

**PUBLIC NOTICE  
ARTICLES OF INCORPORATION  
FOR NON-PROFIT**

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The Articles of Incorporation have been filed December 9, 2020.

The name of the corporation is **Woodhaven Estates East Property Owners Association**. The purposes for which it is organized are: ownership and/or maintenance of the common areas in the development and all other rights granted to the association in the Declaration.

**WEITZMANN, WEITZMANN & HUFFMAN, LLC**  
By: Deborah L. Huffman, Esquire  
700 Monroe Street  
Stroudsburg, PA 18360

PR - Jan. 1

**PUBLIC NOTICE  
ARTICLES OF INCORPORATION  
FOR NON-PROFIT**

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The Articles of Incorporation have been filed December 9, 2020.

The name of the corporation is **The Reserve at Cherry Lane Property Owners Association**. The purposes for which it is organized are: ownership and/or maintenance of the common areas in the development and all other rights granted to the association in the Declaration.

**WEITZMANN, WEITZMANN & HUFFMAN, LLC**  
By: Deborah L. Huffman, Esquire  
700 Monroe Street  
Stroudsburg, PA 18360

PR - Jan. 1

**PUBLIC NOTICE  
DECEDENT'S ESTATE**

ESTATE OF **Joseph M. Grasso**, a/k/a **Joseph Grasso**, late of Coolbaugh Township, Monroe County, PA (died April 21, 2020).

Letters of Administration having been granted, all persons having claims or demands against estate of decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to **Leanna Kurtanick, Administratrix**, 370 Coach Road, Coolbaugh Township, PA 18466; or to **William F. Dunstone, Esquire**, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 S. Abington Road, Clarks Summit, PA 18411.

**OLIVER, PRICE & RHODES**  
By: William F. Dunstone, Esquire

PR - Dec. 18, Dec. 25, Jan. 1

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Ann Marie Seaman a/k/a Ann Seaman**, deceased

Formerly of Coolbaugh 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 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.  
**Robert G. Seaman, Administrator**

c/o

Timothy B. Fisher II, Esquire  
**FISHER & FISHER LAW OFFICES**  
P.O. Box 396  
Gouldsboro, PA 18424

PR - Dec. 18, Dec. 25, Jan. 1

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF **DOLORES SHORT a/k/a DOLORES M. SHORT**, late of Stroudsburg, Monroe County, Pennsylvania, deceased.

Letters Testamentary in the above-named Estate having been granted to the undersigned, all persons indebted to the Estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or his 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.  
**David Short, Executor**  
29 Buckingham Drive  
Jackson, NJ 08527

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

PR - Jan. 1, Jan. 8, Jan. 15

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **FLORINDA C. LESSER, a/k/a, FLORINDA LESSER**, late of Price Township, Monroe County, Pennsylvania, deceased.

Letters of Administration in the above-named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address within the County where notice may be given to Claimant.  
**Roger Lesser, Administrator**  
456 Rolling Hill Way  
East Stroudsburg, PA 18302

**Elizabeth Bensinger Weekes, Esquire**  
**Bensinger and Weekes**  
529 Sarah Street  
Stroudsburg, PA 18360

PR - Jan. 1, Jan. 8, Jan. 15

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Frances Louise Cantalupo**, late of Coolbaugh Township, Monroe County, Commonwealth of Pennsylvania, deceased.

Letters of Testamentary in the above-named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.  
**Desiree Cantalupo**  
5518 Eckerson Road  
Greensboro, NC 27405

or to:

ARM Lawyers  
Jason R. Costanzo, Esq.  
18 North 8th Street  
Stroudsburg, PA 18360

PR - Dec. 25, Jan. 1, Jan. 8

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Gloria L. Mauro**, late of Pocono Township, Monroe County, Pennsylvania.

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

Executor:  
Peter Mauro  
25 Whitman Ave.  
Brooklyn, NY 11229

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

PR - Dec. 25, Jan. 1, Jan. 8

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Jaime A. Certilman**, Deceased. Late of Coolbaugh Twp., Monroe County, PA. D.O.D. 8/26/20.

Letters of Administration on the above Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to make payment without delay to Michele Greenburg, Administratrix, 11 Pierson Dr., Greenwich, CT 06831. Or to her Atty.: David A. Silverstein, 33 Rock Hill Rd., Ste. 160, Bala Cynwyd, PA 19004.

P - Dec. 11, Dec. 18, Dec. 25  
R - Dec. 18, Dec. 25, Jan. 1

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **JANICE I. PARLETTE**, late of the Township of Stroud, County of Monroe, Commonwealth of Pennsylvania, Deceased

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

John P. Gerhardt, Executor  
6613 Cherry Valley Rd  
Stroudsburg, PA 18360

OR TO:

CRAMER, SWETZ, McMANUS & JORDAN, P.C.  
Attorneys at Law  
By: Barbara J. Fitzgerald, Esquire  
711 Sarah Street  
Stroudsburg, PA 18360

P - Sept. 11, 18 and 25; R - Dec. 18, Dec. 25, Jan. 1

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Joseph A. Roberts a/k/a Joseph Arthur Roberts**, Deceased. Late of Chestnuthill Twp., Monroe County, PA. D.O.D. 10/24/20.

Letters of Testamentary on the above Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to make payment without delay to Clark F. Edrehi and Stephen M. Melzer, Executors, c/o Scott A. Lavin, Esq., 101 Park Ave., 17th Fl., New York, NY 10178. Or to their Atty.: Scott A. Lavin, Fox Rothschild LLP, 101 Park Ave., 17th Fl., New York, NY 10178.

P - Dec. 26, Jan. 2, Jan. 9  
R - Jan. 1, Jan. 8, Jan. 15

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **KAREN E. NICKELS**, late of Delaware Water Gap, Monroe County, Pennsylvania, deceased.

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

**Elisabeth Anne Carroll, Executrix**  
1541 Reish Road  
Stroudsburg, PA 18360

Elizabeth Bensinger Weekes, Esquire  
**Bensinger and Weekes**  
529 Sarah Street  
Stroudsburg, PA 18360

PR - Jan. 1, Jan. 8, Jan. 15

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Luis Raul Vanegas**, deceased  
Late of Middle Smithfield Township, Monroe County

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

Nelly J. Vanegas, Administratrix  
c/o

Timothy B. Fisher II, Esquire  
**FISHER & FISHER LAW OFFICES**  
P.O. Box 396  
Gouldsboro, PA 18424

PR - Dec. 25, Jan. 1, Jan. 8

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **NAOMA H. WHITMORE**, a/k/a **NAOMA WHITMORE**, late of Stroud Township, Monroe County, Pennsylvania, deceased.

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

**Tammy Lynn VanWhy, Executrix**  
2076 Paradise Trail  
East Stroudsburg, PA 18301

Elizabeth Bensinger Weekes, Esquire  
**Bensinger and Weekes**  
529 Sarah Street  
Stroudsburg, PA 18360

PR - Jan. 1, Jan. 8, Jan. 15

**PUBLIC NOTICE  
ESTATE NOTICE**

**ESTATE OF Patrick J. Frable**, Deceased October 26, 2020, of Eldred Township, Monroe County.

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

Law Office of  
David A. Martino, Esquire  
1854 PA Rte. 209  
P.O. Box 420  
Brodheadsville, PA 18322  
Executrix: David A. Martino

PR - Dec. 18, Dec. 25, Jan. 1

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Paul Ernest Hodges**, Deceased. Late of E. Stroudsburg Borough, Monroe County, PA. D.O.D. 6/15/19.

Letters of Administration on the above Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to make payment without delay to Geraldine Hodges, Administratrix, c/o Kristen L. Behrens, Esq., 457 Haddonfield Rd., Ste. 700, Cherry Hill, NJ 08002. Or to her Atty.: Kristen L. Behrens, Dilworth Paxson LLP, 457 Haddonfield Rd., Ste. 700, Cherry Hill, NJ 08002.

P - Dec. 18, Dec. 25, Jan. 1  
R - Dec. 25, Jan. 1, Jan. 8

**PUBLIC NOTICE  
ESTATE NOTICE**

**ESTATE OF PHILIP D. COOK**, late of Stroudsburg, Monroe County, Pennsylvania, deceased.

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

David M. Cook  
1323 Dreher Avenue  
Stroudsburg, PA 18360

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

PR - Dec. 25, Jan. 1, Jan. 8

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Stephen D. Welge**, deceased  
Late of Coolbaugh 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 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.

Donna Welge, Administratrix

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

PR - Dec. 18, Dec. 25, Jan. 1

**PUBLIC NOTICE  
FICTITIOUS NAME**

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on Dec. 08, 2020 for **Matador Cigars** at 1545 North 9th Street, Suite 140, Stroudsburg, PA 18360.

The name and address of each individual interested in the business is Boris Grossman at 1545 North 9th Street, Suite 140, Stroudsburg, PA 18360.

This was filed in accordance with 54 Pa.C.S. 311.

P - Jan. 15; R - Jan. 1

**PUBLIC NOTICE  
FOREIGN REGISTRATION  
STATEMENT**

**LI Tobaccos Distributors, LLC** filed a Foreign Registration Statement with the Commonwealth of Pennsylvania. The address of its principal office under the laws of its jurisdiction is 26 Kennedy Avenue, Rockville Centre, NY 11570.

The Commercial Registered Office is in the care of 1 Shelding Way, P.O. Box 188, Delaware Water Gap, PA 18327-0188 in the county of Monroe.

The Corporation is filed in compliance with the requirements of the applicable provision of 15 Pa. C.S. 412.

P - Jan. 15; R - Jan. 1

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY  
CIVIL ACTION - LAW  
JURY TRIAL DEMANDED**  
No. 4902-cv-2020

**HOURIGAN, KLUGER & QUINN**  
A PROFESSIONAL CORPORATION  
BY: Donald C. Ligorio, Esquire  
IDENTIFICATION NO. 66359  
LAW OFFICES  
600 THIRD AVENUE  
KINGSTON, PA 18704-5815  
570-287-3000

ATTORNEY FOR Plaintiff  
**EMILY BITTNER**  
Plaintiff

vs.  
**CHRISTINE POLI and GEORGE CIBIK**  
Defendants

TO: **Christine Poli, George Cibik**

A civil action claim has commenced against you and a Complaint has been issued in the above-captioned matter.

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

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 AN ELIGIBLE PERSON AT A REDUCED FEE OR NO FEE.

#### NORTH PENN LEGAL SERVICES

10 North Tenth Street  
Stroudsburg, PA 18360-1704  
(570) 424-5338  
(800) 532-8282

PR - Jan. 1

#### PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

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

of Pennsylvania to 3016 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

Thursday, January 28, 2021  
AT 10:00 A.M.

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

#### LEGAL DESCRIPTION

Tax Map No.: 12/7/1/51  
Pin No. 12637200682510

PARCEL NO. 1:

ALL that certain tract of land situate in Pocono Township, Monroe County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point near the center of Township Route No. 537, said point being the northeasterly corner of lands now or formerly of Jeannie F. Trach;

THENCE in and along said T. R. No. 537, (Bearings from the M. M. of 1967), North 69 degrees 57 minutes 41 seconds East 757.92 feet to an iron pin;

THENCE by lands now or formerly of Harry R. Bisbing and lands of Howard M. Zechman et ux, North 85 degrees 35 minutes 26 seconds East (at 30.55 feet passing an iron pipe) 451.74 feet to an iron pin;

THENCE still by lands of Howard M. Zechman, North 85 degrees 38 minutes 50 seconds East 118.47 feet to an iron pin from which an iron pipe, the northwesterly corner of lands conveyed b Harry R. Bisbing et ux unto Robert A. Demarest et ux by Deed dated November 17, 1960 recorded in Deed Book Vol. 285, page 334, bears North 85 degrees 38 minutes 50 seconds East distant 484.00 feet;

THENCE by lands of George B. Dodd, Jr. et ux, South 4 degrees 03 minutes 10 seconds East 1159.99 feet to an iron pin;

THENCE by lands of Domenick DeFalco (Oakwood Acres Subdivision) and lands now or formerly of John F. Seem, South 76 degrees 26 minutes 50 seconds West (at 1205.66 feet passing the northwesterly corner of the Oakwood Acres Subdivision) 1258.76 feet to a stone corner;

THENCE by lands of Vincent Marek, Jr. et ux and lands now or formerly of the said Jeannie F. Trach, North 6 degrees 53 minutes 31 seconds West (at 699.64 feet passing a corner fence post and at 1139.51 feet passing an iron pin) 1157.00 feet to the place of BEGINNING.

AS surveyed by Achterman Associates, Consulting Engineers, July 5, 1973.

EXCEPTING AND RESERVING THEREFROM all that certain portion of property conveyed by Scranton Pocono Girl Scout Council to St. Paul's Lutheran Church of Tannersville, PA, by Deed dated June 26, 1990 and recorded June 28, 1990, in Deed Book volume 1741 Page 826, as more fully described as follows:

ALL that certain piece or parcel of land situate in Pocono Township, Monroe County, Pennsylvania, more

particularly described as follows:

BEGINNING at a point in the middle of Township Road #537, also known as Fish Hill Road, and being the northwesterly corner of lands of the Grantor herein and the northeasterly corner of lands now or late of Northland Development Corp.;

THENCE running along the middle of said Township Road #537, North sixty-nine degrees, fifty-seven minutes, forty-one seconds East (N 69° 57' 41" E) a distance of 296.14 feet to a point;

THENCE leaving Township Road #537 and through other lands of the Grantor herein, South twenty degrees, two minutes, nineteen seconds East (S 20° 02' 19" E) 703.82 feet to a point;

THENCE through other lands of the Grantor herein, South sixty-nine degrees, fifty-seven minutes, forty-one seconds West (S 69° 57' 41" W) 460.53 feet to a point;

THENCE along a stone row and lands now or late of Northland Development Corp., North six degrees, fifty-three minutes, thirty-one seconds West (N 06° 53' 31" W) 722.76 feet to a point in the middle of Township Road #537, the place of BEGINNING (the Premises").

SAID legal description is in accordance with a final subdivision plan of the Scranton Pocono Girl Scout Council prepared by Milnes Engineering, Inc., dated May 1, 1990, and May 17, 1990, which final subdivision plan was duly recorded in the Office for the Recording of Deeds, etc. at Stroudsburg, Pennsylvania, in and for the County of Monroe on June 19, 1990, in Plot Book 62, at page 259.

UNDER AND SUBJECT to the following restrictions and covenants which shall run with the land:

1. The premises shall be used only for religious and ecclesiastical purposes, and for outreach programs, such as the Boy Scouts, Alcoholics Anonymous, and similar charitable and social service programs. No manse or parsonage shall be erected on the Premises, and no games of chance shall be conducted thereon.

2. In the event that the Grantee, its successors and assigns, obtains a bona fide bid for the Premises, the Grantor shall have a right of first refusal on the following terms and conditions: Grantee shall forward in writing the bona fide bid for the Premises, and the Grantor shall have forty-five (45) days from the date of receipt thereof notify the Grantee in writing of its intention to purchase the Premises on the same terms and conditions. If the Grantor exercises its right of first refusal, it shall thereafter close within forty-five (45) days. If the Grantor fails to respond within said forty-five (45) day period or responds negatively, the right of first refusal shall terminate, and Grantor shall release Grantee from any obligation under the terms of this paragraph.

3. There shall be no further subdivision of the Premises.

BEING part of the same premises conveyed by Deed of Clarence E. Gantzhorn and Carrie L. Gantzhorn, his wife, to Scranton Girl Scout Council, the Grantor herein, date February 19, 1976, and recorded in Monroe County deed Book 698, at page 81.

Tax Identification Number: 12/7/1/51

PARCEL NO. 2:

ALL that certain lot, parcel or piece of land situate in the Township of Pocono, County of Monroe, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pipe in line of other lands of the Scranton Pocono Girl Scout Council, Grantee herein, said iron pipe being the southwesterly corner of the whole parcel of which this lot was formerly a part;

THENCE along lands now or formerly of Harry Bisbin, North eighteen degrees thirty-eight minutes thirty-four seconds West (N 18° 38' 34" W) twenty-six and sixty-seven hundredths (26.67) feet to appoint in Township Route No. 537;

THENCE in and along the middle of said road, North

sixty-seven degrees forth-three minutes twenty-six seconds East (N 67° 43' 26" E) ninety-six and twenty-four hundredths (96.24) feet to a point;

THENCE leaving said road and along other lands of Howard M. Zechman, of which this lot was formerly a part, South twenty degrees seventeen minutes forty seconds East (S 20° 17' 40" E) (at fourteen and sixty-hundredths (14.60) feet passing an iron) fifty-seven and fifty-eight hundredths (57.58) feet to an iron in said line of other lands of the Scranton Pocono Girl Scout Council;

THENCE along said lands of the Scranton Pocono Girl Scout Council, South eighty-five degrees thirty-five minutes twenty-six seconds West (S 85° 35' 26" W) one hundred and eighty hundredths (100.80) feet to the place of BEGINNING.

BEING the same premises about to be conveyed to Erin Uciechowski by Deed of Girl Scouts in the Heart of Pennsylvania, dated July 23, 2015 and about to be recorded simultaneously herewith, in the office of the Recorder of Deeds in and for Monroe County.

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

**ERIN UCIECHOWSKI**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
John D. Michelin, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Dec 25; Jan 1, 8

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

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

of Pennsylvania to 2018 CIVIL 08468 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, January 28, 2021  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

**PARCEL 1:**

ALL THE FOLLOWING lots situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, marked and designated at Lots Nos. 101, 102, 103, 104, and 105, Section E, as shown on "Plotting I, Pocono Summit Lakes, Inc., Coolbaugh Township, Monroe County, Pennsylvania, made by Leo A. Achterman, Jr." and recorded in Monroe County, Pennsylvania in Plot Book Vol. 8, Page 49, containing in frontage 100 feet, and in depth 80 feet.

PARCEL NO. 3/5/1/49-2 PIN: 03635501157689

BEING THE SAME PREMISES which Henry R. Link and Shirley R. Link, his wife, by Indenture dated 02-14-74 and recorded 02-28-74 in the Office of the Recorder of Deeds in and for the County of Monroe in Record Book 540 page 122, granted and conveyed unto Frank McDonald and Patricia Bell McDonald, his wife.

**PARCEL 2:**

ALL THE FOLLOWING LOTS SITUATE IN THE Township of Coolbaugh, County of Monroe and State of Pennsylvania, marked and designated as Lots Nos. 106, 107, 108 and 109, Section E as shown on "Plotting I, Pocono Summit Lakes, Inc., Coolbaugh Township, Monroe County, Pennsylvania, made by Leo A. Achterman, Jr.", and recorded in Monroe County, Pennsylvania, in Plot Book No. 8, page 49, containing in frontage 80 feet, and in depth 80 feet.

PARCEL No. 3/5/1/49 PIN: 03635501157623

Under and subject to certain covenants, conditions and restrictions and together with certain rights and privileges, as set forth verbatim in the deed last above recited, as follows: This conveyance is made under and subject to the following covenants, conditions and restrictions, which shall run with the land, viz:

1. The premises hereby conveyed shall be used for residential purposes only. No building shall be erected, altered, placed, or permitted to remain on the premises hereby conveyed other than one detached single-family dwelling, not to exceed two and one-half stories in height, and a private garage for not more than two cars.
  2. No dwelling shall be erected or placed on any building site having a width of less than 60 feet. No building shall be located on any lot nearer than 20 feet to the front lot line, or nearer than 10 feet to any side street line, or nearer than 10 feet to an interior lot line.
  3. Easements for installation and maintenance of utilities and drainage facilities are reserved over the rear 5 feet of each lot.
  4. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other out-building shall be used on any lot at any time as a residence, either temporarily or permanently.
  5. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats, or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose.
  6. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall be kept in sanitary containers.
  7. No individual water supply system shall be permitted on any lot or building site unless such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of the State or local public health authorities.
  8. No individual sewage disposal system shall be permitted on any lot or building site unless such system is designed, located and constructed in accordance with the requirements, standards and recommendations of the State or local public health authorities.
  9. No building or structure shall be erected upon the premises hereby conveyed without first obtaining the approval, in writing of Pocono Summit Lakes, Inc., as to location, elevation, plan and design. Pocono Summit Lakes, Inc. shall approve or disapprove the said location, elevation, plan and design within 15 days after the same have been submitted.
- The party of the first part gives and grants to the parties of the second part, their heirs and assigns, the right and privilege of boating, bathing, fishing and ice skating, in the lake of the party of the first part, known as Pocono Summit Lake No. 2, provided, however, that no boats, canoes or ice boats shall be operated upon said lake by mechanical means; nor shall any of the foregoing activities be engaged in for any commercial purpose whatsoever.

This conveyance is made under and subject to the mineral rights reserved by Rubel Realty Corp. in deed dated March 10, 1955, and recorded in the Office for the Recording of Deeds, etc., at Stroudsburg, in and for the County of Monroe, in Deed Book Volume 210, Page 266, to Charles Kanter.

BEING THE SAME PREMISES which Robert E. Studley and Mary T. Studley, his wife, by Indenture dated 05-07-81 and recorded 05-07-81 in the Office of the Recorder of Deeds in and for the County of Monroe in Record Book 1103 Page 210, granted and conveyed unto Frank McDonald and Patricia B. McDonald, his wife.

AND THE SAID Frank McDonald departed this life on or about April 3, 2018 thereby vesting title unto Alan M. McDonald, Gillian M. Childs and any Unknown Heirs, Successors, or Assigns of Frank McDonald, deceased.

COMMONLY KNOWN AS and for informational purposes only: 1262 Lexington Avenue f/k/a HC89 Box 5106 Lexington Avenue, Pocono Summit, PA 18346

Tax ID #: PARCEL NO. 3/5/1/49-2 PIN: 03635501157689 PARCEL No. 3/5/1/49 PIN: 03635501157623

PIN #: 03635501157689 and 03635501157623

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

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Frank McDonald, Deceased; Alan M. McDonald, known Heir of Frank McDonald, Deceased; and Gillian M. Childs, known Heir of Frank McDonald, Deceased

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

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

PR - Dec 25; Jan 1, 8

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

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

of Pennsylvania to 5969 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, January 28, 2021

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...

WHICHEVER IS HIGHER BY CASHIERS CHECK

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or parcel of land, together

with the improvements erected thereon, situate in Tunkhannock Township, Monroe County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of Legislative Route No. 45049 (Traffic Route No. 115); said beginning point being located 104.2 feet, along the center line of said L.R. 45049, from the northeasterly corner of Peter and Agnes R. Komishock's larger parcel of land of which the herein described parcel of land is a part thereof; thence (1) along land of Peter and Agnes R. Komishock, S 35 degrees 55' 13" W (a radial line, passing through an iron rod at 50.00 feet) a total distance of two hundred seventy-five and fifty hundredths (275.00) feet to an iron rod; thence (2) along the same, N 55 degrees 04' 29" W one hundred eighty-nine and forty-two hundredths (189.42) feet to an iron rod; thence (3) along same, N 33 degrees 51' 49" E (a radial line, passing through an iron rod at 225.50 feet) a total distance of two hundred seventy-five and fifty hundredths (275.50) feet to a point in the center of aforementioned L.R. 45049; thence (4) is an easterly direction along the center of said S. R. 45049, by the arc of a curve to the right having a radius of 5729.65 feet, the arc distance of one hundred ninety-nine (199.00) feet to the point of BEGINNING.

TOGETHER with a ten (10.0) feet wide right-of-way over land of Peter and Agnes R. Komishock for the purposes of maintaining an existing water line and access to an existing water well located southeasterly on the hereinabove described parcel of land. The beginning point of said right-of-way is where the existing water line crosses the southeasterly property line of the herein described parcel, and is located S 35 degrees 55' 13" E 106.71 feet from the beginning point of the hereinabove described parcel; thence the center line of said ten (10.0) feet wide right-of-way is S 61 degrees 47' 50" E thirteen and forty-seven hundredths (13.47) feet to the center of the water well, together with right of ingress, egress and regress for purposes of maintenance and use thereof.

BEING THE SAME PREMISES which Corinne D'Orta by deed dated September 25, 1987 and recorded October 1, 1987 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 1580 Page 1761, granted and conveyed unto Raymond C. La Vigne and Joan La Vigne, husband and wife, the grantors herein.

TITLE TO SAID PREMISES IS VESTED IN Andrew J. Church VMD, LLC, a Pennsylvania Limited Liability Company, by Deed from Raymond C. La Vigne and Joan La Vigne, h/w, dated 11/21/2012, recorded 11/26/2012 in Book 2411, Page 5848.

Tax I.D. # 20/12/1/60-2

PIN/MAP #20630300170419

Tax Account #206020

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

**ANDREW J. CHURCH VMD, LLC**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

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

Ken Morris  
Sheriff of Monroe County

Pennsylvania  
 Jennifer L. Maleski, Esquire  
 Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Dec 25; Jan 1, 8

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

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

of Pennsylvania to 4656 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, January 28, 2021  
 AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 7 in that certain piece or 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. R122, on a certain "Declaration Plan Phase IIB of Stage I", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Bruce M. Haas, as Administrator of the Estate of Donald A. Haas a/k/a Donald Haas and Gale R. Haas, an individual, by deed dated April 7th, 2014, and recorded on March 17th, 2015, in Record Book Volume 2451 at Page 203 granted and conveyed unto Cullen Family Vacations, LLC, a Wyoming Limited Liability Company.

BEING PART OF PARCEL NO. 16/2/1/1-10 and PIN NO. 16732101450770

**AND**

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 8 in that certain piece or 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. R102, on a certain "Declaration Plan Phase IIB of Stage I", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Bruce M. Haas, as Administrator of the Estate of Donald A. Haas a/k/a Donald Haas and Gale R. Haas, an individual, by deed dated April 7th, 2014, and recorded on March 17th, 2015, in Record Book Volume 2451 at Page 267 granted and conveyed unto Cullen Family Vacations, LLC, a Wyoming Limited Liability Company.

BEING PART OF PARCEL NO. 16/2/1/1-10 and PIN NO. 16732101450770

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

**Cullen Family Vacations, LLC**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks

before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in 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  
 PR - Dec 25; Jan 1, 8

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

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

of Pennsylvania to 1510 CIVIL 2020 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, January 28, 2021  
 AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of land situate in the Middle Smithfield Township, Monroe County, Pennsylvania; being Lot No. 90, Section J, as shown on Plan of Lots entitled "Plotting No. 1, Leisure Lands, Inc., Middle Smithfield Township, Monroe County, Pennsylvania, Guyton Kempter, Registered Civil Engineer, dated February 22, 1965" and recorded in the Office for the Recording of Deeds, in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Plat Book Vol. 9, Page 103.

THE EXACT DIMENSIONS of the aforesaid lot are as follows: along the center of Coolbaugh Road, two courses totaling 200 feet; along Lot No. 1, Section J, 160 feet; along Lot No. 89, Section J, 207.86 feet; along the center line of Overlook Drive, 154.41 feet.

BEING THE SAME PREMISES which Joseph G. Alenski, Jr., a/k/a Joseph Alenski and Maureen J. Alenski, a/k/a Maureen Alenski, husband and wife, by their attorney-in-fact, Tara J. Kirkendall by Deed dated October 29, 1997 and recorded on October 31, 1997, in the Office of the Monroe County Recorder of Deeds at Deed Book Volume 2041 at Page 5642 granted and conveyed unto Charles W. Jony, III and Terri Jony.

**AND**

ALL THAT CERTAIN lot or piece of land situate in Middle Smithfield Township, Monroe County, Pennsylvania; being Lot No. 89, Section J, as shown on Plan of Lots entitled "Plotting No. 1, Leisure Lands, Inc., Middle Smithfield Township, Monroe County, Pennsylvania, Guyton Kempter, Registered Civil Engineer, dated February 22, 1965" and recorded in the Office for the Recording of Deeds, in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Plat Book Vol. 9, Page 103.

Being Known as 2105 Sanctuary Drive f/k/a 4772 Coolbaugh Road and Vacant Lot known as Parcel# 09/13B/1/100, East Stroudsburg, PA 18302  
 Tax Code No. 09/13B/1/26 & 09/13B/1/100  
 PIN# 09731602953808 & 09731602952821  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

Charles W. Jony a/k/a Charles W. Jony, III and Terri Jony

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

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

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

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec 25; Jan 1, 8

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

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

of Pennsylvania to 2020 CIVIL 00136 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

Thursday, January 28, 2021

AT 10:00 A.M.

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

**LEGAL DESCRIPTION**

All that Certain lot, parcel or piece of land situate in the Township of Polk, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the northwesterly line of Rena Drive, said point being the most easterly comer of Lot No. 208 as shown on a map entitled "Laurel Acres, Revised 26, June 1974";

Thence along Lot No. 208 North 33 degrees 53 minutes 03 seconds West 260.83 feet to a point, a corner of Lot No. 206;

Thence along Lot No. 206 North 57 degrees 33 minutes 51 seconds East 177.42 feet to an iron on the southwesterly line of Township Route 450;

Thence along the southwesterly line of said Township Route 450, South 32 degrees 26 minutes 09 seconds East 217.43 feet to an iron, a point of curvature on an easement arc;

Thence along said easement arc on a curve to the right having a radius of 40 feet an arc length of 61.82 feet to an iron, a point of tangency on the northwesterly line of Rena Drive;

Thence along the northwesterly line of Rena Drive, South 56 degrees 06 minutes 57 seconds West 131.88 feet to the place of Beginning.

Containing 1.027 acres, more or less. Being Lot No. 207 on the abovementioned plan.

BEING known and numbered as 495 Long Mountain Road, Effort, PA 18330.

Being the same property conveyed to Justin T. Ellis and Heather M. Ellis, husband and wife who acquired title by virtue of a deed from Richard Eric Rylka and Mary Ellen Rylka, husband and wife and Eric Dominick Rylka and Christina Ann Rylka, husband and

wife, dated April 19, 2018, recorded April 23, 2018, at Instrument Number 201809456, and recorded in Book 2509, Page 1752, Office of the Recorder of Deeds, Monroe County, Pennsylvania.

TAX CODE: 13/1/3/26

PIN NO: 13623801187489

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

Justin Ellis, AKA Justin T. Ellis; Heather Ellis, AKA Heather M. Ellis

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Holly N. Wolf, Esquire

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec 25; Jan 1, 8

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

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

of Pennsylvania to 3530 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, January 28, 2021

AT 10:00 A.M.

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

**LEGAL DESCRIPTION**

The land referred to herein is situated in the State of Pennsylvania, County of Monroe described as follows:

All That Certain Lot or Piece Of Land Situate In The Township of Stroud, County Of Monroe And State Of Pennsylvania, Being Commonly Known As Lot 38, Woodwind Estates, As Set Forth On Plot Book Vol. 61, Page 43 And Bounded And Described As Follows: Beginning At An Iron Pin On The Westerly Right of Way Of Meadow Run Court, Said Pin Being In Common With Lot 37; Thence, Along A Line In Common With Lot 37, South 58 Degrees 49 Minutes 40 Seconds West A Distance Of 117.31 Feet To An Iron Pin In Common With Lauds N/F George Dreibe, et ux; Thence, Along A Line In Common With Lands N/F George Dreibe et ux, North 04 Degrees 54 Minutes 45 Seconds West A Distance Of 178.35 Feet To An Iron Pin In Common With Lot 39; Thence, Along A Line In Common With Lot 39, South 60 Degrees 06 Minutes 00 Seconds East A Distance Of 132.75 Feet To An Iron Pin On The Westerly Right Of Way Of Meadow Run Court; Thence, Along The Westerly Right Of Way Of Meadow Run Court, On A Curve To The Left Whose Radius Is 50 Feet, An Arc Distance Of 53.30 Feet To The Point Of Beginning. Containing 12,110

Square Feet, More or Less. BEING KNOWN AS: 3215 GOLDENROD ROAD F/K/A 1208 MEADOW RUN COURT, STROUDSBURG, PA 18360 BEING THE SAME PREMISES WHICH GERALD B. GAY BY DEED DATED 7/23/2003 AND RECORDED 8/10/2003 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2162 AT PAGE 290, GRANTED AND CONVEYED UNTO GARY S. SAMBOY AND DIANE V. SAMBOY, NOW DECEASED, HUSBAND AND WIFE.

PIN #: 17639102769502 TAX CODE #: 17/91798 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: GARY S. SAMBOY

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

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

Ken Morris Sheriff of Monroe County Pennsylvania Nora Viggiano, Esquire

Sheriff's Office Stroudsburg, PA Barry J. Cohen, Sheriff's Solicitor PR - Dec 25; Jan 1, 8

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

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

of Pennsylvania to 2575 CIVIL 2020, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on: Thursday, January 28, 2021

AT 10:00 A.M.

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

LEGAL DESCRIPTION

ALL THAT CERTAIN land, situate in the Township of Chestnuthill, County of Monroe and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron bolt nearly in the middle of the macadam highway leading from the old Wilkes-Barre and Eastern Turnpike to the new and Thirteen (13) feet due West from a large walnut tree; thence in and along said macadam highway by land now or late of Willard Fehr, North sixteen (16) degrees Thirty (30) minutes East, Three Hundred Ninety-five (395) feet, Eight (8) inches to an iron stake on the West side; thence along the Western "right of way line" of the said new Wilkes-Barre and Eastern Turnpike, South Seven (7) degrees Thirty (30) minutes West, Three Hundred Ninety-nine (399) feet to an iron stake thence by land of the grantor hereto, North Seventy-four (74) degrees West, Seventy (70) feet to the place of Beginning.

TAX CODE NO. 02/13/1/29

PIN NO. 02623900740613 BEING the same premises which Wilbert Family Partnership, LTD, by Deed dated February 11, 2003 and recorded February 19, 2003, in the Office of the Recorder of Deeds in and for the County of Monroe in Record Book 2145, Page 1771, granted and conveyed unto Martin Keegan and Patricia Keegan, husband and wife, as tenants by the entirety.

BEING ALSO the same premises which Martin Keegan and Patricia Keegan, husband and wife, by Deed dated January 11, 2016 and recorded February 2, 2016, in the Office of the Recorder of Deeds in and for the County of Monroe in Record Book 2466, Page 4944, granted and conveyed unto Marme J. Matthews.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

KRISTIE ANNE VAN MEERBEKE, AS EXECUTRIX OF THE ESTATE OF MARME VAN LEUVAN-MATTHEWS, A/K/A MARME J. VAN LEUVAN-MATTHEWS, A/K/A MARME J. MATTHEWS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

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

Ken Morris Sheriff of Monroe County Pennsylvania John Murphy, Esquire

Sheriff's Office Stroudsburg, PA Barry J. Cohen, Sheriff's Solicitor PR - Dec 25; Jan 1, 8

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

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

of Pennsylvania to 5552 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, January 28, 2021

AT 10:00 A.M.

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

LEGAL DESCRIPTION

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

BEGINNING at an iron pin on the northerly right-of-way of an unnamed road having a forty (40) foot right-of-way width, said pin being in common with Lot 5; thence, along said right-of-way S 67° 10' W a distance of 180.00 feet to an iron pin in common with Lot 3; thence, along a line in common with Lot 3, N 22° 50' W a distance of 90.00 feet to an iron pin in common with Lots 1 & 2; thence, along a line in common with Lot 2, N 67° 10' E a distance of 180.00 feet to an

iron pin in common with Lot 5; thence, along a line in common with Lot 5, S 22° 50' E a distance of 90.00 feet to the point of BEGINNING.

PREMISES known by reference: Lot 4, Lands of Columbia & Mary Reilly, Smithfield Township, Pennsylvania.

BEING KNOWN AS: 147 ROSEWOOD LANE F/K/A LOT 4 ROSE LANE LAKE VALHALLA, EAST STROUDSBURG, PA 18301

BEING THE SAME PREMISES WHICH FRED TOZZI AND NANCY TOZZI, HUSBAND AND WIFE BY DEED DATED 6/30/2004 AND RECORDED 7/1/2004 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2194 AT PAGE 9295, GRANTED AND CONVEYED UNTO JERZY PYRYCZ, NOW DECEASED AND HALINA PYRYCZ, NOW DECEASED, HUSBAND AND WIFE.

PIN #: 16731201154448

TAX CODE #: 16/117664

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

Katarina Hackova Pyrycz Solely in Their Capacity as Heir of Jerzy Pyrycz, Deceased

Marek Pyrycz Solely in Their Capacity as Heir of Jerzy Pyrycz, Deceased

The Unknown Heirs of Jerzy Pyrycz, Deceased

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Nora C. Viggiano, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Dec 25; Jan 1, 8

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

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

of Pennsylvania to 6494 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, January 28, 2021  
AT 10:00 A.M.

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN tract or piece of land sistuate in the Township of Chestnuthill, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the north line of Davids Road, which road is twenty feet wide and which point is located North seventy-seven degrees eighteen minutes East three hundred sixteen and two tenths feet from the northeast corner of said Davids Road and

Eastbrook Road; thence continuing along the north line of said Davids Road North seventy-seven degrees eighteen minutes East one hundred feet to a corner of Lot No. 293; thence along the west side of said Lot No. 293, North twelve degrees forty-two minutes West one hundred fifty feet to a point on line of other land of William H. Cameron, Jr.; grantor hereof; thence along the south side of said other Land South seventy-seven degrees eighteen minutes West two hundred feet to a corner of Lot No. 290; thence along the East side of said Lot No. 290, South twelve degrees forty-two minutes East one hundred fifty feet to the place of BEGINNING.

BEING Lot No. 292 in Block "200" on Map of Development to be known as Sun Valley made by M.A. Pulicelli, registered Engineer, July 1952

Parcel ID# 02.15.2.7-4

Market Value: \$59,930

PIN #02632002963940

Address of property to be sold: 1405 David Lane, Effort, PA 18330

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MARY JO DREDGER, as heir to the Estate of Therese A. Dredger, JOSEPH DREDGER, as heir to the Estate of Therese A. Dredger, THERESE HANCOCK, as heir to the Estate of Therese A. Dredger

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in 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  
PR - Dec 25; Jan 1, 8

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

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

of Pennsylvania to 8338 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, January 28, 2021  
AT 10:00 A.M.

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN Unit in the property known, named and identified as County Club of the Poconos, Phase III, a Condominium, situated in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania as shown on a plan entitled, "Final Land Development Plan, County 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, which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 PA., C.S.A. 3101, et seq. by the Recording of a declaration of Condominium recorded in the Office of the Recorder of Deeds in and for the County of Monroe July 17, 2006, in Record Book No. 2274, Page 3752.

BEING Designated as Unit No. 1185D  
BEING KNOWN AS: 1788 BIG RIDGE DRIVE AKA 1185D BIG RIDGE DRIVE, EAST STROUDSBURG, PA 18302

BEING THE SAME PREMISES WHICH JEREMIAH J. COLLINS AND MARION COLLINS, HUSBAND AND WIFE BY DEED DATED 7/29/2011 AND RECORDED 8/3/2011 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2389 AT PAGE 9075, GRANTED AND CONVEYED UNTO STEPHEN COLLIER.  
PIN #: 09733401351938D  
TAX CODE #: 09/98339/JD

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
STEPHEN COLLIER**  
TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Nora C. Viggiano, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Dec 25; Jan 1, 8

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

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

of Pennsylvania to 423 CIVIL 2020 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, January 28, 2021  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

**OWNERS: JUVENIA A GALSIM A/K/A JUVENIA A GALSIM TAGLE  
JASMIN D PARADIANG  
CONTRACT NO.: 1108603853  
FILE NO.: PPE-PA-011**

All that certain interest in land situated in: Smithfield Township, Monroe County, Pennsylvania, known as Interval No(s). 42 of Unit No(s). 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, filed on January 6, 1984, 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 4/21/1995, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2002, Page 0876 granted and conveyed unto the Judgment Debtors.

PARCEL NO.: 16/88093/U92  
PIN NO.: .16732101387718U92

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

**JUVENIA A GALSIM A/K/A JUVENIA A GALSIM TAGLE  
AND JASMIN D PARADIANG**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in 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  
PR - Dec 25; Jan 1, 8

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

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

of Pennsylvania to 8794 CIVIL 2018 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, January 28, 2021  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

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

BEING shown and designated as Lot NO. 35 on a certain map or plan of lots entitled "Subdivision of Winona Lakes, Section 8, Alpine Village, American Landmark Corporation, Owner & Developer, Middle Smithfield Township, Monroe County, Pennsylvania, dated March 3, 1972 and revised March 30, 1972, prepared by Edward C. Hess Associates, Scale being 1" = 100' ", recorded in the Recorder's Office, Stroudsburg, Monroe County, Pennsylvania, April 19, 1972 in Plot Book Vol. 16, page 89.  
CONTAINING 20,000 square feet, more or less.

BEING Lot No. 35 on the abovementioned plan.  
BEING KNOWN AS: 6151 KANSA ROAD A/K/A LOT  
35 WINONA LAKES, EAST STROUDSBURG, PA 18302  
BEING THE SAME PREMISES WHICH WILLIAM H.  
DAVIS AND JOHN F. DAVIS AND SUSAN E. DAVIS  
BY DEED DATED 11/7/2003 AND RECORDED 11/  
19/2003 IN THE OFFICE OF THE RECORDER OF  
DEEDS IN DEED BOOK 2174 AT PAGE 5490, GRANT-  
ED AND CONVEYED UNTO MICHAEL LAHEY.

PIN #: 09734401070031  
TAX CODE #: 9/6C/1/124

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

**MICHAEL LAHEY**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Nora C. Viggiano, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Dec 25; Jan 1, 8

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

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

of Pennsylvania to 2732 CIVIL 2020 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, January 28, 2021**

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

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

**LEGAL DESCRIPTION**

ALL that certain lot, tract, parcel or piece of land situate in the Township of Tobyhanna, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEING Lot No. 112, as shown on Plan of Lots entitled "Subdivision of Lands of Camelot Enterprises, Inc., project: Camelot Forest, Township of Tobyhanna, County of Monroe and Commonwealth of Pennsylvania, VET Associates, Inc., Engineers, dated 19 June 1971" and recorded in the Office for the Recording of Deeds in and for Monroe County at Stroudsburg, PA in Plot Book 14, Pages 147 and 149.

BEING KNOWN AS: 307 KING ARTHUR ROAD, BLAKESLEE, PA 18610

BEING THE SAME PREMISES WHICH EDWARD SHARKEY ADMINISTRATOR OF THE VICKI A. SHARKEY ESTATE, LATE OF THE STATE OF NEW JERSEY BY DEED DATED 7/30/2015 AND RECORDED 7/30/2015 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2457 AT PAGE 5036, GRANTED AND CONVEYED UNTO WILLIAM KEITH AND ELIZABETH KEITH, HIS WIFE.

PIN #: 19630401261298

TAX CODE #: 19/15B/1/59

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

**Elizabeth P. Keith AKA Elizabeth Keith  
William S. Keith AKA William Keith**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Nora Viggiano, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Dec 25; Jan 1, 8

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

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

of Pennsylvania to 2945 CIVIL 2020 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, January 28, 2021**

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

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or parcel of ground located in Ross Township, Monroe County, Pennsylvania designated as Lot Number 9 as shown on a map entitled: "Final Subdivision Plan; Gold Harvest Estates; Ross and Chestnut Hill Townships, Monroe County, Pennsylvania" dated February 19, 1987 and recorded September 2, 1987 in the Recorder's Office in and for Monroe County at Stroudsburg, Pennsylvania in Map Book 59, at Page 262.

BEING THE SAME PREMISES WHICH Kevin Reilly by Deed dated 11/12/2004 and recorded 11/16/2004 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2207, Page 9207, granted and conveyed unto Johnny Richards and Natalie Richards, husband and wife.

**IMPROVEMENTS: Residential property.**

TAX CODE NO. 15/7/1/1-9

PIN #1562570106499

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

**Johnny Richards and Natalie Richards  
TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is

for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

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

Ken Morris  
 Sheriff of Monroe County  
 Pennsylvania  
 Jennie C. Shnyder, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Dec 25; Jan 1, 8

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

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

of Pennsylvania to 01626 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, January 28, 2021  
 AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot situate in the Township of Price, County of Monroe and Commonwealth of Pennsylvania, marked and designated as Lot No. 18, Block B, as shown on Plotting 2, Timber Hill, Inc., Monroe County, Pennsylvania made by Leo A. Achterman, Jr. R. E., and recorded in Monroe County, Pennsylvania, in Plot Book No. 11, page 115. UNDER AND SUBJECT to the covenants, condition and restrictions as contained in Volume 363, page 558.

BEING THE SAME PREMISES WHICH Sharon Gigliotti, by Deed dated 3/31/2003 and recorded 4/1/2003 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2149, Page 735, granted and conveyed unto David C. Burke. IMPROVEMENTS: Residential property. TAX CODE NO. 14/8A/1/34 PIN #14-6395-03-42-610

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
 David C. Burke**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

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

Ken Morris  
 Sheriff of Monroe County

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Dec 25; Jan 1, 8

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

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

of Pennsylvania to 8658 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, January 28, 2021  
 AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN LOT OF LAND SITUATE IN TUNKHANNOCK TOWNSHIP, MONROE COUNTY, PENNSYLVANIA:

BEING KNOWN AS 188 STONECREST ROAD F/K/A 611 PARK LANE BLAKESLEE, PA 18610 BEING PARCEL NUMBER: 20/8E/1/101 BEING PIN NUMBER: 20632101460393 IMPROVEMENTS: RESIDENTIAL PROPERTY SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ANTHONY DALEY, INDIVIDUALLY AND HEIR OF THE ESTATE OF ALBERT BAAKE, JR. A/K/A ALBERT BAAKE; ALLISON DALEY, INDIVIDUALLY AND HEIR OF THE ESTATE OF ALBERT BAAKE, JR. A/K/A ALBERT BAAKE; ANTONIA BAAKE, IN HER CAPACITY AS HEIR OF ALBERT BAAKE, JR. A/K/A ALBERT BAAKE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ALBERT BAAKE, JR. A/K/A ALBERT BAAKE TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Dec 25; Jan 1, 8

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

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

of Pennsylvania to 28 CIVIL 2020 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

Thursday, January 28, 2021

AT 10:00 A.M.

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, being Lot 659, Section G, A Pocono County Place, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for Monroe County, in Plot Book Volume 19, Pages 11, 17 and 19.

BEING the same premises which Wieslaw Golaszewski and Ewa Golaszewska a/k/a Ewa Golaszewski by Deed dated November 2, 2018 and recorded November 6, 2018 at the Office of the Recorder of Deeds etc., in and for the County of Monroe at Stroudsburg, Pennsylvania in Record Book Volume 2519, Page 5538, granted and conveyed unto Herberta Malone.

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

Herberta Malone

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Mark A. Primrose, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Dec 25; Jan 1, 8

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

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

of Pennsylvania to 10270 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, January 28, 2021

AT 10:00 A.M.

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN piece or parcel of land, situate primarily in the Township of Pocono and partially in the Township of Stroud, County of Monroe, State of Pennsylvania, being Lot No. 505, as shown on the subdivision known as "Glenoak Forest", with said Subdivision being recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe in Plot Book Vol. 34, Page 9.

TITLE TO SAID PREMISES VESTED IN KEITH W. NECESSARY, by Deed from CLEAR VIEW HOMES, INC., Dated 09/22/1988, Recorded 09/23/1988, in Book 1642, Page 1232.

TAX CODE: 12/1A/1/63

TAX PIN: 12639303341359

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

KEITH W. NECESSARY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Peter W. Wapner, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Dec 25; Jan 1, 8

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

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

of Pennsylvania to 3641 CIVIL 2020 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

Thursday, January 28, 2021

AT 10:00 A.M.

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN Lot Number Eight (8), Section A, as shown on Plotting of Stillwater Lake Estates, Inc., in Tobyhanna Township, Monroe County, Pennsylvania, and recorded in Plot Book No. 8, Page 121.

TITLE TO SAID PREMISES VESTED IN EUGENIA HASENECZ, by Deed from ANTHONY G. STELLAR, Dated 11/27/2004, Recorded 12/06/2004, in Book 2209, Page 8072, Instrument No. 200455432.

TAX CODE: 19/4A/1/78

TAX PIN: 19634503442674

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

EUGENIA HASENECZ

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform

Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

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

Ken Morris  
 Sheriff of Monroe County  
 Pennsylvania  
 Peter W. Wapner, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Dec 25; Jan 1, 8

**PUBLIC NOTICE  
 TRUST NOTICE**

Estate of **John M. Frailey**, late of Pocono Township, Monroe County, Pennsylvania; June 30, 2020, deceased date.

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

**ARLENE F. FRAILEY**, Executrix  
 131 Mountain Shadows Lane  
 Stroudsburg, PA 18360

Peter J. Gilbert, Esquire  
 200 Highpoint Drive, #211  
 Chalfont, PA 18914

P - Jan. 15, Jan. 22, Jan. 29  
 R - Jan. 1, Jan. 8, Jan. 15