and those having claims to present same without delay, to:

Garvin Brown

P.O. Box 687
Canadensis, PA 18325

By: John L. Dewitsky, Jr., Esq.
17 N. 6th St.

Stroudsburg, PA 18360
570-424-0300

Attorney for Administrator

Jun 9, 16, 23

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of WILLIAM RALPH PRATT, III a/k/a WILLIAM R. PRATT, III a/k/a WILLIAM PRATT, III, late of the Township of Jackson, County of Monroe Commonwealth of Pennsylvania, Deceased

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

Shilan Li Pratt, Administratrix

245 Jarret Bay Lane
Fuquay Varina, NC 27526

OR TO:

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

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

Jun 9, 16, 23

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

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
FOREIGN REGISTRATION**

Mosqitter Inc. filed a Foreign Registration Statement with the Commonwealth of Pennsylvania. The address of its principal office under the laws of its jurisdiction is 8 THE GREEN STE A, DOVER, KENT COUNTY, DE 19901. The address of this association's proposed registered office in this Commonwealth is 562 Independence Rd., suite 229, East Stroudsburg, PA 18301 in the county of Monroe. The Corporation is filed in compliance with the requirements of the applicable provision of 15 Pa. C.S. 412.
Jun 9

**PUBLIC NOTICE
PETITION FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on the 2nd of May 2023, the Petition for Change of Name, was filed on Monroe County Court of Common Pleas, request an order to change the name of **MATTHEW MCSHANE** to Matthew McShane. The Court has fixed the 11th day of August, 2023, at 2:00 pm in Courtroom No. 7 of the Monroe County Courthouse, 610 Monroe Street, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.
Jun 9

**PUBLIC NOTICE
IN THE COURT OF COMMON PLEAS
Monroe COUNTY
CIVIL ACTION - LAW
ACTION OF MORTGAGE FORECLOSURE
Term No. 6843-CV-2022
NOTICE OF ACTION IN MORTGAGE
FORECLOSURE**

Lakeview Loan Servicing, LLC
Plaintiff
vs.

MARY PRYOR & OLLIE M PRYOR
Mortgagor and Real Owner
Defendant

TO MARY PRYOR & OLLIE M PRYOR,
MORTAGOR AND REAL OWNER, DEFENDANT
whose last known address is 663 Sullivan Trail Long Pond, PA 18334.

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

You are hereby notified that Plaintiff Lakeview Loan Servicing, LLC, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Monroe County, Pennsylvania, docketed to No. 6843-CV-2022 wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 663 Sullivan Trail Long Pond, PA 18334 whereupon your property will be sold by the Sheriff of Monroe.

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claim in the Complaint of for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. **YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. MONROE COUNTY BAR ASSOCIATION - LAWYER REFERRAL SERVICE**
Find A Lawyer Program
913 Main Street
Stroudsburg, PA 18360
570-424-7288

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

Jun 9

**PUBLIC NOTICE
4752 CIVIL 2022**

RIDGE TOP VILLAGE OWNERS ASSOCIATION
Plaintiff(s)

Vs.

LILLIAN ACEVEDO

Defendant(s)

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

AS TO SEPARATE DEFENDANT(S): **LILLIAN
ACEVEDO**

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at Interval No. 43, Unit No. RT-54, of Ridge Top Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's sale on July 27, 2023 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

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

Tax code #: **16/3/2/28-54**

PIN #: **16732102780924**

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

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

Jun 9

**PUBLIC NOTICE
4756 CIVIL 2022**

RIDGE TOP VILLAGE OWNERS ASSOCIATION
Plaintiff(s)

Vs.

ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **VERONICA CARROLL**, DECEASED

Defendant(s)

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

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

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at Interval No. 25, Unit No. RT-116, of Ridge Top Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's sale on July 27, 2023 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 25 of Unit No. RT-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.

Tax code #: **16/88117/U116**

PIN #: **16732101399063U116**

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

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

Jun 9

**PUBLIC NOTICE
4888 CIVIL 2022**

FAIRWAY HOUSE PROPERTY OWNERS
ASSOCIATION
Plaintiff(s)
Vs.

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
Defendant(s)

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

AS TO SEPARATE DEFENDANT(S): **NICOLA A
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**

This notice is sent to you in an attempt to
collect a DEBT and any information obtained
from you will be used for that purpose.

Your house (real estate) at **Interval No. 45,
Unit No. FV51A, of Fairway House, Shawnee
Village, Shawnee-on-Delaware, PA 18356** is
scheduled to be sold at Sheriff's sale on July 27,
2023 at 10:00 AM in the Monroe County
Courthouse, Stroudsburg, PA. In the event the
sale is continued, an announcement will be
made at said sale in compliance with PA Rules
of Civil Procedures, Rule 3129.3.

An undivided one fifty-second (1/52) co-
tenancy interest being designated as **Interval
No(s). 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.

Tax code #: **16/4/1/48-51A**

Pin #: **16732102885466851A**

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

MONROE COUNTY BAR ASSOCIATION

LAWYER REFERRAL SERVICE
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Jun 9

**PUBLIC NOTICE
4760 CIVIL 2022**

RIVER VILLAGE PHASE IIIB OWNERS
ASSOCIATION
Plaintiff(s)
Vs.

JOHN L COSBY, HERMELINDA COSBY
Defendant(s)

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

AS TO SEPARATE DEFENDANT(S): **JOHN L
COSBY**

This notice is sent to you in an attempt to
collect a DEBT and any information obtained
from you will be used for that purpose.

Your house (real estate) at **Interval No. 20, Unit
No. RV 125, of River Village Phase IIIB,
Shawnee Village, Shawnee-on-Delaware, PA
18356** is scheduled to be sold at Sheriff's sale
on July 27, 2023 at 10:00 AM in the Monroe
County Courthouse, Stroudsburg, PA. In the
event the sale is continued, an announcement
will be made at said sale in compliance with PA
Rules of Civil Procedures, Rule 3129.3.

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

Pennsylvania, known as **Interval No(s). 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.

Tax code #: **16/2/1/1-10**

PIN #: **16732101450770C1**

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.

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Jun 9

**PUBLIC NOTICE
4891 CIVIL 2022**

RIVER VILLAGE OWNER'S ASSOCIATION
Plaintiff(s)
Vs.

DEBBY DERSH
Defendant(s)

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

AS TO SEPARATE DEFENDANT(S): **DEBBY DERSH**

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Interval No. 43, Unit No. RV 1, of River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on July 27, 2023 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 43 of Unit 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.

Tax code #: **16/2/1/1-7-1C**
 PIN #: **16732102774648**

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.

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Jun 9

PUBLIC NOTICE
4733 CIVIL 2022

DEPUY HOUSE PROPERTYOWNERS ASSOCIATION
 Plaintiff(s)
 Vs.

MICHAEL DITOMASSO, RICHARD GRAFFEO
 Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

AS TO SEPARATE DEFENDANT(S): **MICHAEL DITOMASSO**

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Time Period No. 9, Unit No. DV-117, of Deputy House, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on July 27, 2023 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided one fifty-second (1/52) co-tenancy interest being designated as **Time Period(s) No(s). 9** in that certain piece or parcel of land, together with the message (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. DV-117**, in a certain Statement of Mutual Ownership Agreements of Deputy House Planned Residential Area, filed on August 5, 1976, in Deed Book Volume 721, at Page 317, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration Plans of Deputy House Planned Residential Area. Said Declaration Plans for Phase II-A, Units 60-84 were filed on August 6,

1976, in Plot Book Volume 30, at Page 13; for Phase II-B, Units 85-109 and Units 130-132 were filed on August 1, 1977, in Plot Book Volume 33, at Page 67; for Phase II-C, Units 110-129 were filed on October 26, 1977, in Plot Book Volume 34, at Page 73; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

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

Tax code #: **16/3/3/3-1-117**
 PIN #: **167331010938348117**

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MONROE COUNTY BAR ASSOCIATION
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Jun 9

PUBLIC NOTICE
4749 CIVIL 2022

RIDGE TOP VILLAGE OWNERS ASSOCIATION
 Plaintiff(s)
 Vs.

LOIS A GARDNER, STEVEN M GARDNER, STACI L GARDNER, LORRAINE BOSTON
 Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

AS TO SEPARATE DEFENDANT(S): **LOIS A GARDNER, STACI L GARDNER, LORRAINE BOSTON**

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Interval No. 48, Unit No. RT-144, of Ridge Top Village, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on July 27, 2023 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

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

Tax code #: **16/88145/U144**

PIN #: **16732101497127U144**

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.

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Jun 9

**PUBLIC NOTICE
4756 CIVIL 2022**

RIDGE TOP VILLAGE OWNERS ASSOCIATION
Plaintiff(s)
Vs.

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**
Defendant(s)

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

AS TO SEPARATE DEFENDANT(S): **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**

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Interval No. 35, Unit No. RT- 120, of Ridge Top Village, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on July 27, 2023 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be

made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

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

Tax code #: **16/88121/U120**

PIN #: **16732101398142U120**

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(570) 424-1340**

Jun 9

**PUBLIC NOTICE
4757 CIVIL 2022**

RIDGE TOP VILLAGE OWNERS ASSOCIATION
Plaintiff(s)
Vs.

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**
Defendant(s)

NOTICE OF SHERIFF'S SALE OF

REAL PROPERTY

AS TO SEPARATE DEFENDANT(S): ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATION CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **JAMES HANLEY A/K/A JAMES JOSEPH HANLEY, DECEASED**

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Unit No. RT-FL 171 68, of Ridge Top Village, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on July 27, 2023 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

Smithfield Township, Monroe County, Pennsylvania, 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.

Tax code #: **16/110461**

PIN #: **16732102592370U171**

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Jun 9

**PUBLIC NOTICE
4757 CIVIL 2022**

RIDGE TOP VILLAGE OWNERS ASSOCIATION
Plaintiff(s)

Vs.

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**
Defendant(s)

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

AS TO SEPARATE DEFENDANT(S): **ANTONIA IABONI**, SURVIVING TENANT BY THE ENTIRETY OF **IGINO IABONI, DECEASED 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**

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Interval No. 30, Unit No. RT-34, of Ridge Top Village, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on July 27, 2023 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

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

Tax code #: **16/3/2/28-34**

PIN #: **16732102689423**

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MONROE COUNTY BAR ASSOCIATION

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Jun 9

PUBLIC NOTICE

4757 CIVIL 2022

RIDGE TOP VILLAGE OWNERS ASSOCIATION
Plaintiff(s)

Vs.

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**

Defendant(s)

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

AS TO SEPARATE DEFENDANT(S): **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**

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Interval No. 27, Unit No. RT- 17, of Ridge Top Village, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on July 27, 2023 at 10:00 AM in the Monroe County

Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

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

Tax code #: **16/88016/J17**

PIN #: **16732102588018**

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MONROE COUNTY BAR ASSOCIATION

LAWYER REFERRAL SERVICE

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Jun 9

PUBLIC NOTICE

4749 CIVIL 2022

RIDGE TOP VILLAGE OWNERS ASSOCIATION
Plaintiff(s)

Vs.

THOMAS KULIK, CHRISTINE KULIK

Defendant(s)

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

AS TO SEPARATE DEFENDANT(S): **CHRISTINE KULIK**

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Interval No. 27, Unit No. RT-131, of Ridge Top Village, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on July 27, 2023 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be

made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3. Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 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.

Tax code #: **16/88132/U131**
 PIN #: **16732101490260U131**

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.

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Jun 9

PUBLIC NOTICE
4752 CIVIL 2022

RIDGE TOP VILLAGE OWNERS ASSOCIATION
 Plaintiff(s)

Vs.

RAMSEY MYERS, ANNE MYERS
 Defendant(s)

NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY

AS TO SEPARATE DEFENDANT(S): **ANNE MYERS**

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose. Your house (real estate) at **Interval No. 30, Unit No. RT 77, of Ridge Top Village, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on July 27, 2023 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

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

Tax code #: **16/88076/U77**
 PIN #: **16732102694472**

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

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

Jun 9

PUBLIC NOTICE
4756 CIVIL 2022

RIDGE TOP VILLAGE OWNERS ASSOCIATION
 Plaintiff(s)

Vs.

ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **LUCILLE POSTIGLIONE A/K/A LUCILLE CHARLENE POSTIGLIONE, DECEASED**
 Defendant(s)

NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY

AS TO SEPARATE DEFENDANT(S): ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **LUCILLE POSTIGLIONE A/K/A LUCILLE CHARLENE POSTIGLIONE, DECEASED**

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose. Your house (real estate) at **Interval No. 3, Unit No. RT- 188, of Ridge Top Village, Shawnee**

Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's sale on July 27, 2023 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

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

Tax code #: **16/110479**

PIN #: **16732102594644U188**

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

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

Jun 9

**PUBLIC NOTICE
4752 CIVIL 2022**

RIDGE TOP VILLAGE OWNERS ASSOCIATION
Plaintiff(s)
Vs.
RC CONCEPTS LLC

Defendant(s)

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

AS TO SEPARATE DEFENDANT(S): **RC
CONCEPTS LLC**

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Interval No. 38, Unit No. RT-258, of Ridge Top Village, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on July 27, 2023 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

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

Tax code #: **16/110865**

PIN #: **16732203407013**

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

**MONROE COUNTY BAR ASSOCIATION
LAWYER REFERRAL SERVICE**

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

Jun 9

**PUBLIC NOTICE
4757 CIVIL 2022**

RIDGE TOP VILLAGE OWNERS ASSOCIATION
Plaintiff(s)

Vs.

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**
 Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

AS TO SEPARATE DEFENDANT(S): ALL 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**

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose. Your house (real estate) at **Unit No. RT-FL 196 64, of Ridge Top Village, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on July 27, 2023 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

Smithfield Township, Monroe County, Pennsylvania, 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**.

Tax code #: **16/110797**
 PIN #: **16732102596707U196**

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR

TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.
MONROE COUNTY BAR ASSOCIATION
LAWYER REFERRAL SERVICE
913 MAIN STREET
STROUDSBURG, PA 18360
monroebar.org
(570) 424-1340

Jun 9

PUBLIC NOTICE
4749 CIVIL 2022

RIDGE TOP VILLAGE OWNERS ASSOCIATION Plaintiff(s)
 Vs.
MARITZA RODRIGUEZ-PHELAN Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

AS TO SEPARATE DEFENDANT(S): **MARITZA RODRIGUEZ-PHELAN**

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose. Your house (real estate) at **Interval No. 37, Unit No. RT-134, of Ridge Top Village, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on July 27, 2023 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 37 of Unit No. RT-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**.

Tax code #: **16/88135/U134**
 PIN #: **16732101491126U134**

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

MONROE COUNTY BAR ASSOCIATION

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

Jun 9

PUBLIC NOTICE
4896 CIVIL 2022

RIDGE TOP VILLAGE OWNERS ASSOCIATION
 Plaintiff(s)
 Vs.
AMANDA C SCOTT, RUSSELL H SCOTT JR
 Defendant(s)

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

AS TO SEPARATE DEFENDANT(S): **AMANDA C SCOTT, RUSSELL H SCOTT JR**

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Interval No. 51, Unit No. RT-255, of Ridge Top Village, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on July 27, 2023 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

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

Tax code #: **16/110862**

PIN #: **16732203406053**

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

MONROE COUNTY BAR ASSOCIATION
LAWYER REFERRAL SERVICE
913 MAIN STREET
STROUDSBURG, PA 18360

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(570) 424-1340

Jun 9

PUBLIC NOTICE
3071 CIVIL 2021

RIDGE TOP VILLAGE OWNERS ASSOCIATION
 Plaintiff(s)
 Vs.
DAVID SHILOH, SURVIVING TENANT BY THE ENTIRETY OF DONNA SHILOH, DECEASED
 Defendant(s)

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

AS TO SEPARATE DEFENDANT(S): **DAVID SHILOH, SURVIVING TENANT BY THE ENTIRETY OF DONNA SHILOH, DECEASED**

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Interval No. 7, Unit No. RT-109, of Ridge Top Village, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on July 27, 2023 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

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

Tax code #: **16/88110/U109**

PIN #: **16732101387907U109**

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

MONROE COUNTY BAR ASSOCIATION
LAWYER REFERRAL SERVICE
913 MAIN STREET
STROUDSBURG, PA 18360
 monroebar.org

Jun 9

(570) 424-1340

**PUBLIC NOTICE
4741 CIVIL 2022**FAIRWAY HOUSE PROPERTY OWNERS
ASSOCIATION

Plaintiff(s)

Vs.

EDYTHE K THOMAS

Defendant(s)

**NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY**AS TO SEPARATE DEFENDANT(S): **EDYTHE K
THOMAS**

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Interval No. 21, Unit No. FV-8B, of Fairway House, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on July 27, 2023 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided one fifty-second (1/52) co-tenancy interest being designated as **Interval No(s). 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.

Tax code #: **16/4/1/48-8B**PIN #: **1673210287982588B**

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

MONROE COUNTY BAR ASSOCIATION**LAWYER REFERRAL SERVICE**

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

Jun 9

**PUBLIC NOTICE
4732 CIVIL 2022**DEPUY HOUSE PROPERTY OWNERS
ASSOCIATION

Plaintiff(s)

Vs.

JACOB WALDEN

Defendant(s)

**NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY**AS TO SEPARATE DEFENDANT(S): **JACOB
WALDEN**

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Time Period No. 32, Unit No. 128, of Depuy House, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on July 27, 2023 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided one fifty-second (1/52) co-tenancy interest being designated as **Time Period(s) No(s). 32** 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. 128**, 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 **8/28/2012**, 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.

Tax code #: **16/3/3/3-1-128**PIN #: **16733101097903B128**

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

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

Jun 9

PUBLIC NOTICE
5548 CIVIL 2022

FAIRWAY HOUSE PROPERTY OWNERS
 ASSOCIATION
 Plaintiff(s)
 Vs.

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**
 Defendant(s)

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

AS TO SEPARATE DEFENDANT(S): ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **JOHN J BROZANA JR A/K/A JOHN JOSEPH BROZANA JR, DECEASED**

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Interval No. 33, Unit No. FV12B, of Fairway House, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on July 27, 2023 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided one fifty-second (1/52) co-tenancy interest being designated as **Interval No(s). 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.

Tax code #: **16/4/1/48-12B**

PIN #: **16732102879955B12B**

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

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

Jun 9

PUBLIC NOTICE
4734 CIVIL 2022

DEPUY HOUSE PROPERTY OWNERS
 ASSOCIATION
 Plaintiff(s)
 Vs.

MICHAEL J ZOLFO, KIERSTYN PIOTROWSKI
 ZOLFO F/K/A KIERSTYN PIOTROWSKI

Defendant(s)

(570) 424-1340

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

Jun 9

**AS TO SEPARATE DEFENDANT(S): KIERSTYN
PIOTROWSKI ZOLFO F/K/A KIERSTYN
PIOTROWSKI**

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Time Period No. 35, Unit No. 118, of Depuy House, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on July 27, 2023 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided one fifty-second (1/52) 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.

Tax code #: **16/3/3/3-1-118**PIN #: **16733101093865B118**

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

**MONROE COUNTY BAR ASSOCIATION
LAWYER REFERRAL SERVICE
913 MAIN STREET
STROUDSBURG, PA 18360
monroebar.org**

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4751 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, June 29, 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: **MARIA ALEJANDRO-HANNIBAL
ROBERT HANNIBAL**

CONTRACT NO.: **1108501784**

FILE NO.: **PA-RT-063-128**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 16 of Unit No. RT- 26**, 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 **6/8/1993**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1891**, Page **80** granted and conveyed unto **MARIA ALEJANDRO-HANNIBAL** and **ROBERT HANNIBAL**.

PARCEL NO.: **16/3/2/28-26**

PIN NO.: **:16732102687180**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **MARIA ALEJANDRO-HANNIBAL
ROBERT HANNIBAL**

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
May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 570 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, June 29, 2023
AT 10:00 A.M.**

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

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 Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows:

BEING shown and designated as Lot No. 13 on a certain map or plan of lots entitled "Subdivision of Wimona Lakes, Section 4, North Village, American Landmark Corporation, Owner & Developer, Middle Smithfield Township, Monroe County, Pennsylvania, dated March 3, 1972 and revised April 5, 1972, prepared by Edward C. Hess Associates, Scale being 1" = 100", recorded April 19, 1972 in the Recorder's Office, Stroudsburg, Monroe County, Pennsylvania, in Plat Book Vol. 16, Page 83.

CONTAINING 29,877 square feet, more or less. BEING Lot No. 13 on the above mentioned plan.

Commonly known as 5091 Yukon Drive, East Stroudsburg, PA 18302

Being Parcel No. 09.6D.1.13; PIN 09733402674702

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Christopher Anderson** and **Wilma Anderson**

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
Benjamin N. Hoen, Esquire

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4751 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, June 29, 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: **GUILLERMINA ARIAS**

CONTRACT NO.: **1108901026**

FILE NO.: **PA-RT-063-148**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 9 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 **8/18/1998**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2052**, Page **2115** granted and conveyed unto GUILLERMINA ARIAS.

PARCEL NO.: **16/88005/U6**

PIN NO.: **:16732102579923U6**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **GUILLERMINA ARIAS**

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
May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4743 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, June 29, 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: **ELIZABETH ANN BARNES A/K/A ELIZABETH ANN KOOS**, INDIVIDUALLY, AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **ELEANOR WALLACE, DECEASED, WHOSE DATE OF DEATH IS DECEMBER 5, 2013**

CONTRACT NO.: **1077605319**

FILE NO.: **PA-DV-063-021**

An undivided one fifty-second (1/52) co-tenancy interest being designated as **Time Period(s) No(s). 17** 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. 68D**, 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 **6/24/1999**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2065**, Page **5274** granted and conveyed unto ELEANOR WALLACE and ELIZABETH ANN BARNES A/K/A ELIZABETH ANN KOOS.

PARCEL NO.: **16/3/3/3-1-68D**

PIN NO.: **16732102984938B68D**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **ELIZABETH ANN BARNES A/K/A ELIZABETH ANN KOOS**, INDIVIDUALLY, AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH ELEANOR WALLACE, 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
May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7282 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, June 29, 2023
AT 10:00 A.M.**

By accessing the web address:

www.bid4assets.com/monroecountysheriffsale

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Coolbaugh, County of Monroe, and Commonwealth of

Pennsylvania, being Lot 1505, Section B, Pocono Farms, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for Monroe County, in Plot Book Volume 10, Page 13.

BEING KNOWN AS: 206 ADAMS PLACE AKA 1505 ADAMS PLACE, TOBYHANNA, PA 18466 BEING THE SAME PREMISES WHICH PATRICIA A. FARRELL, SINGLE BY DEED DATED 11/17/2004 AND RECORDED 11/24/2004 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2208 AT PAGE 7407, GRANTED AND CONVEYED UNTO PATRICIA A. FARRELL, SINGLE, NOW DECEASED (DATE OF DEATH 5/6/2017 AND MICHAEL A. STOCKMAN, SINGLE, NOW DECEASED (DATE OF DEATH 12/22/2020)

PIN #: 03635704632780

TAX CODE #: 03.7B.1.15

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **ALISON BEARISH AKA ALISON STOCKMAN** SOLELY IN HER CAPACITY AS HEIR OF MICHAEL STOCKMAN, DECEASED JOSHUA STOCKMAN SOLELY IN HIS CAPACITY AS HEIR OF MICHAEL STOCKMAN, DECEASED THE UNKNOWN HEIRS OF MICHAEL STOCKMAN 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
Danielle M. DiLeva, Esquire

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5742 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, June 29, 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

PARCEL NO. 1:

ALL THAT CERTAIN lot, parcel or piece of land, situate in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, being Lot 41, Section D, Pocono Wild Haven Estates, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 11 page 43.

PARCEL NO. 2:

ALL THAT CERTAIN lot, parcel or piece of land, situate in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, being Lot 42, Section D, Pocono Wild Haven Estates, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 11 page 43.

BEING KNOWN AS: 12503 HIGH MEADOW DRIVE, EAST STROUDSBURG, PA 18302
 BEING THE SAME PREMISES WHICH CHRISTIAN TASSINARI, UNMARRIED BY DEED DATED 1/16/2019 AND RECORDED 1/18/2019 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2523 AT PAGE 2668, GRANTED AND CONVEYED UNTO TWENTON J. BENOIT, UNMARRIED.

PIN #: 09731503012563
 TAX CODE #: 09.18A.2.49
 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **TWENTON J. BENOIT**

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
 Danielle M. DiLeva, Esquire

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6467 CIVIL 2008 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, June 29, 2023
 AT 10:00 A.M.**

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

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

BEING KNOWN AS: 149 BON SHER DRIVE F/K/A 38 BON SHERER DRIVE, TANNERSVILLE, PA 18372

BEING THE SAME PREMISES WHICH MILLARD C. RIDDICK, JR. AND MATTIE RIDDICK, HIS WIFE, BY DEED DATED 4/14/2006 AND RECORDED 5/3/2006 IN BOOK 2266 PAGE 2454 CONVEYED TO SEAN M. BING, AN UNMARRIED MAN

PIN #: 12638303119306
 TAX CODE #: 12.87708
 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **SEAN M. BING**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in 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
 May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7437 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, June 29, 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, parcel or piece of land situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, being Lot #3620, Section #7 of Pocono Farms East as shown on plan of lots recorded in the Office of the Recorder of Deeds of Monroe County in Plot Book Volume 17, page 123.

Under and Subject to covenants, conditions and restrictions which shall run with the land as appear in the chain of title.

BEING KNOWN AS: 3123 ESSEX ROAD, TOBYHANNA, PA 18466

BEING THE SAME PREMISES WHICH POCONO HICKORY LANE, INC. BY DEED DATED 9/7/1993 AND RECORDED 10/19/1993 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 1915 AT PAGE 415, GRANTED AND CONVEYED UNTO MITCHELL G. BOGAN, NOW DECEASED, DATE OF DEATH 4/26/2017 AND ROSEMARIE B. BOGAN, NOW DECEASED, DATE OF DEATH 2/25/2014, HIS WIFE.

PIN #: 03636703115706

TAX CODE #: 03.4B.2.65

SEIZED AND TAKEN IN EXECUTION AS THE PRO PERTY OF: **STEVEN BOGAN** AS ADMINISTRATOR OF THE ESTATE OF MITCHELL BOGAN A/K/A MITCHELL G. BOGAN, 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
Danielle M. DiLeva, Esquire

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4738 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, June 29, 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: **ARTHUR BOSLEY**

TONI BOSLEY

CONTRACT NO.: **1109402941**

FILE NO.: **PA-RT-063-189**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 28 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 **9/27/2005**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2241**, Page **4397** granted and conveyed unto **ARTHUR BOSLEY** and **TONI BOSLEY**.

PARCEL NO.: **16/88076/U77**

PIN NO.: **:16732102694472**

SEIZED AND TAKEN IN EXECUTION AS THE PRO PERTY OF: **ARTHUR BOSLEY**
TONI BOSLEY

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
May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4753 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, June 29, 2023

AT 10:00 A.M.

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

LEGAL DESCRIPTION

OWNERS: **MARY BROWN
BORRIS REID**

CONTRACT NO.: **1061012357**

FILE NO.: **PA-RT-063-076**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 47 of Unit No. RT 259**, 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 **2/5/2021**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2568**, Page **5427** granted and conveyed unto MARY BROWN and BORRIS REID.

PARCEL NO.: **16/110866**

PIN NO.: **:16732203407011**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **MARY BROWN
BORRIS REID**

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
May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4753 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, June 29, 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: **STEVEN E BROWN**

CONTRACT NO.: **1100107366**

FILE NO.: **PA-RT-063-090**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 20 of Unit No. RT-117**, 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 **9/25/2001**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2105**, Page **273** granted and conveyed unto STEVEN E BROWN.

PARCEL NO.: **16/88118/U117**

PIN NO.: **:16732101399041U117**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **STEVEN E BROWN**

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 006852 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, June 29, 2023
AT 10:00 A.M.**

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

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

LEGAL DESCRIPTION

All that certain lot, parcel or piece of land situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, being Lot 218 and 1/2 of Lot 217, Miles Weaver Subdivision, a/k/a Sterling Estates as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 10, Page 83. The said portion of Lot 217 having been merged with Lot 218 upon the approval of the Coolbaugh Township Board of Supervisors on April 17, 1986. Said approval map having been recorded in Plot Book 24, Page 43.

BEING known and numbered as 3194
Evergreen Circle, Tobyhanna, PA 18466.

Being the same property conveyed to Kara Lee Burke and Darel Burke who acquired title, as tenants by the entirety, by virtue of a deed from Virginia M. Battisto, no marital status shown, dated October 30, 2020, recorded November 3, 2020, at Instrument Number 202026368, and recorded in Book 2560, Page 5531, Office of the Recorder of Deeds, Monroe County, Pennsylvania.

TAX CODE: 03.4A.3.33

PIN NO: 03635602954331

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Kara Lee Burke** and Darel Burke

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
May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4761 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, June 29, 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: **RILEY BUSSEY**
CONTRACT NO.: **1098303423**
FILE NO.: **PA-RVB-063-280**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 35 of Unit No(s). RV 120**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the 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 **2/13/1987**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1538**, Page **887** granted and conveyed unto RILEY BUSSEY.

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

PIN NO.: **:16732101450770C1**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **RILEY BUSSEY**

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
 May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4739 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, June 29, 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: **LEONARD CAPARATTA**, SURVIVING TENANT BY THE ENTIRETY OF ANN CAPARATTA, DECEASED, WHOSE DATE OF DEATH IS APRIL 20, 2000

CONTRACT NO.: **1088300447**

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

An undivided one fifty-second (1/52) co-tenancy interest being designated as **Interval No(s). 30**, 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. 16B**, 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 **3/21/1986**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1482**, Page **862** granted and conveyed unto LEONARD CAPARATTA and ANN CAPARATTA.

PARCEL NO.: **16/4/1/48-16B**

PIN NO.: **16732102878931B16B**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **LEONARD CAPARATTA**, SURVIVING TENANT BY THE ENTIRETY OF ANN CAPARATTA, 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
 May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 767 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, June 29, 2023
AT 10:00 A.M.**

By accessing the web address:

www.bid4assets.com/monroecountysheriffsale

^{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 THREE CERTAIN PIECES AND PARCELS OF LAND SITUATE IN THE TOWNSHIP OF HAMILTON, COUNTY OF MONROE, AND COMMONWEALTH OF PENNSYLVANIA, MARKED AND DESIGNATED AS LOTS NOS. 301, 302 AND 303 AS SET FORTH ON MAP OF SUB-DIVISION OF LANDS OF LE-RA-DO LANDS CORPORATION, KNOWN AS "HIGH TERRACE" PREPARED AND SURVEYED BY LEO A. ACHTERMAN, JR., P.E., DATED APRIL 26, 1966 AND RECORDED IN THE RECORDER'S OFFICE IN AND FOR MONROE COUNTY AT STROUDSBURG, PENNSYLVANIA, IN PLAT BOOK VOL. 10, PAGE 185.

PROPERTY ADDRESS: 212 Round Hill Rd
Stroudsburg, PA 18360

PARCEL ID: 07.7A.1.6 / 07638002775589

Tax ID: 07.7A.1.6 / 07638002775589

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Circle K Logistic Inc.** and Irma Wray 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
James K. Haney, Esquire

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4758 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, June 29, 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: **LENTON ANDERSON CLEMONS**, SURVIVING TENANT BY THE ENTIRETY OF NORMA E ADAMS CLEMONS, DECEASED, WHOSE DATE OF DEATH IS JANUARY 13, 2005
CONTRACT NO.: **1098600943**
FILE NO.: **PA-RVB-063-301**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 34 of Unit No(s). RV69**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania. BEING THE same premises conveyed by deed recorded **1/8/1992**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe,

Deed Book Volume **1809**, Page **1188** granted and conveyed unto LENTON ANDERSON CLEMONS and NORMA E ADAMS CLEMONS. PARCEL NO.: **16/2/1/1-9**

PIN NO.: **:16732101467354C1**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **LENTON ANDERSON CLEMONS**, SURVIVING TENANT BY THE ENTIRETY OF NORMA E ADAMS CLEMONS, 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
May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2817 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, June 29, 2023
AT 10:00 A.M.**

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

LEGAL DESCRIPTION

OWNERS: **PATRICIA CROCKER, KENNETH TERRY JR, RONALD W TERRY, RICHARD TERRY, JOHN TERRY AND GLENN TERRY**, KNOWN HEIRS OF KENNETH TERRY A/K/A KENNETH K TERRY, DECEASED, WHOSE DATE OF DEATH IS MAY 19, 2019 AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **KENNETH TERRY A/K/A KENNETH K TERRY, DECEASED, WHOSE DATE OF DEATH IS MAY 19, 2019**
CONTRACT NO.: **1099300881**
FILE NO.: **PA-RVB-055-068**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 17 of Unit No(s). RV67**, 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 **6/22/1993**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1893**, Page **534** granted and conveyed unto KENNETH TERRY A/K/A KENNETH K TERRY and GLORIA TERRY A/K/A GLORIA M TERRY.

GLORIA TERRY A/K/A GLORIA M TERRY became deceased on August 4, 2007. KENNETH TERRY A/K/A KENNETH K TERRY and GLORIA TERRY A/K/A GLORIA M TERRY held title as tenants by the entirety; therefore, title was vested solely to KENNETH TERRY A/K/A KENNETH K TERRY at the time of her passing. KENNETH TERRY A/K/A KENNETH K TERRY became deceased on May 19, 2019. The known heirs of KENNETH TERRY A/K/A KENNETH K TERRY are PATRICIA CROCKER, KENNETH TERRY JR, RONALD W TERRY, RICHARD TERRY, JOHN TERRY and GLENN TERRY. Any and all other heirs are unknown.

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

PIN NO.: **:16732101467354C1**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **PATRICIA CROCKER, KENNETH TERRY JR,**

RONALD W TERRY, RICHARD TERRY, JOHN TERRY AND GLENN TERRY, KNOWN HEIRS OF KENNETH TERRY A/K/A KENNETH K TERRY, DECEASED AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH KENNETH TERRY A/K/A KENNETH K TERRY, 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
 May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4738 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, June 29, 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 CUTLER
 DOROTHY CUTLER**
 CONTRACT NO.: **1109505594**
 FILE NO.: **PA-RT-063-196**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 50 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 **10/27/1998**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2055**, Page **2477** granted and conveyed unto MARVIN CUTLER and DOROTHY CUTLER.

PARCEL NO.: **16/110441**

PIN NO.: **:16732102590119U160**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **MARVIN CUTLER
 DOROTHY CUTLER**

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
 May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4753 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, June 29, 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: **DONALD DANIELS
 DARYA DANIELS**
 CONTRACT NO.: **1100202332**
 FILE NO.: **PA-RT-063-094**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 46 of Unit No. RT - 215**, 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 **10/5/2017**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2499**, Page **3457** granted and conveyed unto DONALD DANIELS and DARYA DANIELS.

PARCEL NO.: **16/110819**

PIN NO.: **:16732102593910U215**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **DONALD DANIELS**

DARYA DANIELS

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
May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4751 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, June 29, 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: **WALTER DILLARD**

VALERIE C DILLARD

CONTRACT NO.: **1108905126**

FILE NO.: **PA-RT-063-156**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 3 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 **8/26/1998**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2052**, Page **5741** granted and conveyed unto WALTER DILLARD and VALERIE C DILLARD.

PARCEL NO.: **16/110426**

PIN NO.: **:1673210149719U148**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **WALTER DILLARD**

VALERIE C DILLARD

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
May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1539 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, June 29, 2023

AT 10:00 A.M.

By accessing the web address:

www.bid4assets.com/monroecountysheriffsale

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

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Township of Stroud, County of Monroe, and Commonwealth of Pennsylvania, as shown on a plan titled "Major Subdivision of Lands of James L. Farry, Jr., and Veronica M. Farry, dated August 11, 2001 (last revised

10/17/02) as Prepared by Frank J. Smith, Jr., Inc., professional Land Surveyors of Marshalls Creek, PA, and as recorded in Monroe County Plot Book 73, Page 180, more fully described as follows, to wit:

BEGINNING at a point or near the center of Poplar Valley Road (S.R. 2002) said point being the most Northwesterly common corner of lands now or formerly of Kathleen R. and Ronald J. McIntosh (Deed Book Vol. 1706, Page 29) and Lands of James L. Farry, Jr. and Veronica M. Farry, as shown in the above mentioned Plan.

Thence 1.) by said lands Kathleen R. and Ronald J. McIntosh, South 21 degrees 8 minutes 46 seconds East (passing an iron pipe at 25 feet) 100.67 feet to an iron pipe; Thence 2.) by the same on a curve to the right having a radius of 115.00 feet for an arc length of 109.68 feet to an iron pipe; Thence 3.) by the same, South 33 degrees 30 minutes West 105.12 feet to an iron pipe; Thence 4.) by the same on a curve to the left having a radius of 185.00 feet for an arc length of 162.07 feet to an iron pipe; Thence 5.) by the same and in a P.P. & L. right of way (Deed Book Vol. 1715, Page 227), South 16 degrees 41 minutes 43 seconds East 270.10 feet to an iron pipe; Thence 6.) by the same and in and along the same, North 59 degrees 6 minutes 19 seconds East 408.05 feet to an iron pipe; Thence 7.) by the same, through the same and by lands now or formerly of Paul M. Fellincer and Stuart C. Bailey (deed Book Volume 1863, Page 524) and by lands now or formerly of Willie A. Schmidt (Deed Book Vol.255, Page 367), South 10 degrees 38 minutes 25 seconds East (passing iron pipes at 74.58 feet and 67.10 feet) 957.46 feet to an iron pipe; Thence 8.) by lands now or formerly of Willie A. and Anne Marie Schmidt (Deed Book Vol. 1387, Page 66) South 72 degrees 57 minutes 36 seconds West 324.60 feet to an iron pipe; Thence 9.) by Parcel "C" crossing a private access street and through said P.P. & L right of way, North 16 degrees 41 minutes 43 seconds West (passing an iron pipe at 390.33 feet and passing an iron pin at 749.82 feet) 865.33 feet to an iron pin; Thence 10.) by Parcel "B"; North 16 degrees 41 minutes 43 seconds West 258.74 feet to an iron pipe; Thence 11.) by the same on a curve to the right having a radius of 215.00 for an arc length of 188.36 feet to an iron pipe; Thence 12.) by the same, North 33 degrees, 30 minutes East 105.12 feet to an iron pipe; Thence 13.) by the same on a curve to the left having a radius of 85.00 feet for an arc length of 81.07 feet to an iron pipe; Thence 14.) by the same, North 21 degrees 8 minutes 46 seconds West (passing an iron pipe at 75.67 feet) 100.57 feet to a point at or near the center of said Poplar Valley Road; Thence 15.) in and along Poplar Valley Road, North 68 degrees 51

minutes 14 seconds East 30.00 feet to the place of beginning.

Parcel # 17/10/1/17-6 PIN # 17629900925990 For informational purposes only Property also known as:

231 Wagner Way f/k/a 1446A Poplar Valley Road Stroudsburg, PA 18360

TITLE TO SAID PREMISES IS VESTED IN Kathleen L. Falzarano, Single, by deed from James L. Farry, Jr. and Veronica M. Farry, h/w dated 06/15/04 recorded 06/16/04 in Book 2193, Page 3964, as Instrument # 200426857.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Kathleen L. Falzarano**

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
Patrick J. Wesner, Esquire

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4755 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, June 29, 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: **ELSIE M FERGUSON**
CONTRACT NO.: **1098400054**
FILE NO.: **PA-RV-063-226**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 23 of Unit No(s). RV- 5**, 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 **8/25/1993**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1905**, Page **760** granted and conveyed unto **ELSIE M FERGUSON**.

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

PIN NO.: **:16732102774601**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **ELSIE M FERGUSON**

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
May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4758 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, June 29, 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: **EILEEN FERRY**, SURVIVING TENANT
BY THE ENTIRETY OF WILLIAM J FERRY,
DECEASED, WHOSE DATE OF DEATH IS
NOVEMBER 18, 2016

CONTRACT NO.: **1098901853**

FILE NO.: **PA-RVB-063-310**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 51 of Unit No(s). RV-145**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page

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

BEING THE same premises conveyed by deed recorded **1/27/1997**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2032**, Page **9844** granted and conveyed unto WILLIAM J FERRY and EILEEN FERRY.

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

PIN NO.: **:16732100340877**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERT Y OF: **EILEEN FERRY**, SURVIVING TENANT BY THE ENTIRETY OF WILLIAM J FERRY, 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

May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2817 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, June 29, 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: **MARK J FUGGER**, INDIVIDUALLY, **RICHARD OLFANO**, KNOWN HEIR OF JOSEPH J OLFANO, DECEASED, WHOSE DATE OF DEATH IS FEBRUARY OF 2020 AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **JOSEPH J OLFANO, DECEASED, WHOSE DATE OF DEATH IS FEBRUARY OF 2020**

CONTRACT NO.: **1098312028**

FILE NO.: **PA-RVB-054-029**

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

Pennsylvania, known as **Interval No(s). 8 of Unit No(s). R167**, 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 **6/29/1984**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1368**, Page **315** granted and conveyed unto JOSEPH J OLFANO and MARK J FUGGER.

JOSEPH J OLFANO became deceased in February of 2020. JOSEPH J OLFANO and MARK J FUGGER held title as tenants in common. The known heir of JOSEPH J OLFANO is RICHARD OLFANO. Any and all other heirs are unknown.

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

PIN NO.: **:16732100340877**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERT Y OF: **MARK J FUGGER**, INDIVIDUALLY, **RICHARD OLFANO**, KNOWN HEIR OF JOSEPH J OLFANO, DECEASED, AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH JOSEPH J OLFANO, 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
May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4738 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, June 29, 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: **GERMAN GARCIA**

FENEIRA GARCIA

CONTRACT NO.: **1109806489**

FILE NO.: **PA-RT-063-210**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 48 of Unit No. RT-39**, 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 **11/17/2005**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2248**, Page **3117** granted and conveyed unto GERMAN GARCIA and FENEIRA GARCIA.

PARCEL NO.: **16/3/2/28-39**

PIN NO.: **:16732102689600**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **GERMAN GARCIA**

FENEIRA GARCIA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4755 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, June 29, 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: **FRANK E GONZALEZ**

MADLINE GONZALEZ

CONTRACT NO.: **1099702151**

FILE NO.: **PA-RV-063-232**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 8 of Unit No(s). RV- 12**, 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 **10/27/2004**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2205**, Page **9248** granted and conveyed unto FRANK E GONZALEZ and MADELINE GONZALEZ.

PARCEL NO.: **16/2/1/1-7-3C**

PIN NO.: **:16732102773564**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **FRANK E GONZALEZ**

MADELINE GONZALEZ

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
May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2723 CIVIL 2005 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, June 29, 2023
AT 10:00 A.M.**

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

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 tract of land situate in the Township of Pocono, County of Monroe and Commonwealth of Pennsylvania, being bounded and described as follows, to wit:

BEGINNING at an iron pin on the northerly edge of a certain road fifty (50.00) feet in width known as Sycamore Drive, said pin being at the most Southeasterly corner of Lot 70 and the most Southwesterly corner of Lot 71 and shown on a certain map entitled "Final Plan, Parcel 2 phase 2, The Woodlands, Pine Ridge Equities, Inc. Owner/Developer, 400 Lincoln Ave., Rutherford, NJ 07070, Pocono Township, Monroe County, Pennsylvania", as recorded in the Office of the Recorder of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania in Plot Book Volume 70 Page 223; 1) thence leaving said road and along Lot 70, North zero degrees fifty minutes forty seconds East (N 00-50-40 E) crossing over a one hundred (100.00) foot wide right of way for Pennsylvania Power and Light Company, four hundred forty six and ninety hundredths (446.90') feet to an iron pin on line with lands of Monroe County Vocational Technical School; 2) thence along the lands of Monroe County VoTech, North sixty five degrees forty three minutes thirty seconds East (N 65-43-30 E) sixty six and ninety six hundredths (66.96) feet to an iron pin, a corner common to Lot 72 and 71; 3) thence along Lot 72, South twenty two degrees twenty one minutes seventeen seconds East (S 22-21-17 E) crossing back over said right of way, four hundred eighty four and fifteen hundredths (484.15') feet to an iron pin in concrete on the northerly side of said Sycamore Drive; 4) thence along said road, on a curve to the right having a radius of three hundred seventy five and zero hundredths (375.00') feet with an arc length of one hundred fifty one and eighty four hundredths (151.84') feet to an iron pin, a point of tangency; 5) thence by the same, North eighty nine degrees nine minutes fifteen seconds West (N 89-09-15 W) one hundred three and sixty two hundredths (103.62') feet to the PLACE OF BEGINNING. CONTAINING a total of 74705.40 square feet or 1.715 acres, more or less. Bearings are based on a Magnetic Meridian. BEING Lot 71 as shown on the aforementioned map

BEING KNOWN AS: 272 SYCAMORE DRIVE
 EAST STROUDSBURG, PA 18301, F/K/A LOT 71
 SYCAMORE DRIVE, TANNERSVILLE, PA 18372
 BEING THE SAME PREMISES WHICH PINE RIDGE
 EQUITIES, INC., BY DEED DATED 7/18/1999
 AND RECORDED 9/30/1999 IN THE OFFICE OF
 THE RECORDER OF DEEDS IN DEED BOOK 2069
 AT PAGE 7891, GRANTED AND CONVEYED
 UNTO DAVID T. JAEDE AND CLEO B. HALL.
 PIN #: 12638100188716
 TAX CODE #: 12.90874
 SEIZED AND TAKEN IN EXECUTION AS THE PRO
 PERTY OF: **CLEO B. HALL**
 DAVID T. JAEDE R

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
 May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of
 the Court of Common Pleas of Monroe County,
 Commonwealth of Pennsylvania to 4603 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, June 29, 2023
 AT 10:00 A.M. OWNERS:**

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 THOSE CERTAIN LOTS OR PIECES OF
 GROUND SITUATE IN THE TOWNSHIP OF
 TOBYHANNA, COUNTY OF MONROE AND
 COMMONWEALTH OF PENNSYLVANIA:

BEING KNOWN AS: 348 MOUNTAIN TOP LAKE
 ROAD A/K/A 740 MOUNTAIN TOP LAKE ROAD
 LONG POND, PA 18334
 BEING PARCEL NUMBER: 19.3E.1.108
 MAP NUMBER: 19634403039043
 MUNICIPALITY: TOBYHANNA TOWNSHIP
 IMPROVEMENTS: RESIDENTIAL PROPERTY
 SEIZED AND TAKEN IN EXECUTION AS THE PRO
 PERTY OF: **PATRICK HARDY**
 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
 May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of
 the Court of Common Pleas of Monroe County,
 Commonwealth of Pennsylvania to 2817 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, June 29, 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

ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS
 AND ALL PERSONS, FIRMS OR ASSOCIATIONS
 CLAIMING RIGHT, TITLE OR INTEREST FROM,
 UNDER OR THROUGH **GWENDOLYN B
 HARRELL, DECEASED, WHOSE DATE OF
 DEATH IS APRIL OF 2020**

CONTRACT NO.: **1099704090**
 FILE NO.: **PA-RVB-055-067**

All that certain interest in land situated in
 Smithfield Township, Monroe County,
 Pennsylvania, known as **Interval No(s). 35** of
Unit No(s). RV62, of Phase III-A and Phase III-B
 (Areas 1-4), River Village, Stage I, Shawnee
 Village Planned Residential Development, as

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

BEING THE same premises conveyed by deed recorded **11/4/1997**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2041**, Page **7188** granted and conveyed unto GWENDOLYN B HARRELL.

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

PIN NO.: **:16732101467354C1**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **GWENDOLYN B HARRELL**, 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
May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1614 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, June 29, 2023
AT 10:00 A.M.**

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

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

LEGAL DESCRIPTION

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

BEGINNING at an iron pipe on the Westerly line of Chestnut Lane, said iron pipe being the Northeasterly corner of Lot No. 413, as shown on map entitled "Plotting II, Pleasant Valley Estate, 30 September 1963"; thence along Lot No. 413, as shown on said map, a radial line to the hereinafter described curve, South 75 degrees 06 minutes 40 seconds West, 201.06 feet to an iron pipe; thence along Lot. No. 402, as shown on said map, North 09 degrees 51 minutes 05 seconds West, 113.36 feet to an iron pipe; thence along Lot No. 415, as shown on said map, a radial line to the hereinafter described curve, North 80 degrees 08 minutes 55 seconds East, 196.07 feet to an iron pipe; thence along the Westerly line of Chestnut Lane, as shown on said map, on a curve to the left, having a radius of 1,090 feet, an arc length of 95.83 feet to the place of beginning.

BEING Lot No. 414, Section II, on the plot or plan of lots known as "Pleasant Valley Estates, Inc.", as laid out for the grantor herein, by Leo A. Achterman, Jr., R.P.E., Stroudsburg, Pennsylvania and recorded in the Office of the Recorder of Deeds of Monroe County, in Map Book 13 page 63.

BEING KNOWN AS: 125 CRABAPPLE LANE, KUNKLETOWN, PA 18058
BEING THE SAME PREMISES WHICH PAMELA SCHMIDT BY DEED DATED 2/28/2019 AND RECORDED 3/5/2019 IN THE OFFICE OF THE

RECORDER OF DEEDS IN DEED BOOK 2525 AT PAGE 2806, GRANTED AND CONVEYED UNTO SHANNA MARIE HERRING.
 PIN #: 13622901054506
 TAX CODE #: 13.8B.1.19
 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **SHANNA MARIE HERRING**
 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
 May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4738 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, June 29, 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: **RUSSELL C JONES
 PATRICIA I JONES**
 CONTRACT NO.: **1109401752**
 FILE NO.: **PA-RT-063-188**
 Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 43 of Unit No. RT-107**, 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 **7/24/1996**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2027**, Page **5431** granted and conveyed unto **RUSSELL C JONES** and **PATRICIA I JONES**.

PARCEL NO.: **16/88108/U107**
 PIN NO.: **:16732101386919U107**
 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **RUSSELL C JONES
 PATRICIA I JONES**
 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
 May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 005586-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, June 29, 2023
 AT 10:00 A.M.**

By accessing the web address:

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 or piece of land situate in the Township of Paradise, County of Monroe, and Commonwealth of Pennsylvania, described as being Lot No. 14, as shown on plan titled Denbigh Hill dated April 14, 1971 and recorded in the Office of the Recorder of Deeds in and for the County of Monroe in Plot Book Volume 14, Page 125.

BEING the same premises that Rebecca J. Gray - Wasniewski by her deed dated May 24, 2006, and recorded in the Office for the Recording of Deeds in and for Monroe County, Pennsylvania on May 25, 2006 in Record Book Volume 2268, Page 7667, granted and conveyed unto T.M. Builders, Inc. UNDER AND SUBJECT to any and all reservations, restrictions, conditions, covenants, etc., that are contained in the chain of title.

Being the same premises which T.M. Builders, Inc, by Deed dated 08/17/2007 and recorded 08/27/2007 in the Office of the Recorder of Deed in and for the County of Monroe, in Deed Book 2314, Instrument 6822 granted and conveyed unto Margaret A. Larsen and Eric N. Costello, wife and husband. SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Margaret A. Larsen**
Eric N Costello

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
May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4743 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, June 29, 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: **GLENN LARSON**, EXECUTOR OF THE ESTATE OF JUDITH A RUFFIN, DECEASED,

WHOSE DATE OF DEATH IS MARCH 18, 2021

CONTRACT NO.: **1077901023**

FILE NO.: **PA-DV-063-036**

An undivided one fifty-second (1/52) cotenancy interest being designated as **Time Period(s) No(s). 48** 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. 98**, 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 **2/25/1980**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1010**, Page **314** granted and conveyed unto EDWARD A RUFFIN and JUDITH A RUFFIN.

EDWARD A RUFFIN became deceased on October 4, 2010. JUDITH A RUFFIN and EDWARD A RUFFIN held title as tenants by the entirety; therefore, title was vested solely to JUDITH A RUFFIN at the time of his passing. JUDITH A RUFFIN became deceased on March 18, 2021. Estate documents were filed on behalf of JUDITH A RUFFIN in New Hanover County, North Carolina, on April 5, 2021, File Number 21E0513. The appointed Executor of the ESTATE OF JUDITH A RUFFIN is GLENN LARSON.

PARCEL NO.: **16/3/3-1-98**

PIN NO.: **16732102999500B98**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **GLENN LARSON**, EXECUTOR OF THE ESTATE OF JUDITH A RUFFIN, 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
 May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6849 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, June 29, 2023
 AT 10:00 A.M.**

By accessing the web address:

www.bid4assets.com/monroecountysheriffsales

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

LEGAL DESCRIPTION

ALL CERTAIN LOT/LOTS, PARCEL OR PIECE OF GROUND SITUATED IN THE TOWNSHIP OF COOLBUAGH, COUNTY OF MONROE AND STATE OF PENNSYLVANIA, BEING LOT/LOTS NO. 32, SECTION NO. J, AS SHOWN ON MAP OF A POCONO COUNTRY PLACE, ON FILE IN THE RECORDER'S OFFICE AT STROUDSBURG, PENNSYLVANIA IN PLOT BOOK NO. 22, PAGE 11, 13, 15 AND 17.

BEING THE SAME PREMISES CONVEYED TO MARIE HEINZE, AN INDIVIDUAL AND JOSEPH LELINHO, SR., AN INDIVIDUAL FROM A. LEON MOSKOWITZ AND MARILYN MOSKOWITZ BY DEED DATED 7/20/2000 AND RECORDED 7/24/2000 IN BOOK 2081 PAGE 8041. PARCEL NUMBER:03/9B/1/76 AND PIN NUMBER 03635919513319

BEING KNOWN AS: 9529 JASMINE DRIVE, TOBYHANNA, PENNSYLVANIA 18466. TITLE TO SAID PREMISES IS VESTED IN MARIE HEINZE BY DEED FROM A. LEON MOSKOWITZ AND MARILYN MOSKOWITZ, HUSBAND AND WIFE, DATED JULY 20, 2000 AND RECORDED JULY 24, 2000 IN DEED BOOK 2081, PAGE 8041 INSTRUMENT NUMBER 200025949. THE SAID MARIE HEINZE DIED ON JANUARY 12, 2017 WITHOUT A WILL OR APPOINTMENT OF AN ADMINISTRATOR, THEREBY VESTING TITLE IN MICHAEL HEINZE, KNOWN SURVIVING HEIR OF MARIE HEINZE AND UNKNOWN SURVIVING HEIRS OF MARIE HEINZE BY OPERATION OF LAW.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Joseph Lelinho Sr.**, Michael Heinze,

Known Surviving Heir of Marie Heinze, and Unknown Surviving Heirs of Marie Heinze 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
 Natalie Paul, Esquire

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4761 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, June 29, 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: GERALD F LONGOBARDI
 GLORIA E LONGOBARDI
 CONTRACT NO.: 1098201312
 FILE NO.: PA-RVB-063-268**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 50 of Unit No(s). R46**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the

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

BEING THE same premises conveyed by deed recorded **7/31/1984**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1378**, Page **13** granted and conveyed unto GERALD F LONGOBARDI and GLORIA E LONGOBARDI.

PARCEL NO.: **16/2/1/1-12**

PIN NO.: **:16732102561273**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **GERALD F LONGOBARDI**

GLORIA E LONGOBARDI

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
May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 007434 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, June 29, 2023
AT 10:00 A.M.**

By accessing the web address:

www.bid4assets.com/monroecountysheriffsales

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

ALL THAT CERTAIN lot, parcel or piece or ground situate in the Township of Stroud, Monroe County, Pennsylvania being Lot No. 255, 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 for the Recording of Deed, etc., Stroudsburg, Monroe County, Pennsylvania in Plot Book Vol. 32, Page 129.

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

BEING THE SAME PREMISES which Dawn King, single and Randolph H. Gachette, married by Deed dated March 29, 2006 and recorded on April 21, 2006, in the Office of the Monroe County Recorder of Deeds at Deed Book Volume 2264 at Page 9006, as Instrument No. 200616978 granted and conveyed unto Jean Y. Louzירה.

Being Known as 1307 Burnside Terrace f/k/a 255 Burnside Terrace, East Stroudsburg, PA 18301

Tax Code No. 17.15E.1.255

Map No. 17638202966271

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Jean Y. Louzירה**

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
May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4743 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, June 29, 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: **CURTIS D LYLES**, SURVIVING JOINT TENANT WITH RIGHT OF SURVIVORSHIP OF **DONNA J BLAISDELL**, DECEASED, WHOSE DATE OF DEATH IS NOVEMBER 15, 2014
CONTRACT NO.: **1077712511**
FILE NO.: **PA-DV-063-029**

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. 105**, 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 **5/11/2005**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2225**, Page **1240** granted and conveyed unto **DONNA J BLAISDELL** and **CURTIS D LYLES**.

PARCEL NO.: **16/3/3/3-1-105**

PIN NO.: **167331010906968105**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **CURTIS D LYLES**, SURVIVING JOINT TENANT WITH RIGHT OF SURVIVORSHIP OF **DONNA J BLAISDELL**, 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
May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2226 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, June 29, 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 piece, parcel and tract of land situate, lying and being in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, more particularly described as follows, to wit:

BEING Lot 1, Block A-2007, as set forth on a map entitled Plan of Lots, Arrowhead North (Arrowhead Lake), Section Twenty, Coolbaugh Township, Monroe County, Pennsylvania, dated June 1973, scale 1" to 100' by Joseph D. Sincavage, Monroe Engineering, Inc., Stroudsburg, Pennsylvania and filed in the Office for the Recording of Deeds in and for Monroe County, Pennsylvania in Plat Book 25, Page 29 on January 17, 1975.

UNDER AND SUBJECT to the covenants, conditions and restrictions as set forth in the chain of title.

BEING THE SAME PREMISES which George P. Mantalvanos by Deed dated February 28, 2013 and recorded on March 8, 2013, in the Office of the Monroe County Recorder of Deeds at Deed Book Volume 2416 at Page 7452, as Instrument No. 201306578 granted and conveyed unto

George P. Mantalvanos and Peter Mantalvanos, as tenants in common. The said Peter Mantalvanos departed this life intestate thereby vesting his interest in the subject property to his spouse Kyriakoula Mantalvanos and any and all Unknown Heirs, in their capacity as owners or claimants to an interest in the Property.

Being Known as 1 Winebago Drive, Pocono Lake, PA 18347

Tax Code No. 03.19C.1.344

Map No. 3630710352415

SEIZED AND TAKEN IN EXECUTION AS THE PROPERT

TY OF: **George P. Mantalvanos**

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
May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4751 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, June 29, 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 MARCHESE JR**

CONTRACT NO.: **1108602509**

FILE NO.: **PA-RT-063-132**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 4 of Unit No. RT 083**, 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 **12/5/1996**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2031**, Page **5970** granted and conveyed unto **LOUIS MARCHESE JR.**

PARCEL NO.: **16/88082/U83**

PIN NO.: **16732102694252**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERT

TY OF: **LOUIS MARCHESE 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
May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5651 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, June 29, 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 THE FOLLOWING LOT SITUATE IN THE TOWNSHIP OF COOLBAUGH, COUNTY OF MONROE AND STATE OF PENNSYLVANIA, MARKED AND DESIGNATED AS LOT NO. 5880,

SECTION P, AS SHOWN ON "PLOTTING OF POCONO FARMS, INC., COOLBAUGH TOWNSHIP, MONROE COUNTY, PENNSYLVANIA, MADE BY "BELLANTE & CLAUSS" AND RECORDED IN MONROE COUNTY, PENNSYLVANIA IN PLOT BOOK 14, PAGE 13.

Parcel Number: 03.71.1.101

PIN:03635704619069

Property Address: 5880 Mohawk Trail, Tobyhanna, PA 18466

BEING the same premises which Keystone Development Co., Inc by Deed dated April 25, 2002 and recorded in the Office of Recorder of Deeds of Monroe County on April 30, 2002 at Book 2120, Page7572 granted and conveyed unto Bridgette Marshall A/K/A Bridgette John A/K/A Bridgette John Marshall.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Bridgette Marshall** A/K/A Bridgette John A/K/A Bridgette John Marshall

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
 May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4751 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, June 29, 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: **BERNICE MC LAURIN
 AUGELL MC LAURIN**

CONTRACT NO.: **1108904673**

FILE NO.: **PA-RT-063-152**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 33 of Unit No. RT- 143**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **12/2/1994**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1984**, Page **787** granted and conveyed unto **BERNICE MC LAURIN** and **AUGELL MC LAURIN**.

PARCEL NO.: **16/88144/U143**

PIN NO.: **:16732101496271U143**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **BERNICE MC LAURIN
 AUGELL MC LAURIN**

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
 May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4504 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, June 29, 2023
 AT 10:00 A.M.**

By accessing the web address:

www.bid4assets.com/monroecountysheriffsal

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

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, PARCEL OR PIECE OF LAND SITUATE IN THE TOWNSHIP OF SMITHFIELD, COUNTY OF MONROE AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON ON THE EASTERLY LINE OF REMINGTON ROAD, SAID IRON BEING THE SOUTHWESTERLY CORNER OF LOT NO. 414 AS SHOWN ON MAP ENTITLED "SECTION 1, SMITHFIELD VILLAGE, JOHN E. DETRICK, ET UX., REVISED 20 JANUARY 1969"; THENCE ALONG LOT NO. 414 (A RADIAL LINE TO THE HERINAFTER DESCRIBED CURVE) S89°24'00" E 270.00 FEET TO A POINT; THENCE ALONG LOT NO. 412 S 64 DEGREES 43'10" E 45.27 FEET TO A STONE CORNER OF LINE OF LANDS OF SAMUEL PUZIO; THENCE ALONG LANDS OF SAMUEL PUZIO S 12 DEGREES 12'10" E 80.86 FEET TO A POINT, SAID POINT BEING THE NORTHWESTERLY CORNER OF LOT NO. 416; THENCE ALONG LOT NO. 416 (A RADIAL LINE TO THE HERINAFTER DESCRIBED CURVE) S75 DEGREES 50'20" W 316.38 FEET TO AN IRON ON THE EASTERLY LINE OF REMINGTON ROAD; THENCE ALONG THE EASTERLY LINE OF REMINGTON ROAD IN A NORTHERLY DIRECTION ON A CURVE TO THE RIGHT HAVING A RADIUS OF 700.00 FEET AN ARC LENGTH OF 180.34 FEET TO THE PLACE OF BEGINNING. CONTAINING 1.02 ACRES, MORE OR LESS.

PARCEL NO.: 16.6A.1.40

PIN NUMBER 16731303103253

PROPERTY ADDRESS: 277 Remington Road a/k/a 33 Remington Avenue

BEING the same premises which JOHN D. MCALARY AND ANNE M. MCALARY, HUSBAND AND WIFE by Deed dated July 21, 1999 and recorded in the Office of Recorder of Deeds of Monroe County on August 20, 1999 at Book 2068, Page 0672 granted and conveyed unto ANNE M. MCALARY

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Anne M. McAlary** A/K/A Anne McAlary

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
May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4753 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, June 29, 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: **MELISSA MCLEAN**

CHRISTOPHER MCLEAN

CONTRACT NO.: **1061302220**

FILE NO.: **PA-RT-063-079**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 47 of Unit No. RT 230**, 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 **10/10/2013**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2428**, Page **6873** granted and conveyed unto MELISSA MCLEAN and CHRISTOPHER MCLEAN.

PARCEL NO.: **16/110834**

PIN NO.: **:16732102590666U230**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **MELISSA MCLEAN**
CHRISTOPHER MCLEAN

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
 May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4755 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, June 29, 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 E MENZER
 ROBIN M MENZER**
 CONTRACT NO.: **1099604118**
 FILE NO.: **PA-RV-063-230**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 30 of Unit No(s). RV36**, 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 **12/17/1996**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2031**, Page **9752** granted and conveyed unto **MICHAEL E MENZER** and **ROBIN M MENZER**.

PARCEL NO.: **16/2/1/1-7-9C**

PIN NO.: **:16732102679266**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **MICHAEL E MENZER**
ROBIN M MENZER

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
 May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2817 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, June 29, 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: **MARIO NUNEZ**, INDIVIDUALLY,
FELIPA NUNEZ, INDIVIDUALLY, **MARIO LUIS NUNEZ**, INDIVIDUALLY, **NIXON NUNEZ**, INDIVIDUALLY, AND ANY UNKNOWN HEIRS,

SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **ARMANDO NUNEZ, DECEASED, WHOSE DATE OF DEATH IS NOVEMBER 15, 2014**

CONTRACT NO.: **1098802150**

FILE NO.: **PA-RVB-055-093**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 35 of Unit No(s). RV-134**, 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 **6/30/1999**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2065**, Page **8246** granted and conveyed unto MARIO NUNEZ and FELIPA NUNEZ and MARIO LUIS NUNEZ and NIXON NUNEZ and ARMANDO NUNEZ.

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

PIN NO.: **16732100340877**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **MARIO NUNEZ**, INDIVIDUALLY, **FELIPA NUNEZ**, INDIVIDUALLY, **MARIO LUIS NUNEZ**, INDIVIDUALLY, **NIXON NUNEZ**,

INDIVIDUALLY, AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH ARMANDO NUNEZ, 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
May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4753 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, June 29, 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: **CHERYL OTT**

CONTRACT NO.: **1061108544**

FILE NO.: **PA-RT-063-078**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 49 of Unit No. RT 070**, 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 **2/5/2021**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe,

Deed Book Volume **2568**, Page **5516** granted and conveyed unto CHERYL OTT.

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

PIN NO.: **16732102696295**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **CHERYL OTT**

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
May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4743 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, June 29, 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: **DANIELLE PANAS, JEROME GRECO AND SIMONE GRECO**, KNOWN HEIRS OF JANET M GRECO, DECEASED, WHOSE DATE OF DEATH IS MARCH 9, 2021 AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **JANET M GRECO, DECEASED, WHOSE DATE OF DEATH IS MARCH 9, 2021**

CONTRACT NO.: **1079900692**

FILE NO.: **PA-DV-063-048**

An undivided one fifty-second (1/52) co-tenancy interest being designated as **Time Period(s) 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. 67D**, 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 **6/9/1999**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2064**, Page **8772** granted and conveyed unto **DANIEL A GRECO** and **JANET M GRECO**.

DANIEL A GRECO became deceased on July 2, 2017. **JANET M GRECO** and **DANIEL A GRECO** held title as tenants by the entirety; therefore, title was vested solely to **JANET M GRECO** at the time of his passing. **JANET M GRECO** became deceased on March 9, 2021. The known heirs of **JANET M GRECO** are **DANIELLE PANAS, JEROME GRECO** and **SIMONE GRECO**. Any and all other heirs are unknown.

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

PIN NO.: **16732102995207B67D**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **DANIELLE PANAS, JEROME GRECO AND SIMONE GRECO**, KNOWN HEIRS OF **JANET M GRECO, DECEASED, AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH JANET M GRECO, 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
May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4743 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, June 29, 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: **DANIELLE PANAS, JEROME GRECO AND SIMONE GRECO**, KNOWN HEIRS OF JANET M GRECO, DECEASED, WHOSE DATE OF DEATH IS MARCH 9, 2021 AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **JANET M GRECO, DECEASED, WHOSE DATE OF DEATH IS MARCH 9, 2021**

CONTRACT NO.: **1070201595**

FILE NO.: **PA-DV-063-009**

An undivided one fifty-second (1/52) cotenancy interest being designated as **Time Period(s) No(s). 12** 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 67D**, 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 **12/10/2002**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2139**, Page **540** granted and conveyed unto **DANIEL A GRECO and JANET M GRECO**.

DANIEL A GRECO became deceased on July 2, 2017. **JANET M GRECO** and **DANIEL A GRECO** held title as tenants by the entirety; therefore, title was vested solely to **JANET M GRECO** at the time of his passing. **JANET M GRECO** became deceased on March 9, 2021. The known heirs of **JANET M GRECO** are **DANIELLE**

PANAS, JEROME GRECO and SIMONE GRECO. Any and all other heirs are unknown.

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

PIN NO.: **16732102995207B67D**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **DANIELLE PANAS, JEROME GRECO AND SIMONE GRECO**, KNOWN HEIRS OF **JANET M GRECO, DECEASED**, AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **JANET M GRECO, 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

May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5504 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, June 29, 2023

AT 10:00 A.M.

By accessing the web address:

www.bid4assets.com/monroecountysheriffsal

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

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

LEGAL DESCRIPTION

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

BEGINNING at an iron on the southeasterly line of Truman Road, the most westerly corner of Lot No. 121 as shown on map entitled "Green Mountain Estates, Van D. Yetter, Pres., revised 26 May 1970"; thence partly along Lot No. 121 and partly along Lot No. 122, South 37 degrees 34 minutes 45 seconds East 220.00 feet to a

point on line of lands of Raymond Van Gorden; thence partly along lands of Raymond Van Gorden and partly along lands of Sol Katz, South 52 degrees 25 minutes 15 seconds West 200.00 feet to a point, the most easterly corner of Lot No. 118 as shown on said map; thence along Lot No. 118, North 37 degrees 34 minutes 45 seconds West 220.00 feet to an iron on the southeasterly line of said Truman Road, thence along Truman Road, North 52 degrees 25 minutes 15 seconds West 200.00 feet to the place of BEGINNING.

CONTAINING 1.010 acres, more or less.
 UNDER AND SUBJECT to the conditions and restrictions cited in Deed Book Volume 1014, page 56.
 BEING KNOWN AS: 117 TRUMAN ROAD, EAST STROUDSBURG, PA 18301
 BEING THE SAME PREMISES WHICH WARREN AMES AND KATHRYN AMES, HUSBAND AND WIFE BY DEED DATED 7/21/2017 AND RECORDED 7/26/2017 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2495 AT PAGE 465, GRANTED AND CONVEYED UNTO JAMES E. PAYNE, JR.
 PIN #: 16731102791589
 TAX CODE #: 16.7B.2.4

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **JAMES E. PAYNE JR.**
 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
 May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4753 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, June 29, 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: **VLADIMIR PETRUSHIN
 GALINA PETRUSHINA**

ANNA DONIZA
 CONTRACT NO.: **1100110030**
 FILE NO.: **PA-RT-063-091**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 44 of Unit No. RT-229**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania. BEING THE same premises conveyed by deed recorded **3/8/2002**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2117**, Page **557** granted and conveyed unto VLADIMIR PETRUSHIN and GALINA PETRUSHINA and ANNA DONIZA.

PARCEL NO.: **16/110833**
 PIN NO.: **16732102590529U229**
 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **VLADIMIR PETRUSHIN**

**GALINA PETRUSHINA
 ANNA DONIZA**

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
 May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2817 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, June 29, 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: DANA PIETRODANGELO, EXECUTOR OF THE ESTATE OF DIANE PIETRODANGELO, DECEASED, WHOSE DATE OF DEATH IS MARCH 14, 2020 AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH YOLANDA H PIETRODANGELO A/K/A YOLANDA H APRILE, DECEASED, WHOSE DATE OF DEATH IS AUGUST 16, 2015
CONTRACT NO.: 1098404783
FILE NO.: PA-RVB-055-110

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 21 of Unit No(s). R165**, 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 **2/23/1984**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1337**, Page **342** granted and conveyed unto DIANE PIETRODANGELO and YOLANDA H PIETRODANGELO A/K/A YOLANDA H APRILE.

DIANE PIETRODANGELO became deceased on March 14, 2020. DIANE PIETRODANGELO and YOLANDA H PIETRODANGELO A/K/A YOLANDA H APRILE held title as tenants in common. Estate documents were filed on behalf of DIANE PIETRODANGELO in Essex County, New Jersey, on April 29, 2020, Docket Number 2020-0697. The appointed Executor of the ESTATE OF DIANE PIETRODANGELO is DANA PIETRODANGELO. YOLANDA H PIETRODANGELO A/K/A YOLANDA H APRILE became deceased on August 16, 2015. The surviving heirs at law of YOLANDA H PIETRODANGELO A/K/A YOLANDA H APRILE are unknown.

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

PIN NO.: :16732100340877

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **DANA PIETRODANGELO, EXECUTOR OF THE ESTATE OF DIANE PIETRODANGELO, DECEASED, AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH YOLANDA H PIETRODANGELO A/K/A YOLANDA H APRILE, 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
 May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4758 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, June 29, 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: **NANCY J POCHAN**, INDIVIDUALLY, **GERRI WARNER A/K/A GERALDINE WARNER AND JUDITH BARTEK**, KNOWN HEIRS OF BERNARDINE L GAGNON, DECEASED, WHOSE DATE OF DEATH IS JANUARY 10, 2021 AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **BERNARDINE L GAGNON, DECEASED, WHOSE DATE OF DEATH IS JANUARY 10, 2021**

CONTRACT NO.: **1098306814**
FILE NO.: **PA-RVB-063-282**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 17 of Unit No(s). RV144**, 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 **4/20/1989**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1676**, Page **1528** granted and conveyed unto BERNARDINE L GAGNON and NANCY J POCHAN.

BERNARDINE L GAGNON became deceased on January 10, 2021. NANCY J POCHAN and BERNARDINE L GAGNON held title as tenants in common. The known heirs of BERNARDINE L GAGNON are GERRI WARNER A/K/A GERALDINE WARNER and JUDITH BARTEK. Any and all other heirs are unknown.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **NANCY J POCHAN**, INDIVIDUALLY, GERRI WARNER A/K/A GERALDINE WARNER, KNOWN HEIR OF BERNARDINE L GAGNON, DECEASED, JUDITH BARTEK, KNOWN HEIR OF BERNARDINE L GAGNON, DECEASED, AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH BERNARDINE L GAGNON, 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
May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4738 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, June 29, 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: **ALBERT OUELLETTE JR**
FRANCES OUELLETTE

CONTRACT NO.: **1109406728**

FILE NO.: **PA-RT-063-191**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 33 of Unit No. RT-153**, 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 **4/26/2005**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2223**, Page **2301** granted and conveyed unto **ALBERT OUELLETTE JR** and **FRANCES OUELLETTE**.

PARCEL NO.: **16/110431**

PIN NO.: **:16732101498155U153**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **ALBERT OUELLETTE JR**
FRANCES OUELLETTE

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
May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4738 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, June 29, 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: **CHANDRADAT RAMNARAIN**

NADIRA RAMNARAIN

CONTRACT NO.: **1109510149**

FILE NO.: **PA-RT-063-198**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 19 of Unit No. RT107**, 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 **10/5/1998**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2054**, Page **3977** granted and conveyed unto **CHANDRADAT RAMNARAIN** and **NADIRA RAMNARAIN**.

PARCEL NO.: **16/88108/U107**

PIN NO.: **:16732101386919U107**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **CHANDRADAT RAMNARAIN**
NADIRA RAMNARAIN

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
May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4751 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, June 29, 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: **SYHED RAZACK**
LYNETTE RAZACK

CONTRACT NO.: **1108904731**
 FILE NO.: **PA-RT-063-153**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 5 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 File 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 **7/11/1995**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2013**, Page **644** granted and conveyed unto SYHED RAZACK and LYNETTE RAZACK.

PARCEL NO.: **16/88145/U144**
 PIN NO.: **:16732101497127U144**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **SYHED RAZACK**
 LYNETTE RAZACK

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
 May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 006542-CV-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, June 29, 2023
AT 10:00 A.M.

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

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

LEGAL DESCRIPTION

ALL THE FOLLOWING LOT SITUATE IN THE TOWNSHIP OF MIDDLE SMITHFIELD, COUNTY OF MONROE AND COMMONWEALTH OF PENNSYLVANIA, MARKED AND DESIGNATED AS LOT NUMBER 164, AS SHOWN ON "PLOTING OF WILDERNESS ACRES" MIDDLE SMITHFIELD TOWNSHIP, MONROE COUNTY, PENNSYLVANIA, MADE BY GUYTON KEMPTER & ASSOCIATES, INC, AND RECORDED IN MONROE COUNTY, PENNSYLVANIA IN PLOT BOOK NO. 20, PAGE 17. SUBJECT TO ALL RESTRICTIONS, EXCEPTIONS, RESERVATIONS, STIPULATIONS, CONDITIONS, RIGHTS OF WAY AND EASEMENTS OF RECORD. BEING THE SAME PROPERTY CONVEYED TO PAUL B. REID AND ELIZABETH REID, AS TENANTS BY THE ENTIRETIES BY DEED FROM PAUL B. REID, RECORDED 02/06/2009 IN DEED BOOK 2348, PAGE 3989, IN THE OFFICE OF THE RECORDER OF DEEDS OF MONROE COUNTY, PENNSYLVANIA. TAX ID# 9/14E/1/300 PROPERTY ADDRESS: 761 WILDRNESS ACRES EAST STROUDSBURG (MIDDLE SMITHFIELD TOWNSHIP) PA 18302

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **PAUL B. REID**

ELIZABETH REID
 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
 May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4761 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, June 29, 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: **CLYDE A RUCKER**

JENIFER RUCKER

CONTRACT NO.: **1098401664**

FILE NO.: **PA-RVB-063-290**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 25 of Unit No(s). RV99**, 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 **8/3/1992**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1842**, Page **29** granted and conveyed unto **CLYDE A RUCKER** and **JENIFER RUCKER**.

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

PIN NO.: **:16732101450770C1**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **CLYDE A RUCKER**
JENIFER RUCKER

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
May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4761 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, June 29, 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: **FERNANDO SARABANDO**

MARIA SARABANDO

CONTRACT NO.: **1098307119**

FILE NO.: **PA-RVB-063-284**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 26 of Unit No(s). RV145**, 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 **8/30/1991**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1792**, Page **218** granted and conveyed unto FERNANDO SARABANDO and MARIA SARABANDO.

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

PIN NO.: **:16732100340877**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **FERNANDO SARABANDO**
MARIA SARABANDO

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
 May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4761 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, June 29, 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: FERNANDO SARABANDO
 MARIA SARABANDO**

CONTRACT NO.: 1099404014

FILE NO.: PA-RVB-063-313

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 44 of Unit No(s). 104**, 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 **8/5/1994**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1965**, Page **1530** granted

and conveyed unto FERNANDO SARABANDO and MARIA SARABANDO.

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

PIN NO.: **:16732101450770C1**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **FERNANDO SARABANDO**

MARIA SARABANDO

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

May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3328 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, June 29, 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 of piece of ground situate in the Township of Barrett, County of Monroe, and Commonwealth of Pennsylvania, being Lot No. 31 upon plotting number one, Plan of Lots of Buck Hill Falls Company, recorded in the Office for the Recording of Deeds at Stroudsburg, in and for the County of Monroe, in Plot Book Vol. 1, page 8, etc. being bounded and described as follows:

BEGINNING at a point in the Easterly side of Falls Drive, a corner of land now or late of Anna M. Grahame and of land now or late of Charles Paxson; thence Northerly along the Easterly side of said Falls Drive the distance of sixty-one feet and four and one-half inches to a ten foot wide alley; thence Northeasterly along the

Southerly side of said alley the distance of one hundred and fifty-feet to the Westerly side of a ten foot wide alley connecting with Knoll Drive; thence Southerly along the Westerly side of said alley or drive the distance of one hundred and fifty feet and three and one-fourth inches to a corner; thence Westerly along the line of land of the said Anna M. Grahame and the said Charles Paxson the distance of one hundred and fifty feet to a place of beginning. BEING THE SAME PREMISES which Edward M. Satterthwaite, et al, by deed dated August 19, 1977 and recorded in Deed Book Volume 812 page 25 granted and conveyed unto Edward M. Satterthwaite and Laura B. Satterthwaite, his wife, within Grantors. PARCEL # 01.20.1.69 FOR INFORMATIONAL PURPOSES ONLY: Being known as 31 Falls Drive, Buck Hill Falls, PA 18323

BEING THE SAME PREMISES which Edward M. Satterthwaite and Laura B. Satterthwaite by Deed dated December 23, 1986 and recorded December 31, 1986 in the Office of the Recorder of Deeds in and for the County of Monroe, Pennsylvania in Book 1532 Page 49 Instrument 000230 granted and conveyed unto Edward M. Satterthwaite in fee.

Tax ID #: 01638803420610

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Edward M. Satterthwaite**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
Samantha Gable, Esquire

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5951 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, June 29, 2023

AT 10:00 A.M.

By accessing the web address:

www.bid4assets.com/monroecountysheriffsale

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

LEGAL DESCRIPTION

ALL THE FOLLOWING lot situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 7200, Section K, as shown on "Plotting of Pocono Farms, Inc, Coolbaugh Township, Monroe County, Pennsylvania, made by Bellante & Clauss" and recorded in Monroe County, Pennsylvania, in Plot Book No. 14, page 25.

BEING KNOWN AS: 340 MOHANSIC LANE, TOBYHANNA, PA 18466

BEING THE SAME PREMISES WHICH CLASSIC QUALITY HOMES BY DEED DATED 4/2/2015 AND RECORDED 4/6/2015 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2451 AT PAGE 8916, GRANTED AND CONVEYED UNTO ALI SHEPPARD.

PIN #: 03634704935817

TAX CODE #: 03.7F.2.20

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **ALI SHEPPARD**

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
May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4758 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, June 29, 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: CLARENCE W SHIFFLETT JR, EXECUTOR OF THE ESTATE OF PEARL SHIFFLETT A/K/A PEARL L SHIFFLETT, DECEASED, WHOSE DATE OF DEATH IS JANUARY 20, 2020

CONTRACT NO.: 1098404924

FILE NO.: PA-RVB-063-292

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 51 of Unit No(s). RV166**, 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 **3/25/1992**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe,

Deed Book Volume **1820**, Page **889** granted and conveyed unto CLARENCE SHIFFLETT A/K/A CLARENCE W SHIFFLETT A/K/A CLARENCE W SHIFFLETT SR and PEARL SHIFFLETT A/K/A PEARL L SHIFFLETT.

CLARENCE SHIFFLETT A/K/A CLARENCE W SHIFFLETT A/K/A CLARENCE W SHIFFLETT SR became deceased on February 21, 2013. CLARENCE SHIFFLETT A/K/A CLARENCE W SHIFFLETT A/K/A CLARENCE W SHIFFLETT SR and PEARL SHIFFLETT A/K/A PEARL L SHIFFLETT held title as tenants by the entirety; therefore, title was vested solely to PEARL SHIFFLETT A/K/A PEARL L SHIFFLETT at the time of his passing. PEARL SHIFFLETT A/K/A PEARL L SHIFFLETT became deceased on January 20, 2020. Estate documents were filed on behalf of PEARL SHIFFLETT A/K/A PEARL L SHIFFLETT in York County, Pennsylvania, on August 19, 2020, File Number 6720-1303NR. The appointed Executor of the ESTATE OF PEARL SHIFFLETT A/K/A PEARL L SHIFFLETT is CLARENCE W SHIFFLETT JR.

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

PIN NO.: **:16732100340877**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **CLARENCE W SHIFFLETT JR**, EXECUTOR OF THE ESTATE OF PEARL SHIFFLETT A/K/A PEARL L SHIFFLETT, 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
May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4758 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, June 29, 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: **CLARENCE W SHIFFLETT JR**, EXECUTOR OF THE ESTATE OF PEARL SHIFFLETT A/K/A PEARL L SHIFFLETT, DECEASED, WHOSE DATE OF DEATH IS JANUARY 20, 2020

CONTRACT NO.: **1099202871**

FILE NO.: **PA-RVB-055-089**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 50 of Unit No(s). RV-127**, 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 **8/20/1996**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2028**, Page **3554** granted and conveyed unto CLARENCE SHIFFLETT A/K/A CLARENCE W SHIFFLETT A/K/A CLARENCE W SHIFFLETT SR and PEARL SHIFFLETT A/K/A PEARL L SHIFFLETT.

CLARENCE SHIFFLETT A/K/A CLARENCE W SHIFFLETT A/K/A CLARENCE W SHIFFLETT SR became deceased on February 21, 2013. CLARENCE SHIFFLETT A/K/A CLARENCE W SHIFFLETT A/K/A CLARENCE W SHIFFLETT SR

and PEARL SHIFFLETT A/K/A PEARL L SHIFFLETT held title as tenants by the entirety; therefore, title was vested solely to PEARL SHIFFLETT A/K/A PEARL L SHIFFLETT at the time of his passing. PEARL SHIFFLETT A/K/A PEARL L SHIFFLETT became deceased on January 20, 2020. Estate documents were filed on behalf of PEARL SHIFFLETT A/K/A PEARL L SHIFFLETT in York County, Pennsylvania, on August 19, 2020, File Number 6720-1303NR. The appointed Executor of the ESTATE OF PEARL SHIFFLETT A/K/A PEARL L SHIFFLETT is CLARENCE W SHIFFLETT JR.

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

PIN NO.: **16732101450770C1**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **CLARENCE W SHIFFLETT JR**, EXECUTOR OF THE ESTATE OF PEARL SHIFFLETT A/K/A PEARL L SHIFFLETT, 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
May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4761 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, June 29, 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: **EMILY SILVERS**
CONTRACT NO.: **1098307465**
FILE NO.: **PA-RVB-063-285**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 6 of Unit No(s). R147**, 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 **3/8/2019**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2525**, Page **3830** granted and conveyed unto EMILY SILVERS.

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

PIN NO.: **16732100340877**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **EMILY SILVERS**

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
May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3794 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, June 29, 2023
AT 10:00 A.M.**

By accessing the web address:

www.bid4assets.com/monroecountysheriffsales

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

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT, PIECE OR LOT OF LAND SITUATE IN THE TOWNSHIP OF JACKSON, COUNTY OF MONROE AND STATE OF PENNSYLVANIA, BEING LOT NO. 32, ON A MAP ENTITLED JACKSON MOUNTAIN VIEW, SECTION THREE, RECORDED IN PLOT BOOK VOLUME NO. 55 AT PAGE NO. 5, BEING DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIPE ON THE NORTHERLY SIDE OF MOUNTAIN TERRACE BEING ALSO A CORNER OF LOT NO. 31, JACKSON MOUNTAIN VIEW, SECTION THREE, THENCE ALONG LOT NO. 31, NORTH 36 DEGREES 55 MINUTES 28 SECONDS WEST (MAGNETIC MERIDIAN) FOR 169.00 FEET TO AN IRON PIPE, THENCE ALONG LOT NO. 33, NORTH 53 DEGREES 4 MINUTES 32 SECONDS EAST FOR 260.00 FEET TO AN IRON PIPE ON THE WESTERLY SIDE OF RUSTIC COURT, THENCE ALONG THE WESTERLY SIDE OF RUSTIC COURT, SOUTH 36 DEGREES 55 MINUTES 28 SECONDS EAST FOR 129.00 FEET TO AN IRON PIPE, THENCE ALONG AN EASEMENT ARC ON A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET AND AN ARC LENGTH OF 62.83 FEET TO AN IRON PIPE, THENCE ALONG THE NORTHERLY SIDE OF MOUNTAIN TERRACE, SOUTH 53 DEGREES 4 MINUTES 32 SECONDS WEST FOR 220.00 FEET TO THE PLACE OF BEGINNING.

CONTAINING 1.001 ACRES, MORE OR LESS. BEING THE SAME PROPERTY AS CONVEYED FROM ROBERT GANGI AND BETH ANN GANGI, HIS WIFE TO LINDA ANNE CONNOLLY, AS DESCRIBED IN DEED BOOK 2032, PAGE 4640, DATED 12/9/1996, RECORDED 1/3/1997.

NOTE: THE ABOVE LEGAL DESCRIPTION IS TAKEN FROM VESTING DEED IN BOOK 2032 PAGE 4640 AS THE MORTGAGE SOUGHT IN FORECLOSURE ONLY REFERENCES SAID DEED.

TAX ID #: 08.8A.2.33

FOR INFORMATIONAL PURPOSES ONLY, PROPERTY ALSO KNOWN AS: 3015 MOUNTAIN TER STROUDSBURG, PA 18360 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **MELVILLE W. SIMPSON** ADMINISTRATOR OF THE ESTATE OF LINDA ANNE CONNOLLY

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
Michelle Pierro, Esquire

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4758 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, June 29, 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

VOLODYMYR SMERYK, SUCCESSOR PERSONAL REPRESENTATIVE OF THE ESTATE OF SERGIO P CRUZ A/K/A SERGIO PETER CRUZ, DECEASED, WHOSE DATE OF DEATH IS JUNE 21, 2017
CONTRACT NO.: **1098306921**
FILE NO.: **PA-RVB-046-146**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 39 of Unit No(s). R144**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at

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

BEING THE same premises conveyed by deed recorded **7/19/1983**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1276**, Page **247** granted and conveyed unto **SERGIO P CRUZ A/K/A SERGIO PETER CRUZ**.

SERGIO P CRUZ A/K/A SERGIO PETER CRUZ became deceased on June 21, 2017. Estate documents were filed on behalf of **SERGIO P CRUZ A/K/A SERGIO PETER CRUZ** in Charlotte County, Florida, on August 21, 2017, File Number 17000742CP. The appointed Personal Representative of the ESTATE OF **SERGIO P CRUZ A/K/A SERGIO PETER CRUZ** was **GONZALO FELICIANO**; however, on June 7, 2018, **GONZALO FELICIANO** resigned and **VOLODYMYR SMERYK** was appointed the Successor Personal Representative of the ESTATE OF **SERGIO P CRUZ A/K/A SERGIO PETER CRUZ**.

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

PIN NO.: **16732100340877**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **VOLODYMYR SMERYK**, SUCCESSOR PERSONAL REPRESENTATIVE OF THE ESTATE OF **SERGIO P CRUZ A/K/A SERGIO PETER CRUZ**, 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
May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4755 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, June 29, 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: **GARY J SMITH**

SUSANNE C SMITH

CONTRACT NO.: **1097900153**

FILE NO.: **PA-RV-063-219**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 24 of Unit No(s). R1**, 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 **12/21/1984**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1431**, Page **117** granted and conveyed unto GARY J SMITH and SUSANNE C SMITH.

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

PIN NO.: **:16732102774648**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **GARY J SMITH**

SUSANNE C 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
May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4738 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, June 29, 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: **MARGUERITE SPENCER**

VILINTA SPENCER

CONTRACT NO.: **1109409615**

FILE NO.: **PA-RT-063-194**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 22 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 **4/16/2001**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2094**, Page **4658** granted and conveyed unto MARGUERITE SPENCER and VILINTA SPENCER.

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

PIN NO.: **:16732101496159U142**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **MARGUERITE SPENCER**

VILINTA SPENCER

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
May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4753 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, June 29, 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 STATELY**

DANIELLE STATELY

CONTRACT NO.: **1100205566**

FILE NO.: **PA-RT-063-099**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 23 of Unit No. RT-238**, 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 **9/23/2005**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2241**, Page **956** granted and conveyed unto DARLENE STATELY and DANIELLE STATELY.

PARCEL NO.: **16/110845**

PIN NO.: **:16732203409131**

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

DANIELLE STATELY

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
 May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 004336-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, June 29, 2023
 AT 10:00 A.M.**

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

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

LEGAL DESCRIPTION

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN THE COUNTY OF MONROE, AND STATE OF PENNSYLVANIA AND BEING DESCRIBED IN A DEED DATED 12/26/2000 AND RECORDED 02/01/2001 IN BOOK 2090 PAGE 7056 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS: ALL THAT CERTAIN LOT OR PIECE OF LAND SITUATE IN THE BOROUGH OF STROUDSBURG, COUNTY OF MONROE AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POST ON THE NORTH SIDE OF SCOTT STREET, A CORNER ALSO OF A LOT OF JOHN SHIFFER; THENCE SAID SHIFFER'S LOT NORTH TEN DEGREES FIVE MINUTES WEST FORTY-SIX AND TWO-TENTHS FEET TO A STAKE, A CORNER OF LOT NO. 4 ON THE HEREINAFTER MENTIONED PLAN OR DRAFT OF LOTS OF BELL TERRACE; THENCE BY SAID LOT NO. 4, SOUTH SEVENTY EIGHT DEGREES THIRTY MINUTES WEST SEVENTY-FIVE AND SIX-TENTHS FEET TO THE EAST SIDE OF THE SIDEWALK ALONG THE EAST DRIVEWAY INTO BELL TERRACE; THENCE ALONG THE EAST SIDE OF THE SAID SIDEWALK, SOUTH ELEVEN DEGREES AND THIRTY MINUTES EAST FIFTY FEET TO A STAKE ON THE NORTH SIDE OF SCOTT STREET; THENCE, ALONG THE NORTH SIDE OF SCOTT STREET NORTH SEVENTY-FIVE DEGREES THIRTY MINUTES EAST SEVENTY-FIVE FEET TO THE PLACE OF BEGINNING.

Being the same premises which, Dirk J. Casier and Veronica Casier, by Deed dated 12/26/2000 and recorded 02/01/2001, in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2090, Page 7057, granted and conveyed unto Frank Stevens and L. Kathleen Stevens, in fee.

Tax ID# 18-3.1.4.21
 Pin#18730006396530

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 L.

KATHLEEN STEVENS, DECEASED
 KATHLEEN A STEVENS, IN HER CAPACITY AS HEIR OF L. KATHLEEN STEVENS, DECEASED
 MICHAEL A STEVENS, IN HIS CAPACITY AS HEIR OF L. KATHLEEN STEVENS, 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
Jeffrey Calcagno, Esquire

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4751 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, June 29, 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: **EDWARD W STEVER
LINDA A STEVER**

CONTRACT NO.: **1108701616**
FILE NO.: **PA-RT-063-136**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 2 of Unit No. RT 93**, 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 **5/21/1992**, in the Office of the Recorder of Deeds, etc., at Stroudsburg,

Pennsylvania, in and for the County of Monroe, Deed Book Volume **1830**, Page **348** granted and conveyed unto EDWARD W STEVER and LINDA A STEVER.

PARCEL NO.: **16/88094/U93**

PIN NO.: **:16732101387715U93**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **EDWARD W STEVER
LINDA A STEVER**

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
May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4738 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, June 29, 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: **JOSEPH M STRAILE JR
DORIS STRAILE**

CONTRACT NO.: **1109911123**
FILE NO.: **PA-RT-063-216**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 41 of Unit No. RT-214**, 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 **9/12/2005**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2239**, Page **4214** granted and conveyed unto JOSEPH M STRAILE JR and DORIS STRAILE.

PARCEL NO.: **16/110818**

PIN NO.: **:16732102593931U214**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **JOSEPH M STRAILE JR**
DORIS STRAILE

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
May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4755 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, June 29, 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: **JEZMIN A TEJEDA**, SURVIVING JOINT TENANT WITH RIGHT OF SURVIVORSHIP OF JUNIOR CORNIEL, DECEASED, WHOSE DATE OF DEATH IS MAY OF 2020

CONTRACT NO.: **1090501958**

FILE NO.: **PA-RV-063-218**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 14 of Unit No(s). 10**, 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 **10/30/2013**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2429**, Page **6078** granted and conveyed unto JUNIOR CORNIEL and JEZMIN A TEJEDA.

PARCEL NO.: **16/2/1/1-7-3C**

PIN NO.: **:16732102773564**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **JEZMIN A TEJEDA**, SURVIVING JOINT TENANT WITH RIGHT OF SURVIVORSHIP OF JUNIOR CORNIEL, 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
May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4761 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, June 29, 2023

AT 10:00 A.M.

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

OWNERS: **WILLIAM A TEWELL**
CONTRACT NO.: **1098106404**
FILE NO.: **PA-RVB-063-261**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 10 of Unit No(s). R79**, 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 **8/16/1985**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1455**, Page **1370** granted and conveyed unto **WILLIAM A TEWELL**.

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

PIN NO.: **16732101467354C1**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **WILLIAM A TEWELL**

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
May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4738 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, June 29, 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: **JESUS E TOVAR**
NELLY GALLO
CONTRACT NO.: **1109906651**
FILE NO.: **PA-RT-063-214**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 43 of Unit No. RT-43**, 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 **5496** granted and conveyed unto JESUS E TOVAR and NELLY GALLO.

PARCEL NO.: **16/3/2/28-43**

PIN NO.: **:16732102689677**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **JESUS E TOVAR**
NELLY GALLO

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
May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4738 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, June 29, 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: **BONITA TUNIA**
CONTRACT NO.: **1109602698**
FILE NO.: **PA-RT-063-200**
Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 28 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 **10/19/2005**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2244**, Page **5031** granted and conveyed unto BONITA TUNIA.

PARCEL NO.: **16/110451**

PIN NO.: **:16732102590214U162**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **BONITA TUNIA**

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
May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2817 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, June 29, 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: **ANTHONY P VENTURA AND AYANNA VENTURA**, KNOWN HEIRS OF LINDA LIVECCHI-VENTURA F/K/A LINDA SERRA, DECEASED, WHOSE DATE OF DEATH IS JULY 14, 2020 AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **LINDA LIVECCHI-VENTURA F/K/A LINDA SERRA, DECEASED, WHOSE DATE OF DEATH IS JULY 14, 2020**
CONTRACT NO.: **1098802580**
FILE NO.: **PA-RVB-055-102**
All that certain interest in land situated in Smithfield Township, Monroe County,

Pennsylvania, known as **Interval No(s). 6 of Unit No(s). RV-153**, 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 **9/17/1999**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2069**, Page **2554** granted and conveyed unto LINDA LIVECCHI-VENTURA F/K/A LINDA SERRA. PARCEL NO.: **16/2/1/1-11** PIN NO.: **:16732100340877** SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **ANTHONY P VENTURA** AND **AYANNA VENTURA**, KNOWN HEIRS OF LINDA LIVECCHI-VENTURA F/K/A LINDA SERRA, DECEASED, AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH LINDA LIVECCHI-VENTURA F/K/A LINDA SERRA, 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
May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4739 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, June 29, 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**, EXECUTOR OF THE ESTATE OF DANTE VIANO, DECEASED, WHOSE DATE OF DEATH IS JANUARY 14, 2021
CONTRACT NO.: **1088700166**
FILE NO.: **PA-FV-063-066**

An undivided one fifty-second (1/52) co-tenancy interest being designated as **Interval No(s). 29**, 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. 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 **1/13/1989**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1662**, Page **606** granted and

conveyed unto DANTE VIANO and MARY VIANO.

MARY VIANO became deceased on December 30, 2020. DANTE VIANO and MARY VIANO held title as tenants by the entirety; therefore, title was vested solely to DANTE VIANO at the time of her passing. DANTE VIANO became deceased on January 14, 2021. Estate documents were filed on behalf of DANTE VIANO in Queens County, New York, on May 17, 2021, File Number 2021-1592. The appointed Executor of the ESTATE OF DANTE VIANO is JOHN VIANO.

PARCEL NO.: **16/4/1/48-14F**

PIN NO.: **16732102889060B14F**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **JOHN VIANO**, 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

May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4739 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, June 29, 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.: **1080500465**

FILE NO.: **PA-FV-063-055**

An undivided one fifty-second (1/52) cotenancy interest being designated as **Interval No(s). 35**, in that certain piece or parcel of land, together with the message (and veranda, if any), situated in the Township of Smithfield,

County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. F23A**, in a certain Statement of Mutual Ownership Agreements of Fairway House Planned Residential Area, filed on March 26, 1975, in Deed Book Volume 618, at Page 137, as amended and/or supplemented (Units 4-6, 9-10, 12-13, 15, 18, 23-38, 41-44, and 47-53) and Statement of Mutual Ownership, filed on May 30, 1980, in Deed Book Volume 1036, at Page 139, as amended and/or supplemented (Units 2-3, 7-8, 11, 14, 16-17, 19, 21, 34, 39, and 45-46). The said Unit is more particularly shown and described on the certain Declaration Plan filed on September 4, 1974, in Plot Book Volume 23, at Page 99; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **6/17/2005**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2229**, Page **3037** 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.: **16/4/1/48-23A**

PIN NO.: **16732102889035B23A**

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

May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4751 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, June 29, 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: **DONA J VUKSON**

WILLIAM SMITH

CONTRACT NO.: **1108904970**

FILE NO.: **PA-RT-063-155**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 26 of Unit No. RT-146**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **5/21/1992**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1830**, Page **414** granted and conveyed unto DONA J VUKSON and WILLIAM SMITH.

PARCEL NO.: **16/110424**

PIN NO.: **:16732101497213U146**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **DONA J VUKSON**

WILLIAM 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
May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4738 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, June 29, 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: **ANDREI VVEDENSKI**

CONTRACT NO.: **1109800359**

FILE NO.: **PA-RT-063-207**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 50 of Unit No. RT-93**, 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 **6/6/2001**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2097**, Page **7540** granted and conveyed unto ANNA NESTEROVA LIERS and ANDREI VVEDENSKI.

ANNA NESTEROVA LIERS and ANDREI VVEDENSKI held title as tenants in common post-divorce. ANNA NESTEROVA LIERS conveyed her interest by deed recorded **1/13/2023**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2624**, Page **6433** granted and conveyed unto WHITE ROCK TITLE, LLC, TRUSTEE.

PARCEL NO.: **16/88094/U93**

PIN NO.: **:16732101387715U93**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **ANDREI VVEDENSKI**

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
 May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4739 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, June 29, 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: **PAMELA A WHITE**, SURVIVING TENANT BY THE ENTIRETY OF RONALD D WHITE, DECEASED, WHOSE DATE OF DEATH IS MAY 17, 2017

CONTRACT NO.: **1088300561**
 FILE NO.: **PA-FV-063-064**

An undivided one fifty-second (1/52) cotenancy interest being designated as **Interval No(s). 11**, 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. FV26D**, 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 **8/28/1989**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1697**, Page **1404** granted and conveyed unto RONALD D WHITE and PAMELA A WHITE.

PARCEL NO.: **16/4/1/48-26D**
 PIN NO.: **16732102877987B26D**
 SEIZED AND TAKEN IN EXECUTION AS THE PROPERT OF: **PAMELA A WHITE**, SURVIVING TENANT BY THE ENTIRETY OF RONALD D WHITE, 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
 May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4753 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, June 29, 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: **JUDY V WRIGHT**
 CONTRACT NO.: **1100106590**
 FILE NO.: **PA-RT-063-089**
 Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 27 of Unit No. RT- 062**, 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 **7/8/2010**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2373**, Page **750** granted and conveyed unto JUDY V WRIGHT.

PARCEL NO.: **16/3/2/28-62**

PIN NO.: **:16732102699180**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **JUDY V WRIGHT**

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
May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4743 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, June 29, 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: **SATOSHI YAMAJI A/K/A SAM YAMAJI, RUMI ELLENTHAL F/K/A RUMI YAMAJI AND ALAN YAMAJI**, KNOWN HEIRS OF TAKESHI YAMAJI, DECEASED, WHOSE DATE OF DEATH IS APRIL 24, 2020 AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **TAKESHI YAMAJI, DECEASED, WHOSE DATE OF DEATH IS APRIL 24, 2020**

CONTRACT NO.: **1077707578**

FILE NO.: **PA-DV-063-024**

An undivided one fifty-second (1/52) co-tenancy interest being designated as **Time Period(s) No(s). 43** 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. 100**, 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 **2/17/1978**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **848**, Page **103** granted and conveyed unto TAKESHI YAMAJI and MISAO YAMAJI.

MISAO YAMAJI became deceased on August 27, 2015. TAKESHI YAMAJI and MISAO YAMAJI held title as tenants by the entirety; therefore, title was vested solely to TAKESHI YAMAJI at the time of her passing. TAKESHI YAMAJI became deceased on April 24, 2020. The known heirs of TAKESHI YAMAJI are SATOSHI YAMAJI A/K/A SAM YAMAJI, RUMI ELLENTHAL F/K/A RUMI YAMAJI and ALAN YAMAJI. Any and all other heirs are unknown.

PARCEL NO.: **16/3/3/3-1-100**

PIN NO.: **16732102999594B100**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **SATOSHI YAMAJI A/K/A SAM YAMAJI, RUMI ELLENTHAL F/K/A RUMI YAMAJI, AND ALAN YAMAJI, KNOWN HEIRS OF TAKESHI YAMAJI, DECEASED,**

AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH TAKESHI YAMAJI, 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
May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4755 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, June 29, 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: **ANTONIO YOUNG
JEANETTE YOUNG**

CONTRACT NO.: **1099600835**
FILE NO.: **PA-RV-063-229**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 46 of Unit No(s). R5**, 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 **12/6/2013**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2431**, Page **3833** granted and conveyed unto ANTONIO YOUNG and JEANETTE YOUNG.

PARCEL NO.: **16/2/1/1-7-2C**
PIN NO.: **:16732102774601**

SEIZED AND TAKEN IN EXECUTION AS THE PRO
PERTY OF: **ANTONIO YOUNG
JEANETTE YOUNG**

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
May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4743 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, June 29, 2023
AT 10:00 A.M.**

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

LEGAL DESCRIPTION

OWNERS: **MARY ELIZABETH ZEMAN,
EXECUTRIX OF THE ESTATE OF MARGARET M
CAVANAUGH, DECEASED, WHOSE DATE OF
DEATH IS JANUARY 31, 2021**

CONTRACT NO.: **1077600690**
FILE NO.: **PA-DV-063-019**

An undivided one fifty-second (1/52) co-tenancy interest being designated as **Time Period(s) No(s). 34** 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. 63D**, 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 **10/5/1981**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1139**, Page **217** granted and conveyed unto FRANCIS J CAVANAUGH and MARGARET M CAVANAUGH.

FRANCIS J CAVANAUGH became deceased on April 18, 2011. MARGARET M CAVANAUGH and FRANCIS J CAVANAUGH held title as tenants by the entirety; therefore, title was vested solely to MARGARET M CAVANAUGH at the time of his passing. MARGARET M CAVANAUGH became deceased on January 31, 2021. Estate documents were filed on behalf of MARGARET M CAVANAUGH in Nassau County, New York, on June 18, 2021, File Number 2021-2951. The appointed Executrix of the ESTATE OF MARGARET M CAVANAUGH is MARY ELIZABETH ZEMAN.

PARCEL NO.: **16/3/3-1-63D**

PIN NO.: **16732102994144863D**

SEIZED AND TAKEN IN EXECUTION AS THE PRO PERTY OF: **MARY ELIZABETH ZEMAN**, EXECUTRIX OF THE ESTATE OF MARGARET M CAVANAUGH, 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
May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 002013 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, June 29, 2023
AT 10:00 A.M.**

By accessing the web address:
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 tract or lot of land situate in the Township of Chestnuthill, County of Monroe and State of Pennsylvania, being Lot No. 208, Birch Hollow Estates, Section Three, recorded in Plot Book Volume 52, Page 123, being described as follows, to wit:

BEGINNING at an iron on the Northerly side of Watercrest Avenue being also a corner of Lot No. 209, Birch Hollow Estates; thence along Lot No. 209, Birch Hollow Estates, North 28 degrees 18 minutes 1 second West (Magnetic Meridian 1966) for 236.10 feet to an iron; thence along Lots No. 205 and 206, Birch Hollow Estates, North 71 degrees 55 minutes 48 seconds East for 203.23 feet to an iron; thence along Lot No. 207, Birch Hollow Estates, South 28 degrees 18 minutes 1 second East for 200.00 feet to an iron on the Northerly side of Watercrest Avenue; thence along the Northerly side of Watercrest Avenue, South 61 degrees 41 minutes 59 seconds West for 200.00 feet to the place of BEGINNING. CONTAINING 1.001 acres more or less.

BEING THE SAME PREMISES which Michael A. Frost by Deed dated September 30, 1999 and recorded on October 15, 1999, in the Office of the Monroe County Recorder of Deeds at Deed Book Volume 2070 at Page 4511, as Instrument No. 199937697 granted and conveyed unto Kevin T. Zicker and Jessica L. Kuehner.

Being Known as 208 Watercrest Avenue n/k/a 615 Watercrest Avenue, Effort, PA 18330
Tax Code No. 02.17B.1208
Map No. 2632003446622

SEIZED AND TAKEN IN EXECUTION AS THE PRO PERTY OF: **Kevin T. Zicker** & Jessica L. Kuehner 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
May 26, Jun 2, 9
