

**PUBLIC NOTICE**

This serves as notice that Danny Fortuna, of Stroudsburg, PA, will be tendering payment in the following weeks to PACCAR FINANCIAL CORP of Horsham, PA. If you need more information, contact 570-534-0469 during business hours.

Feb 10, 17, 24, Mar 3

**PUBLIC NOTICE**

This serves as notice that Danny Fortuna, of Stroudsburg, PA, will be tendering payment in the following weeks to Extensia Financial LLC of Simi Valley, CA. For more information contact 570-534-0469

Feb 17, 24, Mar 3, 10

**PUBLIC NOTICE**

This serves as notice that Danny Fortuna, of Stroudsburg, PA, will be tendering payment in the following weeks to Balboa Capital of Costa Mesa, CA. For more information contact 570-534-0469.

Feb 17, 24, Mar 3, 10

**PUBLIC NOTICE**

This serves as notice that Danny Fortuna, of Stroudsburg, PA, will be tendering payment in the following weeks to Amur Equipment Finance, Inc of Grand Island, NE. For more information contact 570-534-0469.

Feb 17, 24, Mar 3, 10

**PUBLIC NOTICE**

This serves as notice that Danny Fortuna, of Stroudsburg, PA, will be tendering payment in the following weeks to ENGS Commercial Finance Co. of Itasca, IL. For more information contact 570-534-0469.

Feb 17, 24, Mar 3, 10

**PUBLIC NOTICE**

This serves as notice that Danny Fortuna, of Stroudsburg, PA, will be tendering payment in the following weeks to Slim Capital, LLC of Beverly Hills, CA. For more information contact 570-534-0469.

Feb 17, 24, Mar 3, 10

**PUBLIC NOTICE**

This serves as notice that Danny Fortuna, of Stroudsburg, PA, will be tendering payment in the following weeks to Point Leasing LLC of Hartford, CT. For more information contact 570-534-0469.

Feb 17, 24, Mar 3, 10

**PUBLIC NOTICE**

I, Danny Fortuna, Surety, have submitted a Registered Notice of Stipulations of Surety/Subrogee to JPMorgan Chase Bank, NA, Subrogor. Surety is to be refunded immediately all monies paid to satisfy account liability. All replies to be submitted in writing.

Feb 24, Mar 3, 10, 17

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF **DEBORAH LYNN SCOTT** a/k/a **DEBORAH L. SCOTT**, late of Jackson Township, Monroe County, Pennsylvania, deceased. Letters of Administration in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Forty-Third Judicial District, Commonwealth of Pennsylvania, Orphans' Court Division, a particular statement of claim duly verified by an affidavit setting forth an address within the County where notice may be given to claimant. **Susan R. Bovie, Administratrix**  
2641 Mondamin Farm Road  
Lancaster, PA 17601

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

Feb 17, 24, Mar 3

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Massimo Vianclo Gcra, a/k/a Max Gcra**, late of 221 Hcllcrs Lane, Tunkhannock Township, Monroe County, Commonwealth of Pennsylvania.

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

**Jon Lange**  
6188 Springer Way  
San Jose, CA 95123  
or to her attorney,

Kim M. Gillen, Esquire  
THE LAW OFFICE OF KIMM. GILLEN, P.C.  
613 Blakeslee Boulevard Dr. E., Suite 103  
Lehighton, PA 18235

Feb 17, 24, Mar 3

**PUBLIC NOTICE  
ESTATE NOTICE**

**Delores Ragin**, Deceased  
Late of **Monroe County, PA**  
Letters of Testamentary on the above Estate having been granted to the **Administ Glenn Ragin**, all persons indebted to the E are requested to make payment, and having claims to present same without del Brian F. Levine, Esquire.

Brian F. Levine, Esquire  
Levine Law, LLC  
Attorney for the Executrix  
22 E Grant St  
New Castle, PA 16101-2279

Feb 17, 24, Mar 3

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Susan J. Bohl A/K/A Susan Joan Bohl**, late of Monroe County, Pennsylvania, deceased.

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

C/O

**James Bohl**  
23 Kempshall Place  
Elizabeth, NJ 07208

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

Feb 17, 24, Mar 3

**PUBLIC NOTICE  
ESTATE NOTICE**

**ESTATE OF DOROTHY JANE DURHAM a/k/a DOROTHY J. DURHAM**, Deceased, late of the Township of Middle Smithfield, Monroe County, Pennsylvania.

WHEREAS, Letters Testamentary in the above-named Estate have been granted to David J. Ceraul. All persons indebted to the said Estate are requested to make immediate payment and those having claims or demands to present them without delay to:

**David J. Ceraul, Executor**  
22 Market Street  
P.O. Box 19  
Bangor, PA 18013-0019

David J. Ceraul, Esquire  
22 Market Street  
P.O. Box 19  
Bangor, A 18013-0019

Feb 17. 24, Mar 3

**PUBLIC NOTICE  
ESTATE NOTICE**

**ESTATE OF DEJEAN MURRAY**, late of Pocono Township, Monroe County, Pennsylvania, deceased.

Letters of Administration in the above-named Estate having been granted to the undersigned, all persons indebted to the Estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Forty-third Judicial District, a particular statement of claim

duly verified by an affidavit setting forth an address within the County where notice may be given to claimant.

**Christina Murray, Administrator**  
P.O. Box 204  
Sciota, PA 18354

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

Feb 24, Mar 3, 10

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of James E. Thompson Jr.**, late of Monroe County, Pennsylvania, deceased.

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

c/o

**Mary Jean Hrbacek**  
6950 Birdseye Ave NE, Apt 444  
Lacey, WA 98516

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

Feb 24, Mar 3, 10

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Edward J. Kopetsky, Jr. a/k/a Edward Kopetsky a/k/a Edward Kopetsky, Jr.**, deceased

Late of Tunkhannock Township, Monroe County

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

**Joseph M. Kopetsky, Executor**

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

Gouldsboro, PA 18424

Feb 24, Mar 3, 10

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Joseph John Goehl a/k/a Joseph J. Goehl a/k/a Joseph John Thomas Goehl,** deceased

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

**Joyce M. Meers, Executrix**

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

Feb 24, Mar 3, 10

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Carol A. Grabuskie,** late of Monroe County, Pennsylvania, deceased.

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

c/o

**Karin Grabuskie, Co-Executrix**

155 Comanche Trail  
Pocono Lake, PA 18347

**Joseph Grabuskie, Co-Executor**

116 Ivy Hollow Lane  
Mooresville, NC 28117

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

Feb 24, Mar 3, 10

**PUBLIC NOTICE  
ESTATE NOTICE**

Notice is hereby given that Letters of Administration have been granted to Jane George, Administratrix of the Estate of William G. Kuntzman a/k/a William George Kuntzman, late of Polk Township, PA, who

died on December 27, 2022. All persons indebted to the Estate are required to make payment and those having claims or demands are to present the same without delay to the Administratrix or to Raymond C. Rinaldi, II, Esquire, Rinaldi & Poveromo, P.C., P.O. Box 826, Scranton, PA, 18501.

Feb 24, Mar 3, 10

**PUBLIC NOTICE  
ESTATE NOTICE**

In re: **ESTATE OF DOROTHY ANNA KOVAR a/k/a DOROTHY A. KOVAR a/k/a DORTOTHY KOVAR** late of Stroudsburg Borough, Pennsylvania, (died 12/27/2022). Letters Testamentary in the above Estate having been granted, all person having claims or demands against the Estate of the Decedent shall make them known and present them, and all persons indebted to the said Decedent shall make payment thereof, without delay, to Jamie Kovalsky, Personal Representative, or to Joseph S. Toczydlowski, Jr., Esquire of the Toczydlowski Law Office, 723 North Main Street, Archbald, PA 18403.

Feb 24, Mar 3, 10

**PUBLIC NOTICE  
ESTATE NOTICE**

**ESTATE OF THOMAS JOSEPH McMANUS A/K/A THOMAS J. McMANUS,** LATE OF CHESTNUTHILL TOWNSHIP, COUNTY OF MONROE, AND COMMONWEALTH OF PENNSYLVANIA, DECEASED.

WHEREAS, Letters of Administration in the above-named Estate have been granted to Christina Marie Nuzzo, Administratrix of the Estate of Thomas Joseph McManus a/k/a Thomas J. McManus. All persons indebted to the said Estate are requested to make immediate payment, and those having claims or demands to present the same without delay to:

Christina Marie Nuzzo, Administratrix  
c/o Goudsouzian & Associates  
2940 William Penn Highway  
Easton, PA 18045-5227

Feb 24, Mar 3, 10

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Barry T. Weirich a/k/a Barry Todd Weirich,** deceased

Late of Tobyhanna 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.

**Deanna Crow, Administratrix**

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

Mar 3, 10, 17

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of William N. Coffin.** Late of Stroud Township, Monroe County, Commonwealth of Pennsylvania, December 19, 2022 deceased. Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.

**Cynthia Christian, Executrix**  
127 Our Way  
East Stroudsburg, PA 18301  
Mar 3, 10, 17

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**PUBLIC NOTICE  
ESTATE NOTICE**

**The Estate of THOMAS C. FLANAGAN, JR.,** late of Chestnuthill Township, Monroe County, Pennsylvania. Letters of Administration have been granted to the undersigned, who requests all persons having claims or demands against the Estate of the Decedent to make known the same and all persons indebted to Decedent to make payments without delay to Dennis W. Flanagan, Administrator or his attorney, NICHOLAS R. SABATINE, III, ESQUIRE, 16 S. Broadway, Suite I, Wind Gap, Pennsylvania, 18091.

Mar 3, 10, 17

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of JOSE MANUEL AGOSTO JR.** late of Coolbaugh Township, Monroe County, PA, Deceased. LETTERS of ADMINISTRATION on the above estate have been granted to the undersigned, all persons indebted to said estate are requested to make immediate payment, and those having legal claims to present the same without delay to: Jose Manuel Agosto, Sr., c/o Masellii Warren, PC, Attn: Barbara J. Boyd, Esq, 400 Alexander Park, Suite 101, Princeton, NJ 08540.

Mar 3, 10, 17

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**PUBLIC NOTICE  
IN THE COURT OF COMMON PLEAS OF  
MONROE COUNTY  
FORTY-THIRD JUDICIAL DISTRICT  
STROUDSBURG, PENNSYLVANIA  
NO. 1036 CV 2023**

**IN RE: PETITION FOR THE CHANGE OF NAME  
OF FELICIA MARIE GWINN TO FELICIA MARIE  
TOZZI**

**NOTICE**

**NOTICE IS HEREBY GIVEN** that on February 13, 2023, the Petition of Felicia Marie Gwinn was filed in the above-named Court requesting an Order to change the name of Felicia Marie Gwinn to Felicia Marie Tozzi. The Court has scheduled a hearing for the 15<sup>th</sup> day of May 2023 at 1:30 p.m. in Courtroom No. 7, Monroe County Courthouse, Stroudsburg, Pennsylvania, when and where all interested parties may appear and show cause, why, if any, the request of the Petitioner shall not be granted.

**Mark A. Primrose, Esq.**  
**Attorney ID No. 38801 1**  
**7 North Sixth Street**  
**Stroudsburg, PA 18360**

Mar 3

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**PUBLIC NOTICE  
PETITION FOR CHANGE OF NAME**

**NOTICE IS HEREBY GIVEN** that on 10<sup>th</sup> of February 2023, the Petition for Change of Name, was filed in the Monroe County Court of Common Pleas, requesting an order to change the name of Virginia Marion Farrow Williams to Nia Fatimah Rashad.

The Court has fixed the day of 15 May 2023, at 1:30 p.m. in Courtroom No. 7, of the Monroe County Courthouse, 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.

Mar 3

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**PUBLIC NOTICE  
IN THE COURT OF COMMON PLEAS OF  
MONROE COUNTY  
FORTY-THIRD JUDICIAL DISTRICT  
COMMONWEALTH OF PENNSYLVANIA  
IN MORTGAGE FORECLOSURE  
NO. 8211-CV-2022**

NASHYAM AMIN, and KAILAS AMIN,  
Plaintiffs,  
vs.  
SHMUEL KLEIN,  
Defendant.

TO: **SHMUEL KLEIN**

On December 21, 2022, Plaintiffs above named filed a Mortgage Foreclosure Action against you indexed to the above term and number.

The Complaint alleges that on June 26, 2020 you executed a mortgage in favor of Plaintiffs in the principal sum of \$125,000. You also

executed a Promissory Note in the same amount.

The Complaint alleges that you are in default by merit of failing to make regular monthly payments of principal and interest commencing February 1, 2022.

Judgment is sought against you in the total amount of \$82,046.59 together with 6% interest from February 26, 2022.

A complete copy of the Complaint is available by contacting the undersigned.

On February 10, 2023 the Court entered an Order permitting service upon you by Special Order, by posting a copy of the Complaint at the premises subject to the mortgage situate at 2372 Back Mountain Road, Scotrun, PA 18372 and by Publication.

#### **NOTICE TO DEFEND**

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 this Complaint and Notice are served, by entering written appearance personally or by Attorney and filing in writing with the Court, your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the Complaint or for any other 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 TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

#### **Monroe County Bar Association**

**913 Main Street**

**Stroudsburg, PA 18360**

**Telephone: (570) 424-7288**

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

James V. Fareri, Esq.

Attorney for Plaintiff

ID No. 34402

712 Monroe Street

Stroudsburg, PA 18360

Tel. No.: (570) 421-9090

[jfareri@newmanwilliams.com](mailto:jfareri@newmanwilliams.com)

Mar 3

#### **PUBLIC NOTICE**

**IN THE COURT OF COMMON PLEAS**

**Monroe COUNTY**

**CIVIL ACTION - LAW**

**ACTION OF MORTGAGE FORECLOSURE**

**Term No. 006049-CV-2021**

**NOTICE OF ACTION IN MORTGAGE**

**FORECLOSURE**

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC  
f/k/a Quicken Loans Inc.

*Plaintiff*

vs.

The Unknown Heirs of CRAIG WILLIAMS, DAVON GASKIN Solely in His Capacity as Heir of CRAIG WILLIAMS, Deceased, JORDON GASKIN Solely in His Capacity as Heir of CRAIG WILLIAMS, Deceased, TUESDAI GASKIN Solely in Her Capacity as Heir of CRAIG WILLIAMS, Deceased, XAVIER GASKIN Solely in His Capacity as Heir of CRAIG WILLIAMS, Deceased, ASHLEIGH MCNEIL AKA ASHLEIGH GASKIN Solely in Her Capacity as Heir of CRAIG WILLIAMS, Deceased, OTELIA WILLIAMS Solely in Her Capacity as Heir of CRAIG WILLIAMS, Deceased & SHAVIDA WILLIAMS Solely in Her Capacity as Heir of CRAIG WILLIAMS, Deceased  
Mortgagor and Real Owner

*Defendant*

The Unknown Heirs of CRAIG WILLIAMS, DAVON GASKIN Solely in His Capacity as Heir of CRAIG WILLIAMS, Deceased, TUESDAI GASKIN Solely in Her Capacity as Heir of CRAIG WILLIAMS, Deceased, and ASHLEIGH MCNEIL AKA ASHLEIGH GASKIN Solely in Her Capacity as Heir of CRAIG WILLIAMS, Deceased MORTAGOR AND REAL OWNER, DEFENDANT whose last known address is 1119 Kensington Drive East Stroudsburg, PA 18301.

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 Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc., 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. 006049-CV-2021 wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 1119 Kensington Drive East Stroudsburg, PA 18301 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

Mar 3

**PUBLIC NOTICE**  
**IN THE COURT OF COMMON PLEAS OF**  
**MONROE COUNTY**  
**FORTY-THIRD JUDICIAL DISTRICT**  
**COMMONWEALTH OF PENNSYLVANIA**  
**No. 004754-CV-2022**

**RIVER VILLAGE PHASE IIIB OWNERS**  
**ASSOCIATION**

Plaintiff

vs.

**EMIDIO CIMINI, ET AL**

Defendants

AS TO SEPARATE DEFENDANTS: **EMIDIO CIMINI, GABRIELE CHARLOTTE CIMINI, AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH MADELINE TRIPALDI, DECEASED, AND ANY UNKNOWN SUCCESSOR TRUSTEES OF THE GRANT J KOCH AND OLINDA A KOCH REVOCABLE LIVING TRUST DATED DECEMBER 15, 2002**

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

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed and judgement may be

entered without further notice for relief requested by plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

MONROE COUNTY BAR ASSOCIATION  
FIND A LAWYER PROGRAM

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

FAX: (570) 424-8234

HAYES, JOHNSON & CONLEY, PLLC

By: JOEL D. JOHNSON  
Attorney ID No. 322352

*Attorneys for Plaintiff*

RIVER VILLAGE PHASE IIIB

OWNERS ASSOCIATION

700 South 21<sup>st</sup> Street

Fort Smith, AR 72901

Telephone: 479/242-5906

Facsimile: 501/770-7077

Email: ir@hjclegal.com

Mar 3

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4993 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, March 30, 2023  
AT 10:00 A.M.**

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

ALL THOSE CERTAIN lots, pieces, parcels or tracts of land lying and being situate partly in the Township of Ross and partly in the Township of Hamilton, both townships being in the County of Monroe and State of Pennsylvania, bounded a and described as follows, to wit:

PARCEL NO. 1:

BEGINNING at a point, the most westerly corner of Lot 19, as shown on Plan of lots of Hillside Avenue, Walter D. May, Hamilton and Ross Townships, dated June 25, 1938, and recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plot Book 5, Page 5 said point being also a corner of lands of Harry Seiss; THENCE by lands of the said Harry Seiss, lands now or formerly of Seiss and lands of Nathan Kresge (Bearings from a former Meridian) North sixty seven (67) degrees east two hundred ninety (290) feet to an iron pipe on the northwesterly line of Lot 13 on the aforesaid plan of Lots THENCE by lands of James G. Eckley and Bertha Eckley, his wife, of which this tract was formerly a part, North twenty-three (23) degrees West one hundred fifty (150) feet to a pipe; thence by the same South sixty-seven (67) degrees West two hundred eighty-four and eight-tenths (284.8) feet to a point on line of lands of the aforementioned Harry Seiss; THENCE by Seiss lands South twenty-one (21) degrees East one hundred fifty and one-tenth (150.1) feet to the place of Beginning.

Containing ninety-nine one-hundredths (0.99) acre, more or less.

PARCEL NO. 2:

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Ross, County

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

BEGINNING at the northern most corner of Lot No. 18, as shown on a plan marked "Lot Plan of lands of Walter D. May, Saylorsburg, Hamilton and Ross Twps. Monroe co., pa., June 25, 1938", THENCE by said Lot No. 18 South twenty-two (22) degrees fifteen (15) minutes East one hundred fifty (150) feet to a corner on the northerly side of a proposed forty (40) feet street to be known as Hillside Avenue and being also the southerly corner of said Lot No. 18; THENCE South sixty-seven (67) degrees forty-five (45) minutes West eighteen (18) feet to a point of Lot No. 19 as same abuts said Hillside Avenue; THENCE by other lands now or formerly of Harry Seiss North twenty (20) degrees fifteen (15) minutes West one hundred fifty (150) feet in a line parallel with the first mentioned course to a point in the northern boundary of said Lot No. 19; THENCE North sixty-seven (67) degrees forty-five (45) minutes East eighteen (18) feet to the point of Beginning.

BEING KNOWN AS: 1138 HILLSIDE AVENUE AKA 19 HILLSIDE AVENUE, SAYLORSBURG, PA 18353

BEING THE SAME PREMISES WHICH ALAN J. RUPRECHT AND LORI ANN RUPRECHT BY DEED DATED 2/18/2005 AND RECORDED 3/21/2005 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2219 AT PAGE 5211, GRANTED AND CONVEYED UNTO LORI ANN RUPRECHT. PIN #: 07627713230843

TAX CODE #: 07.12.4.55-2

TAXES PAID TO HAMILTON TOWNSHIP SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **LORI A. ACE** FKA LORI ANN RUPRECHT  
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.

Danielle M. Dileva, Esquire  
Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

Ken Morris  
Sheriff of Monroe County

Pennsylvania  
Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7222 CIVIL 2015 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, March 30, 2023  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN interest in land situate in Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 40 of Unit No. RV-23, of Phase IIIA, River Village, Stage I, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage I, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises Security Bank and Trust Company, Trustee, Association, by deed August 27, 1985, and recorded November 20, 1985, in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed book Volume 1469 at Page 189 granted and conveyed unto Anthony S. Albano, a single man and Lois A. Cohen, a single woman. Anthony S. Albano died on November 17, 2011, leaving no will or estate, title thereby vesting in Richard J. Albano, Linda E. Albano, Justin G. Albano and any unknown heirs of Anthony S. Albano, deceased.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Richard J. Albano**, Linda E. Albano, Justin G. Albano, and any Unknown Heirs of Anthony S. Albano, deceased and Lois A. Cohen

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2810 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, March 30, 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: **RENAN ASUNCION  
MILAGROS ASUNCION**

CONTRACT NO.: **1108700964**

FILE NO.: **PA-RT-055-002**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 52 of Unit No. RT-73**, 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 **1/14/1992**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1810**, Page **592** granted and conveyed unto **RENAN ASUNCION and MILAGROS ASUNCION**.

PARCEL NO.: **16/88072/U73**



PIN NO.: **:16732102696359**

SEIZED AND TAKEN IN EXECUTION AS THE PR  
 OPERTY OF: **RENAN ASUNCION**  
 MILAGROS ASUNCION  
 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  
 Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of  
 the Court of Common Pleas of Monroe  
 County, Commonwealth of Pennsylvania to  
 2810 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, March 30, 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: **CARLOS AVILA  
 SUSANA ORTIZ**

CONTRACT NO.: **1109102608**  
 FILE NO.: **PA-RT-055-008**

Smithfield Township, Monroe County,  
 Pennsylvania, known as **Interval No. 20** of  
**Unit No. RT-63**, 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 **7/25/1994**, in the Office of the

Recorder of Deeds, etc., at Stroudsburg,  
 Pennsylvania, in and for the County of  
 Monroe, Deed Book Volume **1963**, Page **1530**  
 granted and conveyed unto **CARLOS AVILA**  
 and **SUSANA ORTIZ**.

PARCEL NO.: **16/88062/U63**

PIN NO.: **:16732102696162**

SEIZED AND TAKEN IN EXECUTION AS THE PR  
 OPERTY OF: **CARLOS AVILA**  
 SUSANA ORTIZ

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  
 Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of  
 the Court of Common Pleas of Monroe  
 County, Commonwealth of Pennsylvania to  
 2876 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, March 30, 2023  
 AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

OWNERS: **RICHARD A BANYAI  
 MARILYN A BANYAI**

CONTRACT NO.: **1079200358**  
 FILE NO.: **PPA-DV-017-003**

An undivided one fifty-second (1/52) co-  
 tenancy interest being designated as **Time  
 Period(s) No(s). 25** 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 89**, 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 Deputy House Planned Residential Area. Said Declaration Plans for Phase II-A, Units 60-84 were filed on August 6, 1976, in Plot Book Volume 30, at Page 13; for Phase II-B, Units 85-109 and Units 130-132 were filed on August 1, 1977, in Plot Book Volume 33, at Page 67; for Phase II-C, Units 110-129 were filed on October 26, 1977, in Plot Book Volume 34, at Page 73; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **3/30/1992**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1821**, Page **139** granted and conveyed unto RICHARD A BANYAI and MARILYN A BANYAI.

PARCEL NO.: **16/3/3/3-1-89**

PIN NO.: **16732102997651889**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **RICHARD A BANYAI**  
MARILYN A BANYAI

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  
Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2874 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, March 30, 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 F BELL  
JANIS A SIRAVO**

CONTRACT NO.: **1061307526**

FILE NO.: **PA-RT-060-004**

A **225,000/218,696,000** undivided fee simple interest in Units: **273-277; 281-300** in RIDGE TOP-CRESTVIEW, A CONDOMINIUM, located within Ridge Top Village, Stage II of Shawnee Village Planned Residential Development at Shawnee-on-Delaware, Smithfield Township, Monroe County, Pennsylvania 18356, according to the Plat filed of record in Plot Book Volume 46 at Page 39, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, as amended by the Amended Final Planned Residential Development (PRD) Plan, recorded on May 12, 2006, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Plot Book Volume 78, at Page 98, as the same may be amended pursuant to the approval of the Board of Supervisors of Smithfield Township, Monroe County, Pennsylvania to reflect the "as-built" status of the said units. Subject to all matters contained in the Schedule B, Section 2, herein.

BEING THE same premises conveyed by deed recorded **1/23/2018**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2504**, Page **9337** granted and conveyed unto DONALD F BELL AND JANIS A SIRAVO.

PARCEL NO.: **16/99367, 16/99368, 16/99369, 16/99370, 16/99371, 16/99383, 16/99384, 16/99385, 16/99386, 16/99387, 16/99388, 16/99389, 16/99390, 16/99391, 16/99392, 16/99393, 16/99394, 16/99395, 16/99396, 16/99397, 16/99398, 16/99399, 16/99400, 16/99401, 16/99402**

PIN NO. :**16732101497460, :16732101497368, :16732101496399, :16732101496387, :16732101496395, :16732101491574, :16732101492506, :16732101492508, :16732101491538, :16732101491650, :16732101399509, :16732101398671, :16732101398528, :16732101398535, :16732101398554, :16732101399408, :16732101490417U292, :16732101490500, :16732101399444, :16732101399433, :16732101390422, :16732101491329, :16732101490470, :16732101490377, :16732101490365**

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

JANIS A SIRAVO

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  
 Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2810 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, March 30, 2023**

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

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

**LEGAL DESCRIPTION**

OWNERS: **RICHARD D BEST**

**DINAH M BEST**

CONTRACT NO.: **1109102970**

FILE NO.: **PA-RT-055-012**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 37 of Unit No. RT-71**, 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 **6/11/1999**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2064**, Page **9444** granted and conveyed unto **RICHARD D BEST** and **DINAH M BEST**.

PARCEL NO.: **16/88070/U71**

PIN NO.: **16732102696362**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **RICHARD D BEST**

**DINAH M BEST**

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  
 Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2816 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, March 30, 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: **VANESSA BISSOONDIAL**,  
 SUBSTITUTED ADMINISTRATOR OF THE  
 ESTATE OF ANTHONY D BISSOONDIAL,  
 DECEASED, WHOSE DATE OF DEATH IS MARCH  
 13, 2019

CONTRACT NO.: **1099602617**

FILE NO.: **PA-RVB-055-087**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 32 of Unit No(s). RV123**, 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 **9/21/2017**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2498**, Page **4881** granted and conveyed unto ANTHONY D BISSOONDIAL.

ANTHONY D BISSOONDIAL became deceased on March 13, 2019. Estate documents were filed on behalf of ANTHONY D BISSOONDIAL in Union County, New Jersey, on August 28, 2019, Docket Number R-9333. The appointed Substituted Administrator of the ESTATE OF ANTHONY D BISSOONDIAL is VANESSA BISSOONDIAL.

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

PIN NO.: **16732101450770C1**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **VANESSA BISSOONDIAL**, SUBSTITUTED ADMINISTRATOR OF THE ESTATE OF ANTHONY D BISSOONDIAL, 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

Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2876 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, March 30, 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 R BLACK**, SURVIVING TENANT BY THE ENTIRETY OF RICHARD N BLACK, DECEASED, WHOSE DATE OF DEATH IS JUNE 6, 2014

CONTRACT NO.: **1077603595**

FILE NO.: **PPA-DV-015-001**

An undivided one fifty-second (1/52) cotenancy interest being designated as **Time Period(s) No(s). 3** 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. 77D**, 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 **12/16/1983**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1321**, Page **257** granted and conveyed unto RICHARD N BLACK AND NANCY R BLACK.

PARCEL NO.: **16/3/3/3-1-77D**

PIN NO.: **16732102997475B77D**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **NANCY R BLACK**, SURVIVING TENANT BY THE ENTIRETY OF RICHARD N BLACK, 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  
 Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5237 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, March 30, 2023  
 AT 10:00 A.M.**

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

**ALL THAT CERTAIN** lot of land situate in the Township of Tunkhannock, County of Monroe, and State of Pennsylvania and being more particularly described as follows:

BEGINNING at a corner on the southerly side of Mountain Road as shown on map entitled "Section D, Indian Mountain Lake, 17 June 1960, Leo A. Achterman, Jr., PE", said corner being a part of reverse curvature of said road, being also the most easterly corner of Lot No. 324 as shown on said map; thence on a curve to the left having a radius of 800 feet an arc length 74.97 feet to a corner, the most northerly corner of Lot No. 801 as shown on said map; thence along said Lot No. 801(a radical line to said curve) South 33 degrees 44 minutes 45 seconds West 180 feet to a corner, the most westerly corner of Lot No. 801; thence along Lot No. 323 92.09 feet to corner, the most southerly corner of Lot No. 324; thence along said Lot No. 324 North 39

degrees 6 minutes 55 seconds East (a radial line to said curve) 184.05 feet to the place of BEGINNING.

**BEING THE SAME PREMISES** which Mitchell Ross, by deed dated June 6, 2006, and recorded June 7, 2006 in the Office of the Recorder of Deeds of Monroe County, Stroudsburg, Pennsylvania, in Record Book Volume 2270, Page 2501 granted and conveyed unto Michael S. Cincola.

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

Tax Code No. 20.8A.1.66

PIN NO. 20-6311-20-72-8163

a/k/a/ 322 Mountain Rd., Blakeslee, PA, 18610, Lot 325, Section D, Indian Mountain Lakes, Tunkhannock Township, Monroe County, PA

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **CHRIS BREUER**

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  
 Gregory D. Malaska, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6821 CIVIL 2019 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, March 30, 2023  
 AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF THE PURCHASE PRICE OR

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. **49** in that certain piece of parcel of land, together with the message (and veranda, if any), situate in the Township of Smithfield, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. **FV 39B** on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated July 13, 1982 and recorded on August 6, 1982 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 1200, at Page 93, granted and conveyed unto William G. Lutz and Elizabeth J. Lutz, his wife. The said William G. Lutz died on July 15, 2002, sole title thereby vesting in Elizabeth J. Lutz as surviving tenant by the entireties. The said Elizabeth J. Lutz died on June 27, 2006, leaving no will or estate, title thereby vesting in Virginia Christine Browning, William J. Lutz, Elaine F. Billger and any unknown heirs, in their capacity as Heirs of Elizabeth J. Lutz.

BEING PART OF PARCEL NO. 16.4.1.48-39B and PIN NO. 16732102876928B39B SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Virginia Christine Browning**, William J. Lutz, Elaine F. Billger and any Unknown Heirs, in their capacity as Heirs of Elizabeth J. Lutz, deceased  
TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2809 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, March 30, 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 J CAPOZZI  
MARY CAPOZZI**

CONTRACT NO.: **1108805615**  
FILE NO.: **PA-RT-055-041**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 33 of Unit No. RT 138**, 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 **6/6/1995**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2008**, Page **1105** granted and conveyed unto ANTHONY J CAPOZZI and MARY CAPOZZI.

PARCEL NO.: **16/88139/U138**

PIN NO.: **16732101495233U138**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **ANTHONY J CAPOZZI  
MARY CAPOZZI**

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  
 Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5422 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, March 30, 2023  
 AT 10:00 A.M.**

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN piece of land situated, lying and being in the Township of Chestnuthill, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows:  
 BEGINNING at a point in the centerline of PA Route 209 and being the common corner of Lot No.4 and Lot No. 5 as shown on a subdivision plan entitled William S. Schubert, prepared by Edward C. Hess, C.E., dated December 1946; thence along Lot No. 4 South 00 degrees 29 minutes 00 seconds East 232.27 feet to an iron pin; thence along lands of Gower South 80 degrees 37 minutes 00 seconds West 125.95 feet to an iron pin; thence along Lot No. 6 North 5 degrees 17 minutes 00 seconds East 263.05 feet to a point in the centerline of PA Route 209; thence along the centerline of PA Route 209 South 84 degrees 43 minutes 00 seconds East 100.00 feet to the point and place of BEGINNING. CONTAINING .64 acres, more or less.  
 BEING Lot No. 5  
 BEING KNOWN AS: 1336 ROUTE 209, GILBERT, PA 18331  
 BEING THE SAME PREMISES WHICH FEDERAL HOME LOAN MORTGAGE CORPORATION BY DEED DATED 4/29/2016 AND RECORDED 5/3/2016 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2470 AT PAGE 8248, GRANTED AND CONVEYED UNTO JENNIFER CARPENTER.  
 PIN #: 02624800017146

TAX CODE #: 02.9.1.75-7  
 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **JENNIFER CARPENTER** AKA JENNIFER CARPENTER AKA JENNIFER MAE CARPENTER  
 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  
 Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2874 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, March 30, 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: **DIANA CASTILLO STEVEN CASTILLO**  
 CONTRACT NO.: **1060911807**  
 FILE NO.: **PA-RT-060-001**  
 A **84,000/137,743,500** undivided fee simple interest in Units: **260-272; 278-280** in RIDGE TOP-CRESTVIEW, A CONDOMINIUM, located within Ridge Top Village, Stage II of Shawnee Village Planned Residential Development at Shawnee-on-Delaware, Smithfield Township, Monroe County, Pennsylvania 18356, according to the Plat filed of record in Plot Book Volume 46 at Page 39, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, as amended by the Amended

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

BEING THE same premises conveyed by deed recorded **2/8/2021**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2568**, Page **6722** granted and conveyed unto **DIANA CASTILLO AND STEVEN CASTILLO**.

PARCEL NO.: **16/99354, 16/99355, 16/99356, 16/99357, 16/99358, 16/99359, 16/99360, 16/99361, 16/99362, 16/99363, 16/99364, 16/99365, 16/99366, 16/99372, 16/99373, 16/99374**

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **DIANA CASTILLO STEVEN CASTILLO**  
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  
Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 000453 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, March 30, 2023  
AT 10:00 A.M.**

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

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN tract or parcel of land situate in the Township of Price, County of Monroe and State of Pennsylvania, being known as Lot 138, Section III of South Ridge Subdivision as recorded in Plot Book Volume 77, pages 247 and 248.

BEING THE SAME PREMISES which Julio Morales, Jr. and Soliliana Cintron-Morales by deed dated April 3, 2019, and recorded in the Office of the Recorder of Deeds in and for the County of Monroe and Commonwealth of Pennsylvania on April 8, 2019 in Instrument No. 201907798 granted and conveyed unto Soliliana Cintron-Morales and Salina Martina Amezquita.

Parcel ID# 14.98435  
PIN #14730401274495

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **SOLILIANA CINTRON-MORALES** and **SALINA MARTINA AMEZQUITA**  
TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Feb 24, Mar 3, 10



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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2815 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, March 30, 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: **MARILY L COHEN A/K/A MARILYN L COHEN**

**RICHARD H COHEN**

**LISA M COHEN**

CONTRACT NO.: **1099902017**

FILE NO.: **PA-RVB-055-060**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 51 of Unit No(s). R118**, 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 **7/23/1999**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2066**, Page **8370** granted and conveyed unto **MARILY L COHEN A/K/A MARILYN L COHEN** and **RICHARD H COHEN** and **LISA M COHEN**.

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

PIN NO.: **:16732101450770C1**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **MARILY L COHEN A/K/A**

**MARILYN L COHEN**

**RICHARD H COHEN**

**LISA M COHEN**

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

Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2816 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, March 30, 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 COLLINS**, SURVIVING TENANT BY THE ENTIRETY OF **JOHN COLLINS**, DECEASED, WHOSE DATE OF DEATH IS **NOVEMBER 27, 2002**

CONTRACT NO.: **1098403991**

FILE NO.: **PA-RVB-055-103**

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

Pennsylvania, known as **Interval No(s). 16 of Unit No(s). RV154**, 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 **6/22/1992**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1834**, Page **1700** granted and conveyed unto JOHN COLLINS and NANCY COLLINS.

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

PIN NO.: **:16732100340877**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **NANCY COLLINS**, SURVIVING TENANT BY THE ENTIRETY OF JOHN COLLINS, 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  
Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2816 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, March 30, 2023  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

OWNERS: **DENNIS G CURRENT**, PERSONAL REPRESENTATIVE OF THE ESTATE OF JAMES CURRENT A/K/A JAMES R CURRENT, DECEASED, WHOSE DATE OF DEATH IS APRIL 29, 2020

CONTRACT NO.: **1098801665**

FILE NO.: **PA-RVB-055-081**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 6 of Unit No(s). RV108**, 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 **1/13/1989**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1662**, Page **638** granted and conveyed unto JAMES CURRENT A/K/A JAMES R CURRENT and ANN CURRENT. ANN CURRENT became deceased on April 21, 2003. JAMES CURRENT A/K/A JAMES R CURRENT and ANN CURRENT held title as tenants by the entirety; therefore, JAMES CURRENT A/K/A JAMES R CURRENT became the sole owner at the time of her passing. JAMES CURRENT A/K/A JAMES R CURRENT became deceased on April 29, 2020. Estate documents were filed on behalf of JAMES CURRENT A/K/A JAMES R CURRENT in Pinellas County, Florida on May 13, 2020, Case Number 20-004494-ES. The appointed Personal Representative of the ESTATE OF JAMES CURRENT A/K/A JAMES R CURRENT is DENNIS G CURRENT.

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

PIN NO.: **:16732101450770C1**

SEIZED AND TAKEN IN EXECUTION AS THE PR OPERTY OF: **DENNIS G CURRENT**, PERSONAL REPRESENTATIVE OF THE ESTATE OF JAMES CURRENT A/K/A JAMES R CURRENT, 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  
Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2810 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, March 30, 2023  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

OWNERS: **RICHARD D'AGOSTINO  
JOANNE D'AGOSTINO**

CONTRACT NO.: **1109203059**

FILE NO.: **PA-RT-055-017**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 47 of Unit No. RT-78**, 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 **7/8/2005**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2231**, Page **7765** granted and conveyed unto RICHARD D'AGOSTINO and JOANNE D'AGOSTINO.

PARCEL NO.: **16/88077/U78**

PIN NO.: **:16732102694356**

SEIZED AND TAKEN IN EXECUTION AS THE PR OPERTY OF: **RICHARD D'AGOSTINO  
JOANNE D'AGOSTINO**

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  
 Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2812 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, March 30, 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 LOUISE DARE**, SURVIVING  
 TENANT BY THE ENTIRETY OF JOHN P DARE,  
 DECEASED, WHOSE DATE OF DEATH IS  
 MARCH 30, 2010

CONTRACT NO.: **1108601717**  
 FILE NO.: **PA-RT-055-013**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 37 of Unit No. RT-72**, 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 **12/19/1996**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2032**, Page **680** granted and conveyed unto JOHN P DARE and MARY LOUISE DARE.

PARCEL NO.: **16/88071/U72**

PIN NO.: **:16732102696390**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **MARY LOUISE DARE**, SURVIVING TENANT BY THE ENTIRETY OF JOHN P DARE, 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  
 Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2874 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, March 30, 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: **THELMA D DAVIS**

CONTRACT NO.: **1060807161**

FILE NO.: **PPA-RT-016-001**

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

BEING THE same premises conveyed by deed recorded **6/10/2014**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of

Monroe, Deed Book Volume **2439**, Page **1310** granted and conveyed unto **THELMA D DAVIS**. PARCEL NO.: **16/99354, 16/99355, 16/99356, 16/99357, 16/99358, 16/99359, 16/99360, 16/99361, 16/99362, 16/99363, 16/99364, 16/99365, 16/99366, 16/99372, 16/99373, 16/99374**

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **THELMA D DAVIS** 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  
Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2812 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, March 30, 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: **RUTH L DELLEVA**, ADMINISTRATOR OF THE ESTATE OF JOHN C WALDRON A/K/A JOHN CHARLES WALDRON JR, DECEASED, WHOSE DATE OF DEATH IS DECEMBER 9, 2019 **MIGDALIA ROSARIO**, INDIVIDUALLY CONTRACT NO.: **1108805490** FILE NO.: **PA-RT-055-005**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 8 of Unit**

**No. RT-138**, 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 **2/9/1993**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1872**, Page **683** granted and conveyed unto **JOHN C WALDRON A/K/A JOHN CHARLES WALDRON JR and MIGDALIA ROSARIO**.

**JOHN C WALDRON A/K/A JOHN CHARLES WALDRON JR** became deceased on December 9, 2019. **JOHN C WALDRON A/K/A JOHN CHARLES WALDRON JR and MIGDALIA ROSARIO** held title as tenants in common. Estate documents were filed on behalf of **JOHN C WALDRON A/K/A JOHN CHARLES WALDRON JR** in Bronx County, New York, on March 26, 2021, Case Number 2020-1544. The appointed Administrator of the ESTATE OF **JOHN C WALDRON A/K/A JOHN CHARLES WALDRON JR** is **RUTH L DELLEVA**.

PARCEL NO.: **16/88139/U138**  
PIN NO.: **:16732101495233U138**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **RUTH L DELLEVA**, ADMINISTRATOR OF THE ESTATE OF JOHN C WALDRON A/K/A JOHN CHARLES WALDRON JR, DECEASED **MIGDALIA ROSARIO**, INDIVIDUALLY TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2812 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, March 30, 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: **KIMBERLA WHITE DESANE**, INDIVIDUALLY AND ANY UNKNOWN EXECUTORS OR ADMINISTRATORS OF **THE ESTATE OF ROBERT WHITE, DECEASED, WHOSE DATE OF DEATH IS JULY 15, 2000**

CONTRACT NO.: **1109203000**  
FILE NO.: **PA-RT-055-016**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 14 of Unit No. RT-78**, 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 **12/3/2004**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2209**, Page **6231** granted and conveyed unto **KIMBERLA WHITE DESANE** and **THE ESTATE OF ROBERT WHITE**.

PARCEL NO.: **16/88077/U78**  
PIN NO.: **:16732102694356**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **KIMBERLA WHITE DESANE**, INDIVIDUALLY, AND ANY UNKNOWN EXECUTORS OR ADMINISTRATORS OF THE ESTATE OF ROBERT 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  
Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2874 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, March 30, 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: **NAIKA DHAITI  
MAX DHAITI**

CONTRACT NO.: **1060902145**  
FILE NO.: **PA-RT-057-001**

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

BEING THE same premises conveyed by deed recorded **2/8/2021**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2568**, Page **6848** granted and conveyed unto **NAIKA DHAITI** and **MAX DHAITI**.

PARCEL NO.: 16/99354, 16/99355, 16/99356, 16/99357, 16/99358, 16/99359, 16/99360, 16/99361, 16/99362, 16/99363, 16/99364, 16/99365, 16/99366, 16/99372, 16/99373, 16/99374

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **NAIKA DHAITI**

MAX DHAITI

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

Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4654 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, March 30, 2023**

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

By accessing the web address:

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

[les](http://www.bid4assets.com/monroecountysheriffsa)

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

**LEGAL DESCRIPTION**

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

BEGINNING at a pipe in line of lands of John A Hoffstadt, said pipe being distant three hundred fifty six and ninety one one hundredths feet on a course of South thirty eight degrees West from the most Easterly corner of the larger tract of which this lot was formerly a part; thence by said lands of John A. Hoffstadt, South thirty eight degrees West one hundred fourteen and five tenths feet to a pipe; thence by land of George A. Parker and wife, North fifty five degrees fifty three minutes West one hundred forty four and forty five one hundredths feet to a pipe on the Southerly side of a forty foot street called Camelot Drive; thence along said street, North thirty eight degrees East one hundred twenty six and eighty nine one hundredths feet to a pipe; thence by other lands now or formerly of Melvin and Marley, of which this lot was formerly a part, South fifty one degrees East one hundred forty four and twenty one one hundredths feet to the place of BEGINNING.

PARCEL NO. 17/13/1/6-6

BEING the same premises which John B. Howells and Janet A. Howells, his wife, by Deed dated 04/30/1971 and recorded 05/01/1971 in the Office of the Recorder of Deeds in and for the County of Monroe in Deed Book 399, Page 939, granted and conveyed unto Paul S. Cameron and Judith D. Cameron, husband and wife.

Tax ID #: 17639104820496

PIN #: 17.13.1.6-6

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Anthony Ellis**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 000084 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, March 30, 2023  
AT 10:00 A.M.**

By accessing the web address:

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

les  
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 BOROUGH OF EAST STROUDSBURG, COUNTY OF MONROE AND COMMONWEALTH OF PENNSYLVANIA: BEING KNOWN AS: 522 OAK ST EAST STROUDSBURG, PA 18301 BEING PARCEL NUMBER: 05-6.1.11.18 AND 05-6.1.11.19 PIN NUMBERS: 05730108799426 AND 05730108799520 MUNICIPALITY: BOROUGH OF EAST STROUDSBURG IMPROVEMENTS: RESIDENTIAL PROPERTY SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **VINCENT J FERNANDES** 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  
Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2875 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, March 30, 2023  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

OWNERS: ANY UNKNOWN TRUSTEES AND SUCCESSOR TRUSTEES OF **THE SHELIA K FIEDLER REVOCABLE LIVING TRUST** CONTRACT NO.: **1080200033** FILE NO.: **PA-FV-058-002**

An undivided one fifty-second (1/52) co-tenancy interest being designated as **Interval No(s). 21**, in that certain piece or parcel of land, together with the message (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. 15D**, 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 **2/20/2002**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2115**, Page **7727** granted and conveyed unto **THE SHELIA K FIEDLER REVOCABLE LIVING TRUST**.

PARCEL NO.: **16/4/1/48-15D**  
PIN NO.: **16732102878952B15D**  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ANY UNKNOWN TRUSTEES AND SUCCESSOR TRUSTEES OF **THE SHELIA K FIEDLER REVOCABLE LIVING TRUST** 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  
 Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2875 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, March 30, 2023  
 AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

OWNERS: ANY UNKNOWN TRUSTEES AND SUCCESSOR TRUSTEES OF **THE SHELIA K FIEDLER REVOCABLE LIVING TRUST**

CONTRACT NO.: **1080200041**  
 FILE NO.: **PA-FV-058-003**

An undivided one fifty-second (1/52) cotenancy interest being designated as **Interval No(s). 22**, in that certain piece or parcel of land, together with the message (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. 15D**, 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 **2/20/2002**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2115**, Page **7727** granted and conveyed unto **THE SHELIA K FIEDLER REVOCABLE LIVING TRUST**.

PARCEL NO.: **16/4/1/48-15D**  
 PIN NO.: **16732102878952B15D**  
 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ANY UNKNOWN TRUSTEES AND SUCCESSOR TRUSTEES OF **THE SHELIA K FIEDLER REVOCABLE LIVING TRUST**  
 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  
 Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2809 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, March 30, 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: **FERDINAND FLOIRENDO  
 CECILIA BATTO**

CONTRACT NO.: **1108903774**  
 FILE NO.: **PA-RT-055-034**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 20 of Unit No. RT-124**, 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 **12/2/2003**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2175**, Page **5595** granted and conveyed unto FERDINAND FLORENDO and CECILIA BATTO.

PARCEL NO.: **16/88125/U124**

PIN NO.: **:16732101398244U124**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **FERDINAND FLORENDO**  
CECILIA BATTO

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  
Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2809 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, March 30, 2023  
AT 10:00 A.M.**

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

BY CASHIERS CHECK  
**LEGAL DESCRIPTION**

OWNERS: **THOMAS A FURSA**  
**LAURIE E FURSA**

CONTRACT NO.: **1109501759**  
FILE NO.: **PA-RT-055-048**

Smithfield Township, Monroe County, Pennsylvania, being an undivided one-twenty sixth (1/26) co-tenancy fee simple interest in **Unit No. RT-FL 170 70**, of Ridge Top Village,

Shawnee Village Planned Residential Development, as said Unit and right to reserve and occupy Intervals of Split-Intervals in such Unit or any other Two-Week Floating/Flex Time Unit of the same or similar type are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as supplemented, and as further described in the Declaration of Protective Covenants, Conditions, Restrictions, and Easements for two-week Floating/Flex Time Units in Ridge Top Village, dated June 27, 1989 and duly recorded in the aforesaid Office in Deed Book Volume 1688, at Page 276, (collectively referred to hereinafter as the Declarations).

BEING THE same premises conveyed by deed recorded **11/21/2000**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2087**, Page **4938** granted and conveyed unto THOMAS A FURSA and LAURIE E FURSA.

PARCEL NO.: **16/110460**

PIN NO.: **:16732102592258U170**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **THOMAS A FURSA**  
LAURIE E FURSA

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  
Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6535 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, March 30<sup>th</sup>, 2023  
AT 10:00 A.M.**

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

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

**LEGAL DESCRIPTION**

**ALL THAT CERTAIN** lot, parcel or piece of ground situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, being Lot Number 66, Section F, as shown on map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plat Book 19 Pages 11, 13, and 15.

**BEING THE SAME PREMISES** which Berta Zubok and Marianna Reis, by deed dated December 10, 2020 and recorded December 18, 2020 in Monroe County in Record Book 2564 Page 5731, conveyed unto Sherly Gelin, in fee.

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

Tax Code No. 3/8C/1/27

PIN NO. 03-6358-15-54-3669

a/k/a/ 6094 Boardwalk Drive, Tobyhanna, PA, 18466, Lot 66, Section F, Pocono Country Place, Coolbaugh Township, Monroe County, PA

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **SHERLY GELIN**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris  
 Sheriff of Monroe County  
 Pennsylvania  
 Nicholas Charles Haros, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Feb 24, Mar 3, 10

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

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

2810 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, March 30, 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: **NIKITA GORSKY  
 VERA GORSKY**

CONTRACT NO.: **1108901497**

FILE NO.: **PA-RT-055-007**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 4 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 **6/23/1999**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2065**, Page **4965** granted and conveyed unto NIKITA GORSKY and VERA GORSKY.

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

PIN NO.: **16732102687180**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **NIKITA GORSKY**

VERA GORSKY

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  
 Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2875 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, March 30, 2023  
AT 10:00 A.M.**

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

OWNERS: **BARBARA GREEN  
ALECIA E GREEN**

CONTRACT NO.: **1088900311**  
FILE NO.: **PA-FV-062-002**

An undivided one fifty-second (1/52) co-tenancy interest being designated as **Interval No(s). 51**, in that certain piece or parcel of land, together with the message (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. FV- 17A**, in a certain Statement of Mutual Ownership Agreements of Fairway House Planned Residential Area, filed on March 26, 1975, in Deed Book Volume 618, at Page 137, as amended and/or supplemented (Units 4-6, 9-10, 12-13, 15, 18, 23-38, 41-44, and 47-53) and Statement of Mutual Ownership, filed on May 30, 1980, in Deed Book Volume 1036, at Page 139, as amended and/or supplemented (Units 2-3, 7-8, 11, 14, 16-17, 19, 21, 34, 39, and 45-46). The said Unit is more particularly shown and described on the certain Declaration Plan filed on September 4, 1974, in Plot Book Volume 23, at Page 99; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **4/29/2002**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2120**, Page **7179** granted and conveyed unto **BARBARA GREEN AND ALECIA E GREEN**.

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

PIN NO.: **16732102878900B17A**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **BARBARA GREEN  
ALECIA E GREEN**

TO ALL PARTIES IN INTEREST AND  
CLAIMANTS:

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2876 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, March 30, 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: **ELUNICE GRIPPALDI  
JOSEPH GRIPPALDI**

CONTRACT NO.: **1078700465**  
FILE NO.: **PPA-DV-017-008**

An undivided one fifty-second (1/52) co-tenancy interest being designated as **Time Period(s) No(s). 1** in that certain piece or parcel of land, together with the message (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. 131**, in a certain Statement of Mutual Ownership Agreements of Deputy House Planned Residential Area, filed on August 5, 1976, in Deed Book Volume 721, at Page 317, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration Plans of Deputy House Planned Residential Area. Said Declaration Plans for Phase II-A, Units 60-84 were filed on August 6, 1976, in Plot Book Volume 30, at Page 13; for Phase II-B, Units 85-109 and Units 130-132 were filed on August 1, 1977, in Plot Book Volume 33, at Page 67; for Phase II-C, Units 110-129 were filed on October 26, 1977, in Plot Book Volume 34, at Page 73; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **10/13/2009**, in the Office of the

Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2361**, Page **1110** granted and conveyed unto EUNICE GRIPPALDI and JOSEPH GRIPPALDI.

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

PIN NO.: **16732102999601B131**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **EUNICE GRIPPALDI**  
**JOSEPH GRIPPALDI**

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  
Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2816 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, March 30, 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: **GREGORY A HAFF**, SURVIVING TENANT BY THE ENTIRETY OF CATHERINE HAFF, DECEASED, WHOSE DATE OF DEATH IS DECEMBER 19, 2010

CONTRACT NO.: **1099600215**

FILE NO.: **PA-RVB-055-073**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 48 of Unit No(s). RV-84**, 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 **11/24/2003**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2174**, Page **9165** granted and conveyed unto GREGORY A HAFF and CATHERINE HAFF.

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

PIN NO.: **16732101467354C1**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **GREGORY A HAFF**, SURVIVING TENANT BY THE ENTIRETY OF CATHERINE HAFF, 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  
Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2874 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, March 30, 2023  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

OWNERS: **BARBARA E HEINTZELMAN**, SURVIVING JOINT TENANT WITH RIGHT OF SURVIVORSHIP OF WALTER J HEINTZELMAN, DECEASED, WHOSE DATE OF DEATH IS JUNE 23, 2014

CONTRACT NO.: **1061009163**  
FILE NO.: **PPA-RT-016-002**

A **308,000/218,696,000** undivided fee simple interest in Units: **273-277; 281-300** in RIDGE TOP-CRESTVIEW, A CONDOMINIUM, located within Ridge Top Village, Stage II of Shawnee Village Planned Residential Development at Shawnee-on-Delaware, Smithfield Township, Monroe County, Pennsylvania 18356, according to the Plat filed of record in Plot Book Volume 46 at Page 39, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, as amended by the Amended Final Planned Residential Development (PRD) Plan, recorded on May 12, 2006, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Plot Book Volume 78, at Page 98, as the same may be amended pursuant to the approval of the Board of Supervisors of Smithfield Township, Monroe County, Pennsylvania to reflect the "as-built" status of the said units. Subject to all matters contained in the Schedule B, Section 2, herein.

BEING THE same premises conveyed by deed recorded **11/9/2011**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2393**, Page **9270** granted and conveyed unto WALTER J HEINTZELMAN and BARBARA E HEINTZELMAN.

PARCEL NO.: **16/99367, 16/99368, 16/99369, 16/99370, 16/99371, 16/99383, 16/99384, 16/99385, 16/99386, 16/99387, 16/99388, 16/99389, 16/99390, 16/99391, 16/99392, 16/99393, 16/99394, 16/99395, 16/99396, 16/99397, 16/99398, 16/99399, 16/99400, 16/99401, 16/99402**

PIN NO. :**16732101497460,**  
**:16732101497368, :16732101496399,**  
**:16732101496387, :16732101496395,**  
**:16732101491574, :16732101492506,**  
**:16732101492508, :16732101491538,**  
**:16732101491650, :16732101399509,**  
**:16732101398671, :16732101398528,**  
**:16732101398535, :16732101398554,**  
**:16732101399408, :16732101490417U292,**  
**:16732101490500, :16732101399444,**  
**:16732101399433, :16732101390422,**  
**:16732101491329, :16732101490470,**  
**:16732101490377, :16732101490365**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **BARBARA E HEINTZELMAN**, SURVIVING JOINT TENANT WITH RIGHT OF SURVIVORSHIP OF WALTER J HEINTZELMAN, 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  
Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2815 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, March 30, 2023  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

OWNERS: **GEORGINA HENRIQUEZ**  
CONTRACT NO.: **1099604381**  
FILE NO.: **PA-RVB-055-074**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 15 of Unit No(s). RV-87**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee

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

BEING THE same premises conveyed by deed recorded **5/12/2005**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2225**, Page **2218** granted and conveyed unto **GEORGINA HENRIQUEZ**.

PARCEL NO.: **16/2/1/1-9**  
 PIN NO.: **:16732101467354C1**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **GEORGINA HENRIQUEZ**  
 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  
 Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2809 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, March 30, 2023  
 AT 10:00 A.M.**

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

LEGAL DESCRIPTION

OWNERS: **RONALD C HOUGHTON  
 ELIZABETH A HOUGHTON**

CONTRACT NO.: **1108702390**  
 FILE NO.: **PA-RT-055-026**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 6 of Unit No. RT-99**, 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 **4/29/1987**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1550**, Page **661** granted and conveyed unto **RONALD C HOUGHTON** and **ELIZABETH A HOUGHTON**.

PARCEL NO.: **16/88100/U99**  
 PIN NO.: **:16732101385868U99**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **RONALD C HOUGHTON  
 ELIZABETH A HOUGHTON**  
 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  
Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3591 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, March 30, 2023  
AT 10:00 A.M.**

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot, parcel or piece of ground situated in the Township of Paradise, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 806, Section IIIB, as shown on the map of Timber Hill, Inc., on file in the Recorder of Deed at Stroudsburg, Pennsylvania, in Plat Book 21 page 23. Commonly Known As: 213 Aspen Trail, Henryville, PA 18332 Parcel: 11.3A.1.127 Pin: 11639503025336 BEING THE SAME PREMISES which Amira-Home, LLC, by Deed dated December 16, 2016 and recorded January 3, 2017 in the Office of the Recorder of Deeds in and for the County of Monroe, Pennsylvania in Book 2484, Page 4604 as Instrument Number 201700091, granted and conveyed unto Kirk S. Jackson as sole owner, in fee.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Kirk S. Jackson**  
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  
Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2810 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, March 30, 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: **MADLINE JACKSON  
GLORIA HARDY**

CONTRACT NO.: **1108602863**

FILE NO.: **PA-RT-055-021**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 20 of Unit No. RT 87**, 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 **3/24/1994**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1943**, Page **1167** granted and conveyed unto **MADLINE JACKSON and GLORIA HARDY**.  
PARCEL NO.: **16/88086/U87**



PIN NO.: :16732102694134

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **MADELINE JACKSON**  
GLORIA HARDY  
TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2814 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, March 30, 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: **MARCELLA JACKSON**, KNOWN HEIR OF ROBERT L JACKSON, DECEASED, WHOSE DATE OF DEATH IS MARCH 7, 2020 AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **ROBERT L JACKSON, DECEASED, WHOSE DATE OF DEATH IS MARCH 7, 2020**

CONTRACT NO.: **1098600406**  
FILE NO.: **PA-RV-055-054**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 1 of Unit No(s). RV27**, 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 **12/19/1990**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1762**, Page **1445** granted and conveyed unto ROBERT L JACKSON.

PARCEL NO.: **16/2/1/1-7-7C**  
PIN NO.: **:16732102771324**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **MARCELLA JACKSON**, KNOWN HEIR OF ROBERT L JACKSON, DECEASED AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH ROBERT L JACKSON, DECEASED TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2810 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, March 30, 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: **GALO G JIMENEZ**

**CONSUELO M JIMENEZ**

CONTRACT NO.: **1108800491**

FILE NO.: **PA-RT-055-009**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 24 of Unit No. RT-63**, 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 **12/5/2000**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2088**, Page **1214** granted and conveyed unto **GALO G JIMENEZ** and **CONSUELO M JIMENEZ**.

PARCEL NO.: **16/88062/U63**

PIN NO.: **:16732102696162**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**GALO G JIMENEZ**

**CONSUELO M JIMENEZ**

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

Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2809 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, March 30, 2023**

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

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

**LEGAL DESCRIPTION**

OWNERS: **JAMES A JOHNSON JR**

**EVELINA JOHNSON**

**NADINE L WRIGHT**

CONTRACT NO.: **1109205161**

FILE NO.: **PA-RT-055-032**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 46 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 **6/8/1999**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2064**, Page **7951** granted and conveyed unto **JAMES A JOHNSON JR** and **EVELINA JOHNSON** and **NADINE L WRIGHT**.

PARCEL NO.: **16/88117/U116**

PIN NO.: **:16732101399063U116**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **JAMES A JOHNSON JR**

**EVELINA JOHNSON**

**NADINE L 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  
 Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2812 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, March 30, 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: **LINDA JOHNSON, JOHN DRUMMOND AND WARREN DRUMMOND,** KNOWN HEIRS OF RUTH E RUFFIN A/K/A RUTH E DRUMMOND-RUFFIN, DECEASED, WHOSE DATE OF DEATH IS JANUARY 11, 2021 AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **RUTH E RUFFIN A/K/A RUTH E DRUMMOND-RUFFIN, DECEASED, WHOSE DATE OF DEATH IS JANUARY 11, 2021**

CONTRACT NO.: **1108904533**  
 FILE NO.: **PA-RT-055-044**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 33 of Unit No. RT-141,** 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 **11/9/1994,** in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1980,** Page **549** granted and conveyed unto RUTH E RUFFIN A/K/A RUTH E DRUMMOND-RUFFIN.

PARCEL NO.: **16/88142/U141**  
 PIN NO.: **:16732101495284U141**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **LINDA JOHNSON, JOHN DRUMMOND AND WARREN DRUMMOND,** KNOWN HEIRS OF RUTH E RUFFIN A/K/A RUTH E DRUMMOND-RUFFIN, DECEASED, AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH RUTH E RUFFIN A/K/A RUTH E DRUMMOND-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  
 Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2809 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, March 30, 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: **RODOLFO JOHNSON BRENDA JOHNSON**  
 CONTRACT NO.: **1108703562**

FILE NO.: **PA-RT-055-029**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 39 of Unit No. RT-106**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **8/22/1991**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1790**, Page **1340** granted and conveyed unto RODOLFO JOHNSON and BRENDA JOHNSON.

PARCEL NO.: **16/88107/U106**

PIN NO.: **:16732101395084U106**

SEIZED AND TAKEN IN EXECUTION AS THE PR

OPERTY OF: **RODOLFO JOHNSON**

**BRENDA JOHNSON**

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  
Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2815 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, March 30, 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: **DEJAWON JOSEPH**

CONTRACT NO.: **1099401390**

FILE NO.: **PA-RVB-055-069**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s) 11 of Unit No(s). RV-71**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **10/9/2019**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2537**, Page **2448**

granted and conveyed unto DEJAWON JOSEPH.

PARCEL NO.: 16/2/1-9

PIN NO.: :16732101467354C1

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **DEJAWON JOSEPH**  
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

Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2812 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, March 30, 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 LABOY AND MICHAEL LABOY**, KNOWN HEIRS OF RAYMOND L LABOY, DECEASED, WHOSE DATE OF DEATH IS SEPTEMBER 12, 2012, **SANDRA NANGLE AND ARTHUR NANGLE**, CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF JUDITH M GOMEZ A/K/A JUDITH GOMEZ, DECEASED, WHOSE DATE OF DEATH IS MARCH 19, 2013 AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **RAYMOND L LABOY, DECEASED, WHOSE DATE OF DEATH IS SEPTEMBER 12, 2012**

CONTRACT NO.: 1109004432

FILE NO.: PA-RT-055-003

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 26 of**

**Unit No. RT-108**, 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 **11/19/2001**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2108**, Page **9654** granted and conveyed unto RAYMOND L LABOY and JUDITH M GOMEZ A/K/A JUDITH GOMEZ.

RAYMOND L LABOY became deceased on September 12, 2012. RAYMOND L LABOY and JUDITH M GOMEZ A/K/A JUDITH GOMEZ held title as tenants in common. The known heirs of RAYMOND L LABOY are ANTHONY LABOY and MICHAEL LABOY. Any and all other heirs are unknown.

JUDITH M GOMEZ A/K/A JUDITH GOMEZ became deceased on March 19, 2013. Estate documents were filed on behalf of JUDITH M GOMEZ A/K/A JUDITH GOMEZ in Sumter County, Florida, on July 8, 2013, File Number 2013-CP-000207. The appointed Co-Personal Representatives of the ESTATE OF JUDITH M GOMEZ A/K/A JUDITH GOMEZ are SANDRA NANGLE and ARTHUR NANGLE.

PARCEL NO.: 16/88109/U108

PIN NO.: :16732101386000U108

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **ANTHONY LABOY** AND MICHAEL LABOY, KNOWN HEIRS OF RAYMOND L LABOY, DECEASED,  
SANDRA NANGLE AND ARTHUR NANGLE, CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF JUDITH M GOMEZ A/K/A JUDITH GOMEZ, DECEASED, AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH RAYMOND L LABOY, 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  
 Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2812 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, March 30, 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: **PETER L LAWRENCE**, SURVIVING JOINT TENANT WITH RIGHT OF SURVIVORSHIP OF **ELSIE E LAWRENCE**, DECEASED, WHOSE DATE OF DEATH IS OCTOBER 12, 2019 AND **TONY M LAWRENCE**, DECEASED, WHOSE DATE OF DEATH IS FEBRUARY 17, 2018  
 CONTRACT NO.: **1109700450**  
 FILE NO.: **PA-RT-050-089**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 41 of Unit No. RT-23**, 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 **6/21/2010**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2372**, Page **2448** granted and conveyed unto **ELSIE E LAWRENCE** and **TONY M LAWRENCE** and **PETER L LAWRENCE**.

PARCEL NO.: **16/88022/U23**  
 PIN NO.: **:16732102687035**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **PETER L LAWRENCE**, SURVIVING JOINT TENANT WITH RIGHT OF SURVIVORSHIP OF **ELSIE E LAWRENCE**, DECEASED AND **TONY M LAWRENCE**, 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  
 Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5513 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, MARCH 30, 2023  
 AT 10:00 A.M.**

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN 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: LOT 1, BLOCK A -1508, AS SET FORTH ON A MAP ENTITLED PLAN OF LOTS, ARROWHEAD NORTH (ARROWHEAD LAKE), SECTION FIFTEEN, COOLBAUGH TOWNSHIP, MONROE COUNTY, PENNSYLVANIA, DATED JUNE 1973, SCALE 1 INCH TO 100 FEET 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 19 ON JANUARY 17,

1975.  
BEING THE SAME PREMISES WHICH GREEN TREE INVESTMENTS INC, BY DEED DATED 06/25/1988 AND RECORDED 09/20/1988 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF MONROE IN DEED BOOK 1641, PAGE 1521, GRANTED AND CONVEYED UNTO MARTIN A. MANGAM AND IRENE S. MANGAM, HIS WIFE, IN FEE. AND THE SAID MARTIN A. MANGAM HEREBY DEPARTED THIS LIFE ON OR ABOUT 03/28/2008 THEREBY VESTING TITLE SOLELY UNTO HIS WIFE, IRENE S. MANGAM. SUBJECT TO RESTRICTIONS, RESERVATION, EASEMENTS, CONVENANTS, OIL GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

Tax Parcel: 03.19A.1.332 PIN 03539720820402

Premises Being: 85 Minisink Drive f/k/a 1508 Minisink Dr, Pocono Lake, PA 18347 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **IRENE S. MANGAM** 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  
Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2810 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, March 30, 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: **DWAYNE J MAYES**  
**MICHELLE ROSEANNE WILTSHIRE-CLEMENT**  
CONTRACT NO.: **1108701236**  
FILE NO.: **PA-RT-055-019**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 21 of Unit No. RT 084**, 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 **5/17/1995**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2005**, Page **1772** granted and conveyed unto **DWAYNE J MAYES** and **MICHELLE ROSEANNE WILTSHIRE-CLEMENT**.

PARCEL NO.: **16/88083/U84**  
PIN NO.: **:16732102694232**  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **DWAYNE J MAYES**  
**MICHELLE ROSEANNE WILTSHIRE-CLEMENT**  
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  
Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5056 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, March 30, 2023  
AT 10:00 A.M.**

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Stroud, County of Monroe, and Commonwealth of Pennsylvania, being Lot 114, Shelbrooke Estate, as shown on a plan of lots recorded in the Office of Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 65, Page 109.

BEING THE SAME PREMISES which Lucille Campo, by Deed to be recorded simultaneously with the mortgage hereof will grant and convey to Robert Maznio, mortgagors herein.

PARCEL IDENTIFICATION NO.: 17.88969, MAP #: 17-6390-04-63-2698

For informational purposes only Property also known as:

5416 Shelbrooke Drive  
Stroudsburg, PA 18360

TITLE TO SAID PREMISES IS VESTED IN Robert Maznio and Barbara Maznio, by Deed from Lucille Campo, Single, dated 4/30/2003, recorded 5/1/2003, in Book 2152 Page 565. SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Robert Maznio** and Barbara Maznio

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  
Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2809 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, March 30, 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: **DAISY MC COY A/K/A DAISY MCCOY**

**GLADYS HAYLES**

CONTRACT NO.: **1108603804**

FILE NO.: **PA-RT-055-023**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 30 of Unit No. RT-92**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **8/6/1997**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2038**, Page **7287** granted and conveyed unto **DAISY MC COY A/K/A DAISY MCCOY** and **GLADYS HAYLES**

**PARCEL NO.:** **16/88093/U92**

**PIN NO.:** **:16732101387718U92**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **DAISY MC COY A/K/A DAISY MCCOY**

**GLADYS HAYLES**

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  
 Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2813 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, March 30, 2023  
 AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

OWNERS: **THOMAS P MCDERMOTT**  
 CONTRACT NO.: **1098005945**  
 FILE NO.: **PA-RVB-054-039**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 17 of Unit No(s). R57**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot

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

BEING THE same premises conveyed by deed recorded **5/22/2003**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2154**, Page **850** granted and conveyed unto **THOMAS P MCDERMOTT**.

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

PIN NO.: **:16732102562122**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **THOMAS P MCDERMOTT**  
 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  
 Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5754 CIVIL 2013 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, March 30, 2023  
 AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

An undivided one fifty-second (1/52) cotenancy interest being designated as Time Period No. **38** in that certain piece or parcel of

land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. **DV- 74D** on a certain "Declaration Plan Phase II of Stage I", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises George Jorda, by deed dated November 29, 1996, and recorded on December 30, 1996, in Record Book Volume 2032 at Page 3254 granted and conveyed unto Frank D. Strain and Diane R. Strain, his wife. The said Frank D. Strain died on November 27, 1998, sole title thereby vesting in Diane R. Strain, as surviving tenant by the entireties. The said Diane R. Strain died on August 7, 2003 and Mary Haas McGraw was appointed Executrix of her estate by the Cuyahoga County Surrogate Court.

BEING PART OF PARCEL NO. 16.3.3.3-1-74D and PIN NO. 16732102997295B74D SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Mary Haas McGraw**, Executrix of the Estate of Diane Strain a/ka Diane K. Strain, deceased

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2813 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, March 30, 2023  
AT 10:00 A.M.**

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

OWNERS: **THOMAS J MCGRAW  
ANNETTE E MCGRAW**

CONTRACT NO.: **1099800096**  
FILE NO.: **PA-RVB-055-109**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 6 of Unit No(s). RV165**, 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 **1/6/1998**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2043**, Page **8103** granted and conveyed unto **THOMAS J MCGRAW** and **ANNETTE E MCGRAW**.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **THOMAS J MCGRAW  
ANNETTE E MCGRAW**

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  
Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2815 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, March 30, 2023  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

OWNERS: **MICHAEL J MCILVAINE  
KRISTEN T MCILVAINE**

CONTRACT NO.: **1098901010**

FILE NO.: **PA-RVB-055-077**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 3 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 **6/15/1989**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1685**, Page **1253** granted and conveyed unto MICHAEL J MCILVAINE and KRISTEN T MCILVAINE.

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

PIN NO.: **16732101450770C1**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **MICHAEL J MCILVAINE  
KRISTEN T MCILVAINE**

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  
Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2815 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, March 30, 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: **JOSE A MELENDEZ**  
**RAMONA DURECOUT**

CONTRACT NO.: **1099500795**  
FILE NO.: **PA-RVB-055-072**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 16 of Unit No(s). RV-83**, 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 **6/30/2005**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2230**, Page **9981** granted and conveyed unto **JOSE A MELENDEZ** and **RAMONA DURECOUT**.

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

PIN NO.: **:16732101467354C1**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **JOSE A MELENDEZ**  
**RAMONA DURECOUT**

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  
Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2816 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, March 30, 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: **MILDRED MELL**, PERSONAL REPRESENTATIVE OF THE ESTATE OF **MICHAEL J MELL**, DECEASED, WHOSE DATE OF DEATH IS SEPTEMBER 28, 2020  
**MARY G MELL**, INDIVIDUALLY  
CONTRACT NO.: **1098602741**  
FILE NO.: **PA-RVB-055-099**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 24 of Unit No(s). RV150**, 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 **1/30/1992**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1812**, Page **1040** granted and conveyed unto MICHAEL J MELL and MARY G MELL.

MICHAEL J MELL became deceased on September 28, 2020. MICHAEL J MELL and MARY G MELL held title as tenants in common post-divorce. Estate documents were filed on behalf of MICHAEL J MELL in New London County, Connecticut on November 13, 2020, Case Number PD3120-00531. The appointed Personal Representative of the ESTATE OF MICHAEL J MELL is MILDRED MELL.

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

PIN NO.: **:16732100340877**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **MILDRED MELL**, PERSONAL REPRESENTATIVE OF THE ESTATE OF MICHAEL J MELL, DECEASED and **MARY G MELL**, INDIVIDUALLY TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2812 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, March 30, 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: **DEBORAH MOLINARI-EMERY AND TRACEE JASUTA**, KNOWN HEIRS OF BEVERLY F SMITH, DECEASED, WHOSE DATE OF DEATH IS JANUARY 18, 2013 AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **BEVERLY F SMITH, DECEASED, WHOSE DATE OF DEATH IS JANUARY 18, 2013**

CONTRACT NO.: **1109202135**

FILE NO.: **PA-RT-055-011**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 2 of Unit No. RT-66**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **8/11/1994**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1966**, Page **1119** granted and conveyed unto BEVERLY F SMITH. PARCEL NO.: **16/88065/U66**

PIN NO.: **:16732102696168**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **DEBORAH MOLINARI-EMERY AND TRACEE JASUTA**, KNOWN HEIRS OF BEVERLY F SMITH, DECEASED, AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM,

UNDER OR THROUGH BEVERLY F SMITH,  
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  
Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6141 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, March 30, 2023  
AT 10:00 A.M.**

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

**PARCEL 1:** ALL that certain piece, parcel or lot of land and message situate in the Township of Barrett, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a pipe in a northerly right-of-way line of the Delaware, Lackawanna and Western Railroad Company and being the most easterly corner of the larger tract of which this lot was a part; thence along said right-of-way line, parallel with and distant 58 feet from the center line of said right-of-way, South 63 degrees 47 minutes West, 263.74 feet to a point; thence along land recently conveyed by Lillian F. Englert to Charles Henry Englert and wife, North 26 degrees 16 minutes West, 73.84 feet to a point; thence North 63 degrees 44 minutes East, 283.00 feet to a point; thence South 26 degrees 16 minutes East, 73.84 feet to the place of beginning.

HAVING THEREON ERECTED A DWELLING  
HOUSE KNOWN AS: 199 HARDYTOWN ROAD,  
CRESCO, PA 18326

PARCEL #: 01.32.1.14

PIN#: 01-6376-02-79-5135

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

BEING THE SAME PREMISES WHICH Eleanor Jane Englert, by deed dated October 26, 2005 and recorded November 29, 2005, Monroe County, PA Recorder of Deeds Office, Record Book 2249, page 6961; AND Corrective Deed dated December 23, 2005 and recorded January 3, 2006, Monroe County, PA Recorder of Deeds Office, Record Book 2253, page 6387, granted and conveyed unto Victor E. Mordan. Victor E. Mordan died intestate on September 8, 2020, survived only by his wife, Angela Mordan.

TO BE SOLD AS THE PROPERTY OF THE UNKNOWN HEIRS OF VICTOR E. MORDAN, DECEASED AND ANGELA MORDAN, KNOWN HEIR OF VICTOR E. MORDAN, DECEASED ON JUDGMENT NO. 6141 CV 2021

**PARCEL 2:** ALL that certain lot, parcel or piece of land situate in the Township of Barrett, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a pipe in a northerly right-of-way line of the Delaware, Lackawanna and Western Railroad Company, said pipe being distant 265.35 feet on a course of South 63 degrees 47 minutes West from the railroad rail, being the most easterly corner of the larger tract of which this lot was formerly a part; thence along said right-of-way line parallel to and distant 58 feet from the centerline of the said right-of-way, South 63 degrees 47 minutes West, 100 feet to the point; thence North 26 degrees 16 minutes West, 73.84 feet, more or less, to the point; thence by land of the Pennsylvania Game Commission, North 63 degrees 44 minutes East, 100 feet to a pipe; thence along land of the grantor herein and intended to be conveyed by the grantor to the grantor and Charles Henry Englert, individually, South 26 degrees 16 minutes East, 73.84 feet to the place of beginning.

BEING A VACANT PARCEL OF LAND LOCATED  
ADJACENT TO 199 HARDYTOW ROAD,

CRESKO, PA 18326, AT MONROE COUNTY, PENNSYLVANIA GIS LOCATION "NORTH OF DELAWARE, LACKAWANNA AND WESTERN RAILROAD"

PARCEL #: 01.32.1.14-2  
PIN#: 01-6376-02-79-3055

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

BEING THE SAME PREMISES WHICH Eleanor Jane Englert, by deed dated October 26, 2005 and recorded November 29, 2005, Monroe County, PA Recorder of Deeds Office, Record Book 2249, page 6961; AND Corrective Deed dated December 23, 2005 and recorded January 3, 2006, Monroe County, PA Recorder of Deeds Office, Record Book 2253, page 6387, granted and conveyed unto Victor E. Mordan. Victor E. Mordan died intestate on September 8, 2020, survived only by his wife, Angela Mordan.

TO BE SOLD AS THE PROPERTY OF THE UNKNOWN HEIRS OF VICTOR E. MORDAN, DECEASED AND ANGELA MORDAN, KNOWN HEIR OF VICTOR E. MORDAN, DECEASED ON JUDGMENT NO. 6141 CV 2021

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Angela Mordan**, known heir of Victor E. Mordan, Deceased; and the Unknown Heirs of Victor E. Mordan, 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  
Leon P. Haller, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2815 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, March 30, 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: **CHRISTOPHER G MURAWSKI  
JACQUELINE H MURAWSKI  
WILLIAM L HERRON**

CONTRACT NO.: **1099502247**

FILE NO.: **PA-RVB-055-070**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 24 of Unit No(s). RV82**, 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 **4/24/1995** in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2002**, Page **1312**, granted and conveyed unto CHRISTOPHER G MURAWSKI AND JACQUELINE H MURAWSKI. BEING THE same premises conveyed by deed recorded **1/9/1987** in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1533**, Page **382**, granted and conveyed unto WILLIAM L HERRON.

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

PIN NO.: **:16732101467354C1**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **CHRISTOPHER G MURAWSKI**  
**JACQUELINE H MURAWSKI**  
**WILLIAM L HERRON**  
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  
Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2812 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, March 30, 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 G MURRAY**, SURVIVING TENANT BY THE ENTIRETY OF THEODORE J MURRAY, DECEASED, WHOSE DATE OF DEATH IS AUGUST 7, 2010

CONTRACT NO.: **1109103986**

FILE NO.: **PA-RT-055-025**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 37 of Unit No. RT-97**, 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 **9/2/1998**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2052**, Page **9480** granted and conveyed unto THEODORE J MURRAY and MARY G MURRAY.

PARCEL NO.: **16/88098/U97**

PIN NO.: **:16732101385880U97**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **MARY G MURRAY**, SURVIVING TENANT BY THE ENTIRETY OF THEODORE J MURRAY, 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  
Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2810 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, March 30, 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: **EDWIN NAPOLEONI SR**

CONTRACT NO.: **1109203349**

FILE NO.: **PA-RT-055-018**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 22 of Unit No. RT-82**, 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 **11/23/1992**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1860**, Page **493** granted and conveyed unto **EDWIN NAPOLEONI SR**.

PARCEL NO.: **16/88081/U82**

PIN NO.: **:16732102694239**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **EDWIN NAPOLEONI SR**  
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  
Feb 24, Mar 3, 10

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

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

10353 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, March 30, 2023**

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

By accessing the web address:

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

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

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, being Lot Number 77, Section 1, as shown on "Plotting of Lake of the Pines, Middle Smithfield Township, Monroe County, Pennsylvania, made by Elliott & Associates" and recorded in Monroe County, Pennsylvania, in Plot Book Volume 17, Page 51. UNDER AND SUBJECT to terms, conditions, covenants and restrictions of record. PARCEL NO. 09.4C.1.14 FOR INFORMATIONAL PURPOSES ONLY: Being known as 5071 Pine Ridge Road North, East Stroudsburg, PA 18302 BEING THE SAME PREMISES which Mary Tsangaris by Deed dated August 29, 2001 and recorded September 4, 2001 in the Office of the Recorder of Deeds in and for the County of Monroe, Pennsylvania in Book 2103, Page 7652 granted and conveyed unto Peter O. Nelson and Susan A. Nelson in fee. AND THE SAID Susan A. Nelson departed this life on or about January 9, 2014 thereby vesting title unto Peter Nelson by operation of law.

Tax ID #: 09.4C.1.14

PIN #: 09734404508954

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Peter O. Nelson**  
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  
Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2874 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, March 30, 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: **SALVATORE NICOLOSI**  
CONTRACT NO.: **1061207874**  
FILE NO.: **PA-RT-060-003**

A **84,000/218,696,000** undivided fee simple interest in Units: **273-277; 281-300** in RIDGE TOP-CRESTVIEW, A CONDOMINIUM, located within Ridge Top Village, Stage II of Shawnee Village Planned Residential Development at Shawnee-on-Delaware, Smithfield Township, Monroe County, Pennsylvania 18356, according to the Plat filed of record in Plot Book Volume 46 at Page 39, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, as amended by the Amended Final Planned Residential Development (PRD) Plan, recorded on May 12, 2006, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Plot Book Volume 78, at Page 98, as the same may be amended pursuant to the approval of the Board of Supervisors of Smithfield Township, Monroe County, Pennsylvania to reflect the "as-built" status of the said units. Subject to all matters contained in the Schedule B, Section 2, herein.

BEING THE same premises conveyed by deed recorded **1/27/2021**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2567**, Page **8419** granted and conveyed unto SALVATORE NICOLOSI.

PARCEL NO.: **16/99367, 16/99368, 16/99369, 16/99370, 16/99371, 16/99383, 16/99384, 16/99385, 16/99386, 16/99387, 16/99388,**

**16/99389, 16/99390, 16/99391, 16/99392, 16/99393, 16/99394, 16/99395, 16/99396, 16/99397, 16/99398, 16/99399, 16/99400, 16/99401, 16/99402**

PIN NO. :**16732101497460,**  
**:16732101497368, :16732101496399,**  
**:16732101496387, :16732101496395,**  
**:16732101491574, :16732101492506,**  
**:16732101492508, :16732101491538,**  
**:16732101491650, :16732101399509,**  
**:16732101398671, :16732101398528,**  
**:16732101398535, :16732101398554,**  
**:16732101399408, :16732101490417U292,**  
**:16732101490500, :16732101399444,**  
**:16732101399433, :16732101390422,**  
**:16732101491329, :16732101490470,**  
**:16732101490377, :16732101490365**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **SALVATORE NICOLOSI**  
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  
Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2810 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, March 30, 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: **RUBEN NIEVES**  
**LOURDES NIEVES**  
CONTRACT NO.: **1108700998**  
FILE NO.: **PA-RT-055-015**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 24 of Unit No. RT 075**, 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 **7/11/1995**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2013**, Page **641** granted and conveyed unto RUBEN NIEVES and LOURDES NIEVES.

PARCEL NO.: **16/88074/U75**

PIN NO.: **:16732102697319**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **RUBEN NIEVES**

LOURDES NIEVES

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  
Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2813 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, March 30, 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: **CONNIE MAE NISSLEY**, EXECUTRIX  
OF THE ESTATE OF ARLINE J WATSON,

DECEASED, WHOSE DATE OF DEATH IS  
AUGUST 7, 2019

CONTRACT NO.: **1097908438**

FILE NO.: **PA-RVB-054-082**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 47 of Unit No(s). RV131**, 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 **4/27/1990**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1733**, Page **33** granted and conveyed unto EARL M WATSON and ARLINE J WATSON.

EARL M WATSON became deceased on January 29, 2015. EARL M WATSON and ARLINE J WATSON held title as tenants by the entirety; therefore, title was vested solely to ARLINE J WATSON at the time of his passing. ARLINE J WATSON became deceased on August 7, 2019. Estate documents were filed on behalf of ARLINE J WATSON in Lebanon County, Pennsylvania, on September 6, 2019, State File Number 3819-0530. The appointed

Executrix of the ESTATE OF ARLINE J WATSON is CONNIE MAE NISSLEY.  
 PARCEL NO.: **16/2/1/1-10**  
 PIN NO.: **:16732101450770C1**  
 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **CONNIE MAE NISSLEY**, EXECUTRIX OF THE ESTATE OF ARLINE J WATSON, 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  
 Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2815 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, March 30, 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: **ISIDRO OLIVAN  
 ROSA OLIVAN**

CONTRACT NO.: **1099302655**  
 FILE NO.: **PA-RVB-055-065**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 26 of Unit No(s). RV-165**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed

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

BEING The same premises conveyed by deed recorded **12/23/1998**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2057**, Page **8397** granted and conveyed unto ISIDRO OLIVAN and ROSA OLIVAN.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **ISIDRO OLIVAN  
 ROSA OLIVAN**  
 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  
 Feb 24, Mar 3, 10

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

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

2814 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, March 30, 2023  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

**OWNERS: KAREN OLIVIERI  
CONTRACT NO.: 1099901993  
FILE NO.: PA-RV-055-049**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 16 of Unit No(s). RV-2**, 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 **8/30/2012**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of

Monroe, Deed Book Volume **2407**, Page **4998** granted and conveyed unto KAREN OLIVIERI. PARCEL NO.: **16/2/1/1-7-1C** PIN NO.: **16732102774648**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **KAREN OLIVIERI** 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  
Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3382 CIVIL 2017, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, March 30, 2023  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

An undivided (1/52) co-tenancy interest being designated as **Interval No. 27 of Unit No. 157** of Phase IIIB, Area 2, River Village, Stage 1, Shawnee Village Planned Residential Development situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, as said Unit and Interval are described in a certain Declaration of Protective Covenants, mutual Ownership and Easements, dated February 22, 1980, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1016, page 103 and at the same has been amended by a Supplementary Declaration dated June 2, 1980 and recorded as aforesaid in Deed Book Volume 1037, page 309, and a further Supplementary Declaration dated August 20, 1981 and recorded as aforesaid in Deed Book Volume 1130, page 67. The said Unit is more particularly shown and described on the Final

Plans for Phase IIIB, River Village, Stage 2 Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, page 103 et. seq., and Plot Book Volume 47, page 27, subject however, to the right of Shawnee Development, Inc. to amend the said Final Plans to reflect the "as built" status of the Units.

BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated August 1, 1983 and recorded on November 14, 1983 in Record Book Volume 1310 at Page 257 granted and conveyed unto Loreto B. Pellegrini and Patricia E. Pellegrini, his wife. Loreto B. Pellegrini died on June 8, 1989, sole title vested in Patricia C. Pellegrini, as surviving tenant by the entireties. Patricia E. Pellegrini died on April 25, 2004, leaving no will or estate, title thereby vesting in Lawrence Joseph Pellegrini, Carol A. Pellegrini and any unknown heirs, in their capacity as Heirs of Patricia C. Pellegrini.

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

And

An undivided (1/52) co-tenancy interest being designated as **Interval No. 5 of Unit No. 87** of Phase IIIB, Area 2, River Village, Stage 1, Shawnee Village Planned Residential Development situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, as said Unit and Interval are described in a certain Declaration of Protective Covenants, mutual Ownership and Easements, dated February 22, 1980, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1016, page 103 and at the same has been amended by a Supplementary Declaration dated June 2, 1980 and recorded as aforesaid in Deed Book Volume 1037, page 309, and a further Supplementary Declaration dated August 20, 1981 and recorded as aforesaid in Deed Book Volume 1130, page 67. The said Unit is more particularly shown and described on the Final Plans for Phase IIIB, River Village, Stage 2 Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, page 103 et. seq., and Plot Book Volume 47, page 27, subject however, to the right of Shawnee Development, Inc. to amend the said Final Plans to reflect the "as built" status of the Units.

BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated June 22, 1981 and recorded on December 2, 1983 in Record Book Volume 1317 at Page 222 granted and conveyed unto

Loreto B. Pellegrini and Patricia E. Pellegrini, his wife. Loreto B. Pellegrini died on June 8, 1989, sole title vested in Patricia C. Pellegrini, as surviving tenant by the entireties. Patricia E. Pellegrini died on April 25, 2004, leaving no will or estate, title thereby vesting in Lawrence Joseph Pellegrini, Carol A. Pellegrini and any unknown heirs, in their capacity as Heirs of Patricia C. Pellegrini.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Lawrence Joseph Pellegrini**, Carol A. Pellegrini and any Unknown Heirs, in their capacity as Heirs of Patricia c. Pellegrini, deceased

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7119 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, March 30, 2023  
AT 10:00 A.M.**

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

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

**LEGAL DESCRIPTION**

ALL THE FOLLOWING LOT SITUATE IN THE TOWNSHIP OF COOLBAUGH, COUNTY OF MONROE AND COMMONWEALTH OF PENNSYLVANIA, MARKED AND DESIGNATED AS LOT NO. 3, SECTION F, AS SHOWN ON "PLOTING OF LAUREL VIEW VILLAGE, INC.,

COOLBAUGH TOWNSHIP, MONROE COUNTY, PENNSYLVANIA, MADE BY CHARLES CAREY KANAVY, R.E. AND RECORDED IN MONROE COUNTY, PENNSYLVANIA, IN PLAT BOOK NO. 14, PAGE 119.

**3418 STAG LANE, TOBYHANNA, PENNSYLVANIA 18466**  
**PARCEL NO: 03.8A.1.215**

BEING THE SAME PREMISES which Roy Longyhore and Kristin Longyhore, by Deed dated 03/27/2017 and recorded in the Office of the Recorder of Deeds of Monroe County on 4/26/2017 in Deed Book Volume 2490 , Page 2291, Instrument No. 201710148, granted and conveyed unto Bradley S. Philipson and Elizabeth Philipson.

IMPROVEMENTS: Residential property.

TAX CODE NO. 03.8A.1.215

PIN # 03635702564613

BEING known as 3418 Stag Lane a/k/a 34189

Stag Lane, Tobyhanna, Pennsylvania 18466

SEIZED AND TAKEN IN EXECUTION AS THE PR

OPERTY OF: **Bradley S. Philipson** and

Elizabeth Philipson

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  
 Harry B. Reese, Esquire

Sheriff's Office  
 Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2809 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, March 30, 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: **JEAN PIERRE**

**MARIE PIERRE**

CONTRACT NO.: **1109303172**

FILE NO.: **PA-RT-055-028**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 24 of Unit No. RT-106**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **8/31/2000**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2083**, Page **6019** granted and conveyed unto **JEAN PIERRE** and **MARIE PIERRE**.

PARCEL NO.: **16/88107/U106**

PIN NO.: **:16732101395084U106**

SEIZED AND TAKEN IN EXECUTION AS THE PR

OPERTY OF: **JEAN PIERRE**

**MARIE PIERRE**

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

Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 009980 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, March 30, 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/lots, parcel or piece of ground situate in the Township of Coolbaugh, County of Monroe, and State of Pennsylvania, being Lot/Lots No. 495, Section No. F, as shown on map of a Pocono Country Place, on file in the Recorder's Office at Stroudsburg Pennsylvania in Plot Book No. 19, Page 11, 13 & 15.

UNDER AND SUBJECT to restrictions, as set forth in Deed Book 707, page 41.

BEING THE SAME PREMISES which Robert Joseph Javaruski and Kathleen Marie Javaruski by deed dated December 19, 2012, and recorded in the Office of the Recorder of Deeds in and for the County of Monroe and Commonwealth of Pennsylvania on October 20, 2017 in Instrument No. 201726744, granted and conveyed unto Ernest Pinelli and Gladys Pinelli, husband and wife, and Ernest Pinelli, Jr.. Ernest Pinelli departed this life on or about April 17, 2014.

Parcel ID# 03.8C.1.190  
PIN #03635814239868

Commonly known as 6514 Runnymead Lane, Tobyhanna, PA 18466

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Gladys Pinelli** aka Gladys Esther Pinelli aka Gladys E. Pinelli, Ernest Pinelli, Jr. and Andrea Pinelli

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris  
Sheriff of Monroe County

Pennsylvania  
Jill M. Fein, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2814 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, March 30, 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 M POPADAK**  
CONTRACT NO.: **1098002181**  
FILE NO.: **PPA-RV-017-020**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 6 of Unit No(s). R33**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111,



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

BEING THE same premises conveyed by deed recorded **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 **330** granted and conveyed unto JOHN M POPADAK.

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

PIN NO.: **:16732102679266**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **JOHN M POPADAK**  
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  
Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2814 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, March 30, 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: **GREGORY C QUAGLIETTA**

CONTRACT NO.: **1098900202**

FILE NO.: **PA-RV-055-057**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 24 of Unit No(s). RV33**, 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 **4/4/2019**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2526**, Page **7969** granted and conveyed unto GREGORY C QUAGLIETTA.

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

PIN NO.: **:16732102679266**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **GREGORY C QUAGLIETTA**

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  
 Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2812 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, March 30, 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: **SHEILA Y RAMSEY**, INDIVIDUALLY, **DERRICK RAMSEY**, INDIVIDUALLY, AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **ANNE MAE RAMSEY A/K/A ANNIE MAE RAMSEY, DECEASED, WHOSE DATE OF DEATH IS NOVEMBER 15, 2017**

CONTRACT NO.: **1109605352**  
 FILE NO.: **PA-RT-053-056**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 24 of Unit No. RT67**, 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 **8/13/1996**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2028**, Page **1381** granted and conveyed unto **SHEILA Y RAMSEY AND DERRICK RAMSEY AND ANNE MAE RAMSEY A/K/A ANNIE MAE RAMSEY**.

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

PIN NO.: **:16732102696196**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **SHEILA Y RAMSEY**,

INDIVIDUALLY, **DERRICK RAMSEY**, INDIVIDUALLY, AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **ANNE MAE RAMSEY A/K/A ANNIE MAE RAMSEY, 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  
 Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2809 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, March 30, 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: **FRANKLIN D REID**

**DORENE E REID**  
 CONTRACT NO.: **1108802695**  
 FILE NO.: **PA-RT-055-035**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 23 of Unit No. RT-124**, 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 **7/10/2000**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2081**, Page **2009** granted and conveyed unto FRANKLIN D REID and DORENE E REID.

PARCEL NO.: **16/88125/U124**

PIN NO.: **:16732101398244U124**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **FRANKLIN D REID**  
DORENE E 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  
Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2816 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, March 30, 2023  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

OWNERS: **RICHARD A ROVEDA SR**, SURVIVING TENANT BY THE ENTIRETY OF JEANNE ROVEDA, DECEASED, WHOSE DATE OF DEATH IS JANUARY 5, 2010  
CONTRACT NO.: **1099803066**  
FILE NO.: **PA-RVB-055-097**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 41 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 **4/4/2006**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2262**, Page **8453** granted and conveyed unto RICHARD A ROVEDA SR and JEANNE ROVEDA.

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

PIN NO.: **:16732100340877**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **RICHARD A ROVEDA SR**, SURVIVING TENANT BY THE ENTIRETY OF JEANNE ROVEDA, 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  
 Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2812 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, March 30, 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 RUTLEDGE**, INDIVIDUALLY, **ASHLEY RUTLEDGE**, INDIVIDUALLY, **TERRILYN TRUESDALE**, KNOWN HEIR OF DAVID E RUTLEDGE, DECEASED, WHOSE DATE OF DEATH IS MAY 1, 2021 AND DEANNA RUTLEDGE, DECEASED, WHOSE DATE OF DEATH IS AUGUST 30, 2020, AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **DAVID RUTLEDGE, DECEASED, WHOSE DATE OF DEATH IS MAY 1, 2021 AND DEANNA RUTLEDGE, DECEASED, WHOSE DATE OF DEATH IS AUGUST 30, 2020**  
 CONTRACT NO.: **1108803008**  
 FILE NO.: **PA-RT-055-036**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 36 of Unit No. RT-126**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **4/14/1992**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1823**, Page **815** granted and conveyed unto DAVID RUTLEDGE

and DEANNA RUTLEDGE and STEVEN RUTLEDGE and ASHLEY RUTLEDGE.

DAVID RUTLEDGE became deceased on May 1, 2021 and DEANNA RUTLEDGE became deceased on August 30, 2020. DAVID RUTLEDGE, DEANNA RUTLEDGE, STEVEN RUTLEDGE and ASHLEY RUTLEDGE held title as tenants in common. The known heir of DAVID RUTLEDGE and DEANNA RUTLEDGE is TERRILYN TRUESDALE. Any and all other heirs are unknown.

PARCEL NO.: **16/88127/U126**

PIN NO.: **:16732101399217U126**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **STEVEN RUTLEDGE**, INDIVIDUALLY, **ASHLEY RUTLEDGE**, INDIVIDUALLY, **TERRILYN TRUESDALE**, KNOWN HEIR OF DAVID E RUTLEDGE, DECEASED AND **DEANNA RUTLEDGE, DECEASED**, AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH DAVID RUTLEDGE, DECEASED, AND DEANNA RUTLEDGE, 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  
 Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2814 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, March 30, 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: **EDITH SAUNDERS**  
 CONTRACT NO.: **1099100380**

FILE NO.: **PA-RV-055-056**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 20 of Unit No(s). RV-031**, 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 **12/18/1996**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2032**, Page **104** granted and conveyed unto EDITH SAUNDERS.

PARCEL NO.: **16/2/1/1-7-8C**

PIN NO.: **:16732102770342**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **EDITH SAUNDERS**  
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  
Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2896 CIVIL 2015 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, MARCH 30, 2023  
AT 10:00 A.M.**

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or parcel of land situate in the Township of Polk, County of Monroe, and Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEGINNING at an iron pin on the southerly line of Kitty Lane, being a common corner of Lot No. 1 and Lot No. 2 as shown on a plan titled "Subdivision of Lands of C.F. Economy", dated April 20, 1982, and recorded in Plot Book Volume 59, Page 137; thence by said Lot No. 2 South 22 degrees 23 minutes 30 seconds East 203.07 feet to an iron pin on the northerly line of Pa. S.R. 0209; thence along said northerly line of Pa. S.R. 0209 on a curve to the right having a radius of 1407.40 feet for an arc length of 148.00 feet (chord bearing and distance being South 74 degrees 37 minutes 12 seconds West 147.93 feet) to a point of tangency; thence by the same South 77 degrees 37 minutes 57 seconds West 91.61 feet to a pipe; thence along the easterly line of a parcel of land designated as "Reserved For Commercial Use", as shown on a plan of "Foxwood, Section 1," dated April 20, 1982, and recorded in Plot Book Volume 59, Page 306, North 12 degrees 24 minutes 26 seconds West 195.48 feet to an iron pin on the aforementioned southerly line of Kitty Lane; thence along said southerly line of Kitty Lane, North 77 degrees 35 minutes 34 seconds East 65.43 feet to a concrete monument, a point of

curvature; thence by the same on a curve to the left having a radius of 800.00 feet for an arc length of 139.41 feet (chord bearing and distance being North 72 degrees 36 minutes 02 seconds East 139.23 feet) to the place of BEGINNING.

BEING Lot No. 1 as shown on the above-described plan recorded in Plot Book Volume 59, Page 137. BEING THE SAME PREMISES which Joseph W. Rogouski Construction, Inc, by Deed dated 11/13/2012 and recorded 11/14/2012 in the Office of the Recorder of Deeds in and for the County of Monroe in Deed Book 2411, Page 209 as Deed Instrument No. 201230921, granted and conveyed unto Brent A. Scarano, Sr., and Lauren M. Scarano, husband and wife, in fee.

Tax Parcel: 13/5/1/19-19 PIN  
13621700921929

Premises Being: 119 Kitty Ln, Kresgeville, PA 18333

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **BRENT A. SCARANO, SR** AND **LAUREEN M. SCARANO**  
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  
Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 001760 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, March 30, 2023**

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

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

**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 Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, being Lot 5702, Section R of Pocono Farms as shown on plan of lots recorded in the Office of the Recorder of Deeds of Monroe County in Plot Book Volume 14, Page 113.

UNDER AND SUBJECT to all the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as more particularly set forth in the chain of title.

TAX ID No. 3/71/3/4

BEING THE SAME PREMISES which Ann Amantea by deed dated November 30, 2001, and recorded in the Office of the Recorder of Deeds in and for the County of Monroe and Commonwealth of Pennsylvania on December 6, 2001 in Instrument No. 200167784, granted and conveyed unto Nancy A. Sterner.

Parcel ID# 03.71.3.4

PIN #03635704712322

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **NANCY A. STERNER**  
TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2816 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, March 30, 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 L SWEENEY**, SURVIVING TENANT BY THE ENTIRETY OF PHILIP V COTA, DECEASED, WHOSE DATE OF DEATH IS JULY 7, 2001

CONTRACT NO.: **1099700049**

FILE NO.: **PA-RVB-055-080**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 3 of Unit No(s). RV-102**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of

the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **5/16/1997**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2036**, Page **1408** granted and conveyed unto PHILIP V COTA and PATRICIA L SWEENEY.

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

PIN NO.: **:16732101450770C1**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **PATRICIA L SWEENEY**, SURVIVING TENANT BY THE ENTIRETY OF PHILIP V COTA, 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

Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2815 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, March 30, 2023**

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

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

**LEGAL DESCRIPTION**

OWNERS: **JOHN F THOMAS JR  
DENISE L THOMAS**

CONTRACT NO.: **1099101669**

FILE NO.: **PA-RVB-055-085**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 2 of Unit No(s). RV120**, 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 **2/9/1993**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1872**, Page **679** granted and conveyed unto JOHN F THOMAS JR and DENISE L THOMAS.

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

PIN NO.: **:16732101450770C1**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **JOHN F THOMAS JR**  
**DENISE L THOMAS**  
 TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Feb 24, Mar 3, 10

### SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9610 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, March 30, 2023**  
**AT 10:00 A.M.**

By accessing the web address:

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

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

#### LEGAL DESCRIPTION

**ALL** certain lot/lots, parcel or place of ground situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot/Lots No. 183, Section No. F, as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 19, Page 11, 13 & 15.

**BEING THE SAME PREMISES** which by Upset Tax Sale Deed from Tax Claim Bureau, of the County of Monroe, Pennsylvania, as Agent, dated September 26, 2017, and recorded November 21, 2017, in the Office of the Recorder of Deeds, in and for Monroe County, in Record Book Vol. 2501, Page 8555, granted and conveyed unto Scott Topping.

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

Tax Code No. 03/8C/1/257

PIN NO. 03-6358-10-45-5413

a/k/a/ 6466 Marvin Gardens, Tobyhanna, PA 18466, Lot 183, Section F, A Pocono Country Place, Coolbaugh Township, Monroe County, PA

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **SCOTT TOPPING**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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



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

Ken Morris  
 Sheriff of Monroe County  
 Pennsylvania  
 Nicholas Charles Haros, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2876 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, March 30, 2023  
 AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

OWNERS: **JOSEPH C TUITT  
 MARGARET A TUITT**  
 CONTRACT NO.: **1079100632**  
 FILE NO.: **PA-DV-059-001**

An undivided one fifty-second (1/52) cotenancy interest being designated as **Time Period(s) 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. DV-112**, in a certain Statement of Mutual Ownership Agreements of Depuy House Planned Residential Area, filed on August 5, 1976, in Deed Book Volume 721, at Page 317, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration Plans of Depuy House Planned Residential Area. Said Declaration Plans for Phase II-A, Units 60-84 were filed on August 6, 1976, in Plot Book Volume 30, at Page 13; for Phase II-B, Units 85-109 and Units 130-132 were filed on August 1, 1977, in Plot Book Volume 33, at Page 67; for Phase II-C, Units 110-129 were filed on October 26, 1977, in Plot Book Volume 34, at Page 73; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **7/22/2005**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of

Monroe, Deed Book Volume **2233**, Page **5076** granted and conveyed unto **JOSEPH C TUITT** and **MARGARET A TUITT**.

PARCEL NO.: **16/3/3-1-112**  
 PIN NO.: **16733101092786B112**  
 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **JOSEPH C TUITT**  
**MARGARET A TUITT**  
 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  
 Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2636 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, March 30, 2023  
 AT 10:00 A.M.**

By accessing the web address:

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

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

ALL THAT CERTAIN lot or piece of land situated in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania being Lot No. 1127 as shown on a plan entitled, "Final Land Development Plan, Country Club of the Poconos, Phase III, Sections 4 and 8" dated January 15, 2004 last revised March 3, 2004, prepared by R.K.R. Hess Associates, Inc., Scranton, PA. and recorded August 3, 2005 in Plat Book 77 Pages 189 through 195, more particular described as follows:

BEGINNING at a common corner of Lots No. 1126 and No. 1127 on the Southeasterly side of Big Ridge Drive (50' R.O.W.); thence

1. Along the Southeasterly side, passing along an arc of a circle curving to the left, having a radius of 41,025.00 feet, an arc distance of 89.00 feet to a corner of Lot No. 1128; thence
2. Along Lot No. 1128, South 65 degrees 17 minutes 32 second East, a distance of 137.00 feet to a corner on line of Lot No. 1150; thence
3. Along Lots No. 1150 and No. 1151, passing along an arc of a circle curving to the right, having a radius of 1,152.00 feet, an arc distance of 100.92 feet to a corner of Lot No. 1126; thence
4. Along Lot No. 1126, North 60 degrees 18 minutes 24 seconds West, a distance of 137.00 feet to the first mentioned point and place of beginning.

Tax I.D. 09/89227

PIN: 09-7334-03-23-4413

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Yawah R. Viskinda**  
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  
Edward Hoffman, Jr., Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10544 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, March 30, 2023  
AT 10:00 A.M.**

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

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN UNDIVIDED ONE-HALF INTEREST IN TRACT OR PIECE OF LAND SITUATE IN THE TOWNSHIP OF MIDDLE SMITHFIELD, COUNTY OF MONROE AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE EDGE OF 33 FEET WIDE RIGHT-OF-WAY; THENCE ALONG THE EASTERLY SIDE OF SAID RIGHT-OF-WAY SOUTH 13 DEGREES 35 MINUTES EAST 153 FEET TO A POINT; THENCE NORTH 66 DEGREES 50 MINUTES EAST 68.8 FEET TO A POINT; THENCE NORTH 46 DEGREES 45 MINUTES EAST 153.4 FEET TO A POINT; THENCE NORTH 44 DEGREES 30 MINUTES EAST 83 FEET TO A POINT: SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF LOT M-159; THENCE NORTH 38 DEGREES 40 MINUTES WEST 53.5 FEET TO A POINT; THENCE SOUTH 70 DEGREES 24 MINUTES WEST 252 FEET TO THE PLACE OF BEGINNING. PARCEL NUMBER:09/10A/1/101 AND PIN NUMBER 09732403008886  
BEING KNOWN AS: 3257 HEAVENS GATE DRIVE, EAST STROUDSBURG, PENNSYLVANIA 183020000.

Title to said premises is vested in Lucas Will by deed from BETTY ANN HAINES dated November 18, 2016 and recorded November 23, 2016 in Deed Book 2482, Page 2695 Instrument Number 201628956.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Lucas Will**  
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  
Nathalie Paul, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4971 CIVIL 2016 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, March 30, 2023  
 AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

AN UNDIVIDED one fifty-second (1/52) cotenancy interest being designated as Use Period Nos. 13 and 46 in that certain piece of parcel of land, together with the message (and veranda, if any), situate in the Township of Smithfield, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. **FV 47D** on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated April 14, 1976 and recorded on June 2, 1976 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 706, at Page 276, granted and conveyed unto Raymond I Coursen and Sarah D. Coursen, his wife. The said Raymond I. Coursen died on February 1, 1996, sole title thereby vesting in Sarah D. Coursen as surviving tenant by the entireties. The said Sarah D. Coursen died on January 24, 2013, leaving no will or estate, title thereby vesting in Maureen Worthington, Raymond F. Coursen, Rhonda Reed and Cindy Crisman, in their capacity as Heirs of Sarah D. Coursen.

BEING PART OF PARCEL NO. 16.4.1.48-47D and PIN NO. 16732102887313B47D

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Maureen Worthington**, Raymond F. Coursen, Rhonda Reed and Cindy Crisman, in their capacity as Heirs of Sarah D. Coursen, deceased

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2876 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, March 30, 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-CHRISTINE YAEGER**

CONTRACT NO.: **1077901163**

FILE NO.: **PPA-DV-017-004**

An undivided one fifty-second (1/52) cotenancy interest being designated as **Time Period(s) No(s). 15** 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. 104**, 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 **11/30/1984**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1423**, Page **114** granted and conveyed unto MARY-CHRISTINE YAEGER.

PARCEL NO.: **16/3/3/3-1-104**

PIN NO.: **16733101090664B104**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **MARY-CHRISTINE YAEGER**  
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  
Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2816 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, March 30, 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: **GODFREY YOUNG, SURVIVING TENANT BY THE ENTIRETY OF ROSIE B YOUNG, DECEASED, WHOSE DATE OF DEATH IS NOVEMBER 13, 2000**

CONTRACT NO.: **1098501117**

FILE NO.: **PA-RVB-055-075**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 14 of Unit No(s). RV95**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented;

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

BEING THE same premises conveyed by deed recorded **5/13/1993**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1886**, Page **708** granted and conveyed unto GODFREY YOUNG and ROSIE B YOUNG.

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

PIN NO.: **16732101467354C1**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **GODFREY YOUNG, SURVIVING TENANT BY THE ENTIRETY OF ROSIE B YOUNG, 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  
Feb 24, Mar 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 007341 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, March 30, 2023  
AT 10:00 A.M.**

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot No. 9, Section No. F, as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg Pennsylvania, in Plot Book No. 19 Pages 11, 13, and 15.

UNDER AND SUBJECT to the covenants, conditions and restrictions in Deed Book Vol. 1036, Page 239.

BEING known as Parcel Identification No. 03/8C/1/52.

BEING the same premises which Francis J. Wheeler and Joyce E. Wheeler, his wife, by Deed dated September 21, 2001 and recorded September 25, 2001 in Monroe County in Instrument Number 200157602, granted and conveyed unto John G. Faramelli and Rita M. Faramelli, his wife.

BEING the same premises which became vested in the Mortgagor herein by deed of John G. Faramelli and Rita M. Faramelli, his wife, dated April 27, 2005 and recorded contemporaneously herewith in the Office of the Recorder of Deeds in and for Monroe County.

BEING the same premises which John G. Faramelli and Rita M. Faramelli, by deed dated April 27, 2005 and recorded May 4, 2005 in Book 2224 at Page 2618, as Instrument No. 200518651, granted and conveyed unto Michael McCafferty and Brian McCafferty, in fee.

Tax Code 03/8C/1/52

Pin # 03-6358-11-55-6569

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Michael J. McCafferty** and Brian McCafferty

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

Edward J. McKee, Esquire

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

Mar 3, 10, 17