

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF **JONATHAN F. WILDE**, late of Pocono Township, Monroe County, Pennsylvania, deceased.

Letters of Administration C.T.A. 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.

Jasmati Wilde, Administratrix C.T.A.

117 Scarlet Lane
Bartonsville, PA 18321

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

Jan 6, 13, 20

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Nancy Lynn Bocchini a/k/a Nancy L. Bocchini, deceased

Late of Pocono 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.

Dawn M. Bocchini, Administratrix

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

Jan 6, 13, 20

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Helen M. Jobmann, also known as H. Marion Jobmann, late of Mount Pocono Borough, County of Monroe, Commonwealth of Pennsylvania, Letters Testamentary has been granted to the Executor named below, who request that 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 payments without delay to:

Robert W. Jobmann, Executor

c/o Norris McLaughlin P.A.
515 West Hamilton Street Suite 502
Allentown PA 18101

Or to his attorney:

Christopher R. Gray, Attorney
Norris McLaughlin, P.A.

515 West Hamilton Street Suite 502
Allentown PA 18101

Jan 6, 13, 20

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Donna M. Welge, deceased

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

Joyce Welge, Executrix

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

Jan 6, 13, 20

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Pauline Nellie Weirich a/k/a

Pauline N. Weirich a/k/a Pauline Weirich, 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.

Deanna Beth Crow, Executrix

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

Jan 6, 13, 20

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Frank A. Martens, Sr., Deceased.
Late of Mt. Pocono, Monroe County, PA.
Letters Testamentary have been granted to the undersigned who requests all persons having claims against the estate make known the same and all persons indebted to decedent make payment without delay to: **Frank A. Martens, Jr. Esquire**
Executor and Attorney for the Estate
476 Woodland Road
Mt. Pocono, PA 18344
Jan 6, 13, 20

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Malik Lamont Thornton, deceased
Late of East Stroudsburg Borough, 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.

Doreen Y. Thornton, Administratrix

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

Jan 6, 13, 20

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Cheryl A. Benasutti, deceased
Late of Barrett 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.

Margaret R. Campbell, Administratrix

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

Jan 6, 13, 20

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of ARTHUR FOOSE aka ARTHUR RAYMOND FOOSE aka ARTHUR R. FOOSE 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 his/her attorney within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Orphans' Court Division, a particular claim, duly verified by an affidavit setting forth an address within the County where notice may be given to Claimant.

Barbara Ellen Foose, Executrix
c/o

Jennifer Ann Wise, Esquire
P.O. Box 218
2398 Rte. 611
Scotrun, PA 18355
570.580.8828

jenniferwiselaw@gmail.com

Jan. 6, 13, 20

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Joseph A. Calistro, Jr. a/k/a Joseph A. Calistro, late of 547 Prices Drive, Cresco, Monroe County, Pennsylvania, deceased.

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

Davina Marie Calistro, Executrix

c/o David L. Horvath, Esquire
712 Monroe Street
P.O. Box 511
Stroudsburg, PA 18360

NEWMAN, WILLIAMS, MISHKIN,
CORVELEYN, WOLFE & FARERI, P.C.
By: David L. Horvath, Esq.

712 Monroe Street
Stroudsburg, PA 18360-0511

Jan 6, 13, 20

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Gertrude Angeline Shepley, a/k/a Gertrude Angeline Richardson Shepley, deceased Late of Pocono 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 **Brenda L. Bell, Executrix** c/o Janet Jackson, Esquire, JacksonLaw, LLC 607 Monroe St. Stroudsburg, PA 18360.
Jan 6, 13, 20

PUBLIC NOTICE

Carrier Daylin Transportation LLC, of Stroudsburg, PA, agreed to deliver a load for Broker Integrity Express Logistics of Blue Ash, OH. Carrier picked up load from Shipper La Bonanza USA, LLC of Mission, TX on 10/13/22. The Receiver Walmart #6701 of FL rejected the product due to quality issues. Broker is holding payment for four invoices based on a pending investigation from Shipper, even though Carrier presented evidence that the load was not damaged during transit. Carrier is demanding payment. Contact 570-754-8773 with any questions.
Jan 6, 13, 20, 27

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Robert Spann, Jr., deceased, late of Smithfield Township, Monroe County, Pennsylvania 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 the claimant, Vera Spann, Administratrix c/o Leo P. Jackson, Esquire, JacksonLaw, LLC 607 Monroe St. Stroudsburg, PA 18360
Jan 13, 20, 27

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Bernhard Lorentzen, deceased Late of Chestnuthill Township, Monroe County Letters of Administration in the above named estate having been granted to the undersigned, all persons indebted to the

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

Lisa M. Cicconi, Administratrix

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

Jan 13, 20, 27

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Amy Jeanne McDermott a/k/a Amy J. McDermott a/k/a Amy J. Gerhard late of 135 Roosevelt Road, East Stroudsburg, Monroe County, Pennsylvania, deceased.

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

William Charles McDermott, Executor
c/o David L. Horvath, Esquire
712 Monroe Street
P.O. Box 511
Stroudsburg, PA 18360

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

By: David L. Horvath, Esq.
712 Monroe Street
Stroudsburg, PA 18360-0511

Jan 13, 20, 27

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Ruth Ann Anewalt, late of 174 Mill Pond Road, Gilbert, 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 (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.

Kelly Anewalt, Administratrix
c/o Ronald J. Mishkin, Esquire
712 Monroe Street
P.O. Box 511
Stroudsburg, PA 18360

NEWMAN, WILLIAMS, MISHKIN,
CORVELEYN, WOLFE & FARERI, P.C.
By: Ronald J. Mishkin, Esq.
712 Monroe Street
Stroudsburg, PA 18360-0511

Jan 13, 20, 27

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Gail M. Luddeni-Turtrone aka Gail M. Luddeni. Late of Paradise Township, Monroe County, Commonwealth of Pennsylvania, 04/29/2022 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.

Daniel A. Luddeni, Executor
115 Fern Road
Cresco, PA 18326
Jan 13, 20, 27

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Richard A Cummings, Sr. Late of Middle Smithfield Township, Monroe County, Commonwealth of Pennsylvania, 10/10/2022 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.

Gary S. Cummings, Executor
124 Murry Hill Rd, #2C
East Stroudsburg, PA 18302

Christopher R. Wolf, Esq.

166 Allendale Road
King of Prussia, PA 19406

Jan 13, 20, 27

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Roger Rosen a/k/a Roger Edward Rosen. Late of Monroe County, 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.

JILL ROSEN, Executrix

c/o Christopher S. Brown
11 North 8th Street
Stroudsburg, PA 18360

Jan 13, 20, 27

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF BUNNIE L. PIPHER a/k/a BUNNIE PIPHER, 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 their attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Forty-Third Judicial District, 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.

Mereditth R. Smith, Co-Executor
340 Brookside Avenue

East Stroudsburg, PA 18301

Kenneth W. Pipher, Co-Executor
144 Sweet Fern Road
Stroudsburg, PA 18360

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

Jan 20, 27, Feb 3

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF GEORGE H. STETLER a/k/a GEORGE HENRY STETLER, late of Stroudsburg Borough, Monroe County, Pennsylvania, deceased.

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

Nancy Chapman McNamee, Executrix
411 Main Street, Suite 101A
Stroudsburg, PA 18360

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

Jan 20, 27, Feb 3

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF DOROTHY E. OWENS a/k/a DOROTHY W. OWENS, 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 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.

Susan Crowley, Executrix
127 S. Green Street
East Stroudsburg, PA 18301

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

Jan 20, 27, Feb 3

**PUBLIC NOTICE
ESTATE NOTICE**

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

Executor:

Gary K. Posten

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

Jan 20, 27, Feb 3

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Aixa Hemm, late of 305 Pheasant Run, East Stroudsburg, 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 (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.

Angeli Elliott, Administratrix
c/o David L. Horvath, Esquire
712 Monroe Street
P.O. Box 511
Stroudsburg, PA 18360

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

By: David L. Horvath, Esq.
712 Monroe Street

Stroudsburg, PA 18360-0511

Jan 20, 27, Feb 3

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Lena Geller, late of Coolbaugh Township, Monroe County, Pennsylvania. Letters Testamentary for the above-named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate

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

Executor:**Masha E. Geller**

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

Jan 20, 27, Feb 3

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Elise A. Viggiano a/k/a Elise

Viggiano, Deceased, late of the Township of Ross, County of Monroe Commonwealth of Pennsylvania, Deceased

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

Rudolph Viggiano, Jr., Administrator
105 Kendall Street
Saylorsburg, PA 18353

OR TO:

CRAMER, SWETZ, McMANUS & JORDAN, P.C.

Attorneys at Law

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

Jan 20, 27, Feb 3

PUBLIC NOTICE

**COURT OF COMMON PLEAS OF
MONROE COUNTY, PENNSYLVANIA,
FORTY-THIRD JUDICIAL DISTRICT
ORPHANS' COURT DIVISION**

The following Executors, Administrators, Trustees, or Guardians have filed Accounts and Statements of Proposed Distribution in the Office of the Clerk of the Orphans' Court Division:

In Re: **ESTATE OF LUIS RAUL VANEGAS,
DECEASED**

Late of Township of Middle Smithfield
First and Final Account of Nelly J. Vanegas,
Administratrix

NOTICE

All parties interested are notified that the above Accounts and Statements of Proposed Distribution will be presented for Confirmation to a Judge of the Orphan's Court on 6th day of February, 2023, at 9:30 A.M. All objections to the above Account and/or Statements of Proposed Distribution must be filed with the Clerk of Court of the Orphans' Court Division before the above specified time.

/s/ GEORGE J. WARDEN
Clerk of Orphans' Court

Jan 20, 27

PUBLIC NOTICE

PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on December 8, 2022, the Petition for Change of Name, was filed in Monroe County Court of Common Pleas, requesting an order to change the name of Courtney Cuffy to Courtney Emerald Cuffy. The Court has fixed the day of January 24, 2023 at 11:00 am in Courtroom No. 7, of the Monroe County Courthouse, 610 Monroe Street, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

Jan 20

PUBLIC NOTICE

PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on September 21, 2022, the Petition for Change of Name, was filed in Monroe County Court of Common Pleas, requesting an order to change the name of Penelope Inola Brown to Penelope Inola Kallinteris.

The Court has fixed the day of February 28, 2023 at 2:00 pm in Courtroom No. 7, of the Monroe County Courthouse, 610 Monroe Street, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

King, Spry, Herman, Freund & Faul LLC

Jessica F. Moyer, Esq.

One West Broad Street, Suite 700

Bethlehem, PA 18018

Jan 20

PUBLIC NOTICE

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

No.: 005813-CV-2022

**KEYBANK, NA, S/B/M FIRST NIAGARA BANK,
NA**

Plaintiff

v.

**THOMAS P. GRABKO; JENNIFER LODER;
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS
AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT , TITLE OR
INTEREST FROM OR UNDER THOMAS
RICHARD GRABKO, DECEASED**
Defendant(s)

NOTICE

NOTICE TO:

Unknown Heirs, Successors, Assigns and All
Persons, Firms or Associations Claiming Right
, Title or Interest from or under Thomas
Richard Grabko, deceased

You are hereby notified on that on October
11, 2022, Plaintiff, KEYBANK, NA, S/B/M FIRST
NIAGARA BANK, NA filed a Complaint against
you in the Court of Common Pleas of MONROE
County, Pennsylvania, Docket No. 005813-CV-
2022, wherein Plaintiff seeks to enforce its
rights under its loan documents. If you wish to
defend, you must enter a written appearance
personally or by attorney and file your
defenses or objections in writing with the
Court. You are warned that if you fail to do so
the case may proceed without you and a
judgment may be entered against you without
further notice for the relief requested by the
Plaintiff. You may lose money or property or
other rights important to you. YOU SHOULD
TAKE THIS NOTICE TO YOUR LAWYER AT ONCE.
IF YOU DO NOT HAVE A LAWYER, GO TO OR
TELEPHONE THE OFFICE SET FORTH BELOW.
THIS OFFICE CAN PROVIDE YOU WITH
INFORMATION ABOUT HIRING A LAWYER.
IF YOU CANNOT AFFORD TO HIRE A LAWYER,
THIS OFFICE MAY BE ABLE TO PROVIDE YOU
WITH INFORMATION ABOUT AGENCIES THAT
MAY OFFER LEGAL SERVICES TO ELIGIBLE
PERSONS AT A REDUCED FEE OR NO FEE.

Monroe County Bar Association –

Find a Lawyer

913 Main Street

Stroudsburg, PA 18360

Telephone: 5704241340

BROCK & SCOTT, PLLC

Attorney for Plaintiff

(844) 856-6646

Jan 20

PUBLIC NOTICE

CIVIL ACTION

COURT OF COMMON PLEAS

MONROE COUNTY, PA

CIVIL ACTION-LAW

NO. 003667-CV-2022

NOTICE OF ACTION IN MORTGAGE

FORECLOSURE

HSBC BANK USA, N.A., AS TRUSTEE ON
BEHALF OF ACE SECURITIES CORP. HOME
EQUITY LOAN TRUST AND FOR THE
REGISTERED HOLDERS OF ACE SECURITIES
CORP. HOME EQUITY LOAN TRUST, SERIES
2007-HE2, ASSET BACKED PASS-THROUGH
CERTIFICATES, Plaintiff

v.

OMAR JAMES, AS ADMINISTRATOR AND HEIR
OF THE ESTATE OF VELMA JAMES A/K/A
VELMA V. JAMES; et al, Defendants
To: OMAR JAMES, AS ADMINISTRATOR AND
HEIR OF THE ESTATE OF VELMA JAMES A/K/A
VELMA V. JAMES; UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER VELMA
JAMES A/K/A VELMA V. JAMES Defendant(s),
21 STERLING ROAD, MOUNT POCONO, PA
18344

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, HSBC
BANK USA, N.A., AS TRUSTEE ON BEHALF OF
ACE SECURITIES CORP. HOME EQUITY LOAN
TRUST AND FOR THE REGISTERED HOLDERS
OF ACE SECURITIES CORP. HOME EQUITY
LOAN TRUST, SERIES 2007-HE2, ASSET
BACKED PASS-THROUGH CERTIFICATES, has
filed a Mortgage Foreclosure Complaint
endorsed with a Notice to Defend, against
you in the Court of Common Pleas of
MONROE County, PA docketed to No.
003667-CV-2022, seeking to foreclose the
mortgage secured on your property located,
21 STERLING ROAD MOUNT POCONO, PA
18344.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish
to defend against the claims set forth in this
notice 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 claimed in the
Complaint or for any other claim or relief
requested by the plaintiff. You may lose
money or property or other rights important
to you.

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

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

Robertson, Anschutz, Schneid, Crane &
Partners, PLLC
A Florida professional limited liability
company
ATTORNEYS FOR PLAINTIFF
Jonathan M. Etkowicz, Esq. ID No. 208786
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

Jan 20

**PUBLIC NOTICE
CIVIL ACTION LAW
COURT OF COMMON PLEAS
MONROE COUNTY
Number 1201cv2018**

Southwest Stage Funding, LLC d/b/a Cascade
Land Home Financing

v.

Michelle Perez and Raul Ramirez

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

TO: Raul Ramirez

Your house (real estate) at **900 McKinley Way, East Stroudsburg, Pennsylvania 18301** is scheduled to be sold at Sheriff's Sale on **April 27, 2023 at 10:00 a.m. will be sold at a public on-line auction conducted by Bid4Assets, <http://www.bid4assets.com/>**, to enforce the court judgment of \$245,244.42 obtained by Southwest Stage Funding, LLC d/b/a Cascade Land Home Financing against the above premises.

**NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS
SHERIFF'S SALE**

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

1. The sale will be canceled if you pay to Southwest Stage Funding, LLC d/b/a Cascade Land Home Financing the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.

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

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

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR
PROPERTY
AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES TAKE
PLACE**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder.

You may find out the price bid by calling McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.

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

3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, LLC, at (215) 790-1010.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

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

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

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

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

**LAWYER REFERRAL SERVICE
ASSOCIATION DE LICENCIADOS
Monroe County Bar Assoc. Find a Lawyer**

**Program
913 Main Street
P.O. Box 786
Stroudsburg, Pennsylvania 18360
(570) 424-1340**

**McCABE, WEISBERG & CONWAY, LLC
Attorneys for Plaintiff
1420 Walnut St, Ste. 1501
Philadelphia, PA 19102
215-790-1010**

Jan 20

**PUBLIC NOTICE
NOTICE OF ACTION IN MORTGAGE
FORECLOSURE
IN THE COURT OF COMMON PLEAS OF
MONROE COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO.: 004501-CV-2022**

WELLS FARGO BANK, N.A., Plaintiff,
vs.

Daniel Rodriguez, as Believed Heir and/or
Administrators to the Estate of Hector
Rodriguez; Unknown Heirs, and/or
Administrators to the Estate of Hector
Rodriguez, Defendants

TO: Unknown Heirs, and/or Administrators
to the Estate of Hector Rodriguez
You are hereby notified that Plaintiff, Wells
Fargo Bank, N.A., filed an Action in Mortgage
Foreclosure endorsed with a Notice to
Defend, in the Court of Common Pleas of
Monroe County, Pennsylvania, docketed to
No. 004501-CV-2022, seeking to foreclose the
mortgage secured by the real estate located at
263 Shenandoah Trail, Effort, PA 18330.

A copy of the Action in Mortgage Foreclosure
will be sent to you upon request to the
Attorney for the Plaintiff, Manley Deas
Kochalski LLC, P. O. Box 165028, Columbus,
OH 43216-5028. Phone 614-220-5611.

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

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

LAWYER REFERRAL SERVICE
Monroe County Bar Association
Lawyer Referral Service
913 Main Street
Stroudsburg, PA 18360
(570) 424-7288
Jan 20

**PUBLIC NOTICE
CIVIL ACTION LAW
COURT OF COMMON PLEAS
MONROE COUNTY
Number 5150 CV 2019**

Wilmington Savings Fund Society, FSB, not
individually but solely as trustee for Finance
of America Structured Securities Acquisition
Trust 2019-HB1

v.

Richard P. Proctor, Jr., Angela M. Lattimore,
Known Surviving Heir of Richard P. Proctor,
Jr., Kevin Thomas Proctor, Known Surviving
Heir of Richard P. Proctor, Jr., Deborah P.
Neely, Known Surviving Heir of Richard P.
Proctor, Jr., and Unknown Surviving Heir of
Richard P. Proctor, Jr.

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

TO: Deborah P. Neely, Known Surviving Heir
of Richard P. Proctor, Jr.

Your house (real estate) at **6274 Laurel Road,
Pocono Summit, Pa 18346** is scheduled to be
sold at Sheriff's Sale on **January 26, 2023** at
**10:00 a.m., will be sold at a public on-line
auction conducted by Bid4Assets,
<http://www.bid4assets.com/>**, to enforce the
court judgment of \$168,218.20 obtained by
Wilmington Savings Fund Society, FSB, not
individually but solely as trustee for Finance of
America Structured Securities Acquisition
Trust 2019-HB1 against the above premises.

**NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS
SHERIFF'S SALE**

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

1. The sale will be canceled if you pay to
Wilmington Savings Fund Society, FSB, not
individually but solely as trustee for Finance of
America Structured Securities Acquisition
Trust 2019-HB1 the back payments, late
charges, costs, and reasonable attorney's fees
due. To find out how much you must pay, you
may call McCabe, Weisberg and Conway, LLC,
Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a
petition asking the Court to strike or open the
judgment, if the judgment was improperly
entered. You may also ask the Court to
postpone the sale for good cause.
3. You may also be able to stop the sale
through other legal proceedings.
You may need an attorney to assert your
rights. The sooner you contact one, the more
chance you will have of stopping the sale. (See
the following notice on how to obtain an
attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR
PROPERTY
AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES TAKE
PLACE**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.

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

3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, LLC, at (215) 790-1010.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

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

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

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

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

**LAWYER REFERRAL SERVICE
ASSOCIATION DE LICENCIADOS**

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

**913 Main Street
P.O. Box 786**

**Stroudsburg, Pennsylvania 18360
(570) 424-1340**

**McCABE, WEISBERG & CONWAY, LLC
Attorneys for Plaintiff**

**1420 Walnut St, Suite 1501
Philadelphia, PA 19102, 215-790-1010**

Jan 20

**PUBLIC NOTICE
IN THE COURT OF COMMON PLEAS OF
MONROE COUNTY, PENNSYLVANIA
CIVIL DIVISION
No.: 006250-CV-2022**

WELLS FARGO BANK, N.A.

Plaintiff v.

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,
AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER BRADLEY J.
CARR, DECEASED**

Defendant(s)

NOTICE

NOTICE TO:

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST FROM
OR UNDER BRADLEY J. CARR, DECEASED

You are hereby notified on that on October 24, 2022, Plaintiff, WELLS FARGO BANK, N.A. filed a Complaint against you in the Court of Common Pleas of MONROE County, Pennsylvania, Docket No. 006250-CV-2022, wherein Plaintiff seeks to enforce its rights under its loan documents.

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

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

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

**Monroe County Bar Association - Find a
Lawyer**

**913 Main Street
Stroudsburg, PA 18360
Telephone: 570-424-1340**

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

Jan 20

**PUBLIC NOTICE
COURT OF COMMON
PLEAS OF MONROE COUNTY
FORTY-THIRD JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA
No. 007235 Civil 2022**

AMOS FINANCIAL, LLC, Plaintiff,
vs
CHARLES W. JONY AND TERRI JONY,
Defendant(s)
TO: CHARLES W. JONY AND TERRY JONY,
Defendant(s)
The Plaintiff, AMOS FINANCIAL, LLC, has commenced a civil action against you for MORTGAGE FORECLOSURE. 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 against you and a judgment may be entered against you without further notice for relief requested by Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER 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 Find a Lawyer Program
913 Main Street
Stroudsburg, PA 18360
Telephone (570) 424-7288
Fax (570) 424-8234

Ashleigh Levy Marin, Esq.
FEIN, SUCH, KAHN & SHEPARD, P.C.
7660 Imperial Way Suite 121
Allentown, PA 18195

Jan 20

**PUBLIC NOTICE
IN THE MONROE COUNTY COURT OF
COMMON PLEAS
43RD JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA
+No.1492CV 2022**

ACTION TO QUIET TITLE

MARATHON PROPERTY INVESTMENTS, LLC,
Plaintiff,

vs.

LAWRENCE W. KRAMER *and*
LAURIEANN M. KRAMER,
Defendants.

ACTION TO QUIET TITLE NOTICE

TO: LAWRENCE W. KRAMER and LAURIEANN M. KRAMER, their successors or assigns, and any other person claiming to have any right, interest in or claim against the hereinafter described premises.

TAKE NOTICE that the Plaintiff in the above action, has filed a Complaint in the above Court to the said term and number in an Action to Quiet Title to a certain lot or piece of land situate in the Township of TOBYHANNA, County of MONROE, and Commonwealth of Pennsylvania, being described as "ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of TOBYHANNA, County of MONROE, and Commonwealth of Pennsylvania, BEING Lot No. 805 on the map or plan bearing title or legend "Section B-III, Locust Lake Village, Tobyhanna Township, Monroe County, Pa., 30 December 1969, Leo A. Achterman, Jr., P.E., East Stroudsburg, Pa.", bounded and described as follows, to wit: BEGINNING at a point in the northwesterly line of Chipmunk Lane and at the easternmost corner of Lot No. 806; thence northeastwardly along the northwesterly line of Chipmunk Lane by a curve to the left having a radius of 907.12 feet for the arc distance of 112.43 feet to a point, the southern-most corner of Lot No. 804; thence North 80D-37'-45" West along the southwesterly line of Lot No. 804 (a line radial to said curve) for a distance of 205.42 feet to a point; thence South 73D-31'-40" East along the northeasterly line of Lot No. 806 (a line radial to said curve) for a distance of 200 feet to a point, the place of BEGINNING."

In the Complaint, Plaintiff alleges that it purchased the above-referenced property from Charus Enterprises LLC who purchased the above-referenced property at the upset tax sale held on September 15, 2021 from the Monroe County Tax Claim Bureau, they now hold title to the property pursuant to a Tax Claim Deed dated December 20, 2021, and any interest, if any, once held by Lawrence W. Kramer and Lauriann M. Kramer was divested by operation of law following the tax sale and transfer of title to Charus Enterprises LLC. Plaintiff seeks a Court Decree that title to the Property is in the Plaintiff and that such title is valid and indefeasible as against all rights, interest or claims whatsoever of the Defendants, their successors or assigns. Plaintiff has been unable to serve Lawrence W. Kramer and Lauriann M. Kramer with a copy of the Complaint.

WHERE UPON, the said Court ordered that the Notice in the above form be served by publication as provided for by the Pennsylvania Rules of Civil Procedure Rule 430. The Defendants are hereby notified to appear and to plead to said Complaint, within twenty (20) days after the publication of this notice or a default judgment may be entered against them.

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 without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiffs. 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 Lawyer
Referral Service
913 Main St.
PO Box 786
Stroudsburg PA 18360
(570) 424-7288, fax (570) 424-8234
Christopher S. Brown, Esq.
11 North 8th Street
Stroudsburg, PA 18360

Jan 20

PUBLIC NOTICE

NOTICE IF HEREBY GIVEN that a **Old Homestead Tree Farm, LLC** of Monroe County has filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania as of **January 11, 2023** an application for a certificate to do business under the assumed or fictitious name of **Old Homestead Tree Farm**, said business to be carried on at **174 Mid Hill Drive, Kunkletown, Pennsylvania 18058**.

Joseph P. Hanyon, Esq.
MHK Attorneys
2642 Route 940
Pocono Summit, PA 18346

Jan 20

PUBLIC NOTICE

**IN THE COURT OF COMMON PLEAS OF
MONROE COUNTY
FORTY THIRD JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA
CIVIL ACTION
CIVIL DIVISION
NO. 9980-CV-2019**

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

vs.

**GLADYS PINELLI, AKA GLADYS ESTHER
PINELLI, AKA GLADYS E. PINELLI
ERNEST PINELLI, JR.
ANDREA PINELLI**

Defendants

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

a.TO: Gladys Pinelli aka Gladys Esther Pinelli aka Gladys E. Pinelli, Ernest Pinelli, Jr. and Andrea Pinelli

(Name of Owner or Reputed Owner – Defendant in Judgment, if different)

Your house (real estate) at (address) 6514 Runnymead Lane, Tobyhanna, PA 18466 is scheduled to be sold at Sheriff's Sale on (date): March 30, 2023 (time): 10:00 AM at a public online auction found at https://www.bid4assets.com/monroecounty_sheriff_sales to enforce the court judgment of \$71,118.69 plus costs and interest at a per diem rate of \$4.90, obtained by the judgment creditor against you.

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE

- 1.If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price of the bid by calling the Monroe County Sheriff's Office, Real Estate Division at (570) 517-3312.
2. You may be able to petition the court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff's Office, Real Estate Division at (570) 517-3312.
4. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
5. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
6. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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

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

Jan 20

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 679 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, February 23, 2023
AT 10:00 A.M.**

By accessing the web address:

www.bid4assets.com/monroecountysheriffsales

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 lot or piece of ground situate in the Middlewoods Section of the Ken-Mar Acres Development, located in the Township of Polk, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 108, being bounded and described as follows, to wit:

BEGINNING at an iron pin on the southerly side of Birch Street, said iron pin being located three hundred twenty-eight feet (328') eastwardly from the easterly side of Fir Street; thence by a line along the southerly side of Birch Street, North seventy-nine degrees forty-five minutes East (N. 79 degrees 45' E) one hundred seventy-five feet (175') to an iron pin; thence by Lot No. 109, now or formerly by Raymond G. Donnelly and Janice M. Donnelly, his wife, South ten degrees fifteen minutes East (S. 10 degrees 15' E) two hundred fifty feet (250') to an iron pin; thence by other land now or formerly of Kenneth E. Esrang, Sr. and Martha A. Esrang, his wife, South seventy-nine degrees forty-five minutes West (S. 79 degrees 49' W) one hundred seventy-five feet (175') to an iron pin; thence by Lot No. 107, now or formerly of Kenneth E. Esrang, Sr. and Martha A. Esrang, his wife, North 10 degrees fifteen minutes West (N. 10 degrees 15' W) two hundred fifty feet (250') to the place of BEGINNING.

CONTAINING one and four one -thousandths (1.004A) acres.

UNDER AND SUBJECT to the same covenants, conditions, exceptions, easements, restrictions and reservations appearing in, depicted upon maps or deferred to in documents in the chain of title or otherwise visible upon the land.

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS Edyta Gromotowicz, by Deed dated August 24, 2018, and recorded on August 29, 2018, by the Monroe County Recorder of Deeds in Book 2516, at Page 364, as Instrument No. 201820835, granted and conveyed unto Damien T. Autore, an Individual.

BEING KNOWN AND NUMBERED AS 5536 Springhouse Lane, Kunkletown, PA 18058.

PARCEL ID NO. 13.8A.2.40 / MAP NO. 13622801071298.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Damien T. Autore**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris

Sheriff of Monroe County
Pennsylvania

Matthew C. Fallings, Esquire

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
Jan 20, 27, Feb 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 1562 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, February 23, 2023
AT 10:00 A.M.**

By accessing the web address:

www.bid4assets.com/monroecountysheriffsales

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 Paradise, County of Monroe and Commonwealth of Pennsylvania, and more particularly described as follows, to wit:

BEING Lot No. 22, as shown on a plan entitled "Cranberry Creek Estates, final subdivision plan, prepared by Martin and Robbins – Registered Surveyors, RD #1, Box 355, Cresco, Pennsylvania 18326, Dated 12/27/82", and recorded in the Office for the Recording of Deeds in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Plot Book 52, Page 21.

PARCEL NO. 11/5B/1/22

BEING the same premises which William L. Paynton and Tobe D. Paynton, his wife, by indenture dated 05-30-00 and recorded 06-06-00 in the Office of the Recorder of Deeds in and for the County of Monroe in Record Book 2079 Page 6701, granted and conveyed unto Edward S. Scott, Jr.

NOTICE – This document does not sell, convey, transfer, include or insure the title to the and right of support underneath the surface land described or referred to herein, and the owner or owners of such coal may have the complete legal right to remove all of such coal and in that connection damage may result to the surface of the land and any house, building or structure on or in such land, the inclusion of this notice does not enlarge, restrict or modify any legal rights or estates otherwise created, transferred, expected or reserved by this instrument. (This notice is set forth in the manner provided in Section 10 of the Act of July 17, 1957 P.L. 984 as amended, and is not intended as notice of unrecorded instrument, if any).

BEING THE SAME PREMISES which Edward S. Scott, Jr. by deed dated November 20, 2007, and recorded in the Office of the Recorder of Deeds in and for the County of Monroe and Commonwealth of Pennsylvania on January 7, 2008 in Instrument No. 200800615, granted and conveyed unto Jaime A. Bonifacio.

Parcel ID# 11.5B.1.22

PIN #11637604843914

Market Value: \$211,410

Address of property to be sold: 22 Quail Way a/k/a 111 Quail Way, Cresco, PA 18326

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Jaime A. Bonifacio**

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
Jan 20, 27, Feb 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 002805 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, February 23, 2022

AT 10:00 A.M.

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

BY CASHIERS CHECK
LEGAL DESCRIPTION

OWNERS: **PAUL BRADY**

CONTRACT NO.: **1131301061**

FILE NO.: **PA-RT-052-001**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 14 of Unit No. RT-47**, 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 **7/17/2013**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2423**, Page **7566** granted and conveyed unto **PAUL BRADY**.

PARCEL NO.: **16/3/2/28-47**

PIN NO.: **16732102780751**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **PAUL BRADY**
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
Jan 20, 27, Feb 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 002438 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, February 23, 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 situated in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot No. 678, Section No. K (Ext). as shown on map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 24, at Pages 51, 53, and 55.

BEING THE SAME PREMISES which George Tauber and Catalina J. Tauber, his wife by Deed dated October 5, 2005 and recorded on October 20, 2005, in the Office of the Monroe County Recorder of Deeds at Deed Book Volume 2244 at Page 7128, as Instrument No. 200548469 granted and conveyed unto Valerie Carr.

Being Known as 1970 Horseshoe Bend, Tobyhanna, PA 18466
Tax Code No. 03/9F/1/300
Map No. 03636913036884

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

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
Jan 20, 27, Feb 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 1029 CIVIL 2014 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, February 23, 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 Nos. 18 and 19 of Unit No. R129** of Phase IIB, 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 December 21, 1982 and recorded on August 15, 1983 in Record Book Volume 1283 at Page 272 granted and conveyed unto John R. Deitcher and E. Joy Deitcher. The said E. Joy Deitcher died March 5, 1998, sole title thereby vesting in John R. Deitcher as surviving tenant by the entireties. The said John R. Deitcher died August 29, 1998 and John R. Deitcher, III was appointed Executor of his estate by the Polk County Probate Division in Florida.

BEING PART OF PARCEL NO. 16.2.1.1-10 and PIN NO. 16732101450770C1

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **John R. Deitcher, III**, Executor of the Estate of John R. Deitcher

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
 Jan 20, 27, Feb 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 5107 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, February 23, 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 Time Period No. 17 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- 101** 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 Robert J. Dunn and Kathleen Dunn, husband and wife, by deed dated August 6, 2014, and recorded on September 4, 2014, in Record Book Volume 2443 at Page 699 granted and conveyed unto Christopher DeLardi and Catherine DeLardi.

BEING PART OF PARCEL NO. 16.3.3.3-1-101 and PIN NO. 167331101090523B101

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Christopher DeLardi** and Catherine DeLardi

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
 Jan 20, 27, Feb 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 001206 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, February 23rd, 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 the following described lands, situate, lying and being in the Township of Stroud, Monroe County, Commonwealth of Pennsylvania: Beginning at an iron on the northerly line of Frantz Road, T-494, said iron being the southeasterly corner of lands of Cary Davidson as shown on the map entitled, "Minor Subdivision - Lot 3, portion of lands of Yona Geshensky Fuhrer, trustee, et al," dated 13 March 1997 and recorded in the Office for the recording of deeds in and for Monroe County, Pennsylvania, in Plot Book Volume 69, Page 67; thence along said lands of Cary Davidson, North 05 degrees 38 minutes 35 seconds West 352.91 feet to an iron, a corner of remaining lands of Yona Geshensky Fuhrer, trustee, et al., as shown on said map; thence along said remaining lands of Yona Geshensky Fuhrer, trustee, et al., South 77 degrees 15 minutes 59 seconds East 238.96 feet to an iron in line of lands of Frank Herting as shown on said map; thence along said lands of Frank Herting, South 01 degree 54 minutes 16 seconds West 280.00 feet to a point on the northerly line of Frantz Road, from which an iron bears South 01 degree 54 minutes 16 seconds distant 0.20 feet; thence along the northerly line of Frantz Road South 84 degrees 21 minutes 25 seconds West 190.00 feet to the place of beginning. Being Lot No. 3 as shown on said map. Under and subject to any notes, covenants, conditions, easements, and restrictions that appear of record and/or in the chain of title. Being the same premise that Robert Butler, a single man by deed dated 8/12/2019 and recorded 8/16/2019 in the office of the Recorder of Deeds in the County of Monroe, Commonwealth of Pennsylvania in Book 2534, Page 826 and as Instrument No. 201919969, granted and conveyed to Brian Donovan Brian Donovan departed this life on 2/25/2021 Parcel No. 17.92202 Map Number: 17638100349729 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Unknown Heirs, devisees, and/or Personal Representatives of Brian Donovan, deceased, **Susan Arena Donovan**, solely as heir to Brian Donovan, 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
M. Troy Freedman, Esquire

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
Jan 20, 27, Feb 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 870 CIVIL 2014 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, February 23, 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. 50 of Unit No. RV87** 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 PennsylvaniaTemp, 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 United Penn Bank, successor by merger to Security Bank and Trust Company, Trustee, by deed dated January 13, 1987 and recorded on March 6, 1987 in Record Book Volume 1541 at Page 363 granted and conveyed unto Adrian N. Ewings and Marion F. Ewings, his wife.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Adrian N. Ewings** and Marion F. Ewings

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
 Jan 20, 27, Feb 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 1528 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, FEBRUARY 23, 2023
 AT 10:00 A.M.**

By accessing the web address:

www.bid4assets.com/monroecountysheriffsales

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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, Commonwealth of Pennsylvania, being Lot No. 126, Section Gas shown on map of a Pocono Country Place on

file in the Recorder of Deeds Office at Stroudsburg, Pennsylvania in Plat Book 19, at Page(s) 11, 17 and 19.

BEING THE SAME PREMISES which Magdeline McCluskey, by Deed dated 06/28/2021 and recorded 07/06/2021 in the Office of the Recorder of Deeds in and for the County of Monroe as Deed Instrument No. 202122498, granted and conveyed unto Juan Fanarraga and Marina P Escapa, in fee.

Tax Parcel: 03.8D.1.572 PIN 03635814343931

Premises Being: 7067 Vista Drive, Tobyhanna, PA 18466

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **JUAN FANARRAGA AND MARINA P. ESCAPA**

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
 Jan 20, 27, Feb 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 6559 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, February 23, 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. 9 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 52B** 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 August 31st, 1976, and recorded on March 24th, 1982, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 1173, at Page 43, granted and conveyed unto James E. Farmer and Dorothy Farmer, a married couple. Dorothy Farmer died in December, 1984, sole title thereby vesting in James E. Farmer as surviving tenant by the entireties. James E. Farmer died on May 16, 2005.

BEING PART OF PARCEL NO. 16/4/1/48-52B and PIN NO. 16732102885478B52B SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **James C. Farmer**, Christine A. Farmer, Elizabeth M. Hall, Tassie Ann Clemons, Jennifer C. Farmer, Janel E. Farmer and any other Unknown Heirs of James E. Farmer, 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
Jan 20, 27, Feb 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 1696 CIVIL 2020 1, 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, FEBRUARY 23, 2023
AT 10:00 A.M.**

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

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

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, PARCEL OR PIECE OF LAND SITUATE IN THE TOWNSHIP OF BARRETT, COUNTY OF MONROE AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE PARTICULARLY DESCRIBED FOLLOWS, TO WIT:

BEING LOT NO. 36, SECTION 3, AS SHOWN ON PLAN OF MILL CREEK ESTATES, RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, &C., IN AND FOR THE COUNTY OF MONROE, AT STROUDSBURG, PENNSYLVANIA, IN PLOT BOOK NO. 44, PAGE 51.

PARCEL NUMBER:01/33/1/30-36 AND PIN NUMBER 01638704631148

BEING KNOWN AS: 4281 HIGH ROAD, CRESCO, PENNSYLVANIA 18326.

TITLE TO SAID PREMISES IS VESTED IN KURT FAUSSETTE BY DEED FROM JOHN R. HINKLE AND SHARON A. HINKLE, HUSBAND AND WIFE, DATED JUNE 28, 2013 AND RECORDED JULY 9, 2013 IN DEED BOOK 2423, PAGE 2272 INSTRUMENT NUMBER 201318348.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Kurt Faussette**
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
Jan 20, 27, Feb 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

9638 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, February 23, 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 or lots, parcel or piece of ground situate in Middle Smithfield Township, Monroe County, Pennsylvania, being lot No. 3, as is more particularly set forth on the Plot Map of Lehman-Pike Development Corporation as same is duly recorded in the Office for the Recording of Deeds, Monroe County, Pennsylvania in Plot Book Volume 48, page 103.

BEING THE SAME PREMISES which Ward F. Barrek and Christine A. Barrek, by a deed dated April 30, 1998, and recorded in the Office of the Recorder of Deeds of Monroe County, Stroudsburg, Pennsylvania, in Record Book Volume 2047, Page 6915 granted and conveyed unto Ezekiel Fleming and Shirley Fleming, his wife.

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

Tax Code No. 9/5A/5/4

PIN NO. 09-7345-03-24-6110

a/k/a/ 6566 Timothy Lake Road East Stroudsburg, PA 18302, Lot 3, Section 32, Saw Creek Estates, Middle Smithfield Township, Monroe County, PA

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: EZEKIEL FLEMING and SHIRLEY FLEMING

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, Esq.

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
Jan 20, 27, Feb 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 9836 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, February 23, 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. **28** in that certain piece of parcel of land, together with the messuage (and veranda, if any), situate in the Township of Smithfield, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. **FV 5F** 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 September 11, 1989 and recorded on October 25, 1990 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 1756, at Page 642, granted and conveyed unto Robert Fox and Vivian Fox, his wife.

BEING PART OF PARCEL NO. 16.4.1.48-5F and PIN NO. 16732102879718B5F SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Robert Fox and Vivian Fox
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
 Jan 20, 27, Feb 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 1819 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, February 23, 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 THE FOLLOWING LOT situate in the Township of Jackson, County of Monroe and State of Pennsylvania, being more fully described as follows:

Lot 4, Old Coach Estates, as set forth on Subdivision Map entitled Old Coach Estates, recorded in Plot Book Volume 73, page 57 as well as Plot Book 65, pages 100 and 234, in the Office of the Recorder of Deeds in and for the County of Monroe, at Stroudsburg, Pennsylvania.

UNDER AND SUBJECT to covenants, conditions and restrictions of record.
 BEING KNOWN AS: 59 COACH ROAD,
 STROUDSBURG, PA 18360

BEING THE SAME PREMISES WHICH GEDDES GIBBS AND NATALIE GIBBS, HUSBAND AND WIFE BY DEED DATED 6/17/2022 AND RECORDED 6/17/2022 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2611 AT PAGE 7172, GRANTED AND CONVEYED UNTO HOUSE OF GIBBS TR.

PIN #: 08637100934175

TAX CODE #: 08.91752

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

NATALIE GIBBS

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
 Michael P. Farrington, Esquire

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 Jan 20, 27, Feb 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 003274 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, February 23, 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 THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF MOUNT POCONO, MONROE COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 33 SENECA RD MOUNT POCONO, PA 18344

BEING PARCEL NUMBER: 10.2.2.58

PIN: 10636505191865

MUNICIPALITY: BOROUGH OF MOUNT POCONO

IMPROVEMENTS: RESIDENTIAL PROPERTY SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **RAYMOND S. HANSEN, SR.**

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
 Jan 20, 27, Feb 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 001799 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, February 23rd, 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 OR PIECE OF GROUND SITUATE, LOT 4030, SECTION HIV, HUNTER DRIVE, STILLWATER LAKE ESTATES, COOLBAUGH TOWNSHIP, MONROE COUNTY, PENNSYLVANIA, AS SHOWN ON A PLAN OF LOTS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF MONROE COUNTY IN MONROE COUNTY PLAT BOOK VOLUME 20, AT PAGE 109.

TOGETHER WITH AND SUBJECT TO, ALL RIGHTS, PRIVILEGES, EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS ARE OF RECORD AND/OR VISIBLE ON THE GROUND.

Being the same premises that Yvonne Hill as Administratrix of the Estate of Walter Hill, deceased by deed dated 6/25/2013 and recorded 6/26/2013 in the office of the Recorder of Deeds, in the County of Monroe,

Commonwealth of Pennsylvania in Book 2422, Page 4118 and as Instrument No. 201316934, granted and conveyed to Yvonne Hill, individually

Parcel No. 03.14F.2.204
 Map Number: 03634604629424
 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Yvonne G. Hill** a/k/a Yvonne Gallman, individually and as Administratrix of the Estate of Walter Hill, 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
 M. Troy Freedman, Esquire

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 Jan 20, 23, Feb 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 7212 CIVIL 2016 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, February 23, 2023
 AT 10:00 A.M.**

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

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Stroud, County of Monroe and State of Pennsylvania, being Lot 401 set forth on the Plot Map of Mill Brooke Farms, dated March 14, 2002 and

recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania, in Plot Book Volume 74, Page 195.

BEING KNOWN AS: 401 MILLBROOKE FARMS A/K/A 302 ADDISON ROAD, STROUDSBURG, PA 18360

BEING THE SAME PREMISES WHICH LTS DEVELOPMENT, LLC, SUCCESSOR BY MERGER TO LTS DEVELOPMENT INC. BY DEED DATED 12/27/2007 AND RECORDED 1/7/2008 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2324 AT PAGE 6922, GRANTED AND CONVEYED UNTO CINDY S. HOLIFIELD.

PIN #: 17639012856110

TAX CODE #: 17.96670

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **CINDY S. HOLIFIELD** 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

Michael P. Farrington, Esquire

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

Jan 20, 27, Feb 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 6065 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, February 23, 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. 34** of **Unit No. RV-**

158 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 PennsylvaniaTemp, 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 Elliott A. Cyrus and Gloria E. Cyrus, by deed dated December 26, 2013 and recorded on March 28, 2014 in Record Book Volume 2435 at Page 8481 granted and conveyed unto Dominick Jones, an Individual.

BEING PART OF PARCEL NO. 16.2.1.1-11 and

PIN NO. 16732100340877

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

TO ALL PARTIES IN INTEREST AND

CLAIMANTS:

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

Ken Morris

Sheriff of Monroe County

Pennsylvania

Jeffrey A. Durney, Esquire

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

Jan 20, 27, Feb 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 004111 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, February 23, 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, tract or piece of land situate in the Township of Chestnuthill, County of Monroe and State of Pennsylvania, being Lot No. 49, on a map entitled The Birches and recorded in Plot Book Volume 31, page 125, and being described as follows, to wit:

BEGINNING at an iron on the Northerly side of Tree Top Terrace, thence along Lot No. 48, The Birches, North 1 degree 22 minutes 52 seconds East (Magnetic Meridian 1976) for 300.00 feet to an iron, thence along Lots Nos. 33 and 32, The Birches, South 88 degrees 37 minutes 08 seconds East for 150.00 feet to an iron, thence along Lot No. 50, The Birches, South 1 degree 22 minutes 52 seconds West for 300.00 feet to an iron, thence along the Northerly side of Tree Top Terrace, North 88 degrees 37 minutes 08 seconds West for 150.00 feet to the place of BEGINNING.

CONTAINING 1.033 acres more or less.

BEING THE SAME PREMISES which Joseph B. McDermott and Greta J. McDermott, husband and wife by Deed dated August 22, 2005 and recorded on August 30, 2005, in the Office of the Monroe County Recorder of Deeds at Deed Book Volume 2237 at Page 9619, as Instrument No. 200538837 granted and conveyed unto Thomas M. Keiper.

Being Known as 235 Treetop Terrace f/k/a 49 Treetop Terrace, Stroudsburg, PA 18360

Tax Code No. 02.6A.1.51

Map No. 2634104712346

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Thomas M. Keiper**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
Jan 20, 27, Feb 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 002805 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, February 23, 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: KATHERINE LANKFORD

MICHAEL LANKFORD JR

CONTRACT NO.: **1131219446**

FILE NO.: **PA-RVB-052-003**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 19 of Unit No(s). 118**, 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 **8/12/2013**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2425**, Page **2854** granted and conveyed unto KATHERINE LANKFORD and MICHAEL LANKFORD JR.

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

PIN NO.: **:16732101450770C1**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **KATHERINE LANKFORD**
MICHAEL LANKFORD JR

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
Jan 20, 27, Feb 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 8712 CIVIL 2014 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, February 23, 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. 39 of Unit No. RV-159** 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 PennsylvaniaTemp, 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 River Village Phase III B Owners Association, a Pennsylvania Non-Profit Corporation, by deed dated August 22, 2008 and recorded on September 22, 2008 in Record Book Volume 2342 at Page 3671 granted and conveyed unto Marie McKenna and her granddaughter, Lauren Magee, both of Philadelphia, PA and her two sons, Michael J. McKenna, of Bala Cynwyd, PA and William J. McKenna of Oakland, CA. The said Marie McKenna died on September 7, 2014, sole title thereby vesting in Lauren Magee, Michael J. McKenna and William J. McKenna as surviving joint tenants with right of survivorship.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Lauren MaGee**, Michael J.

McKenna and William J. McKenna
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
 Jan 20, 23, Feb 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 5977 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, February 23, 2023
 AT 10:00 A.M.**

By accessing the web address:

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, parcels or pieces of land situate in Stroud Township, Monroe County, Pennsylvania, being Lots. Nos. 9, 10, 11, 12, 13, and 18, as shown on "Maps of Stokes' Mill Road Manor, Stroud Township, Monroe County, Pennsylvania" filed in the Recorder's Office of Monroe County in Plot Book 6, page 14 and as shown on "Map - Revised Plotting Stokes' Mill Road Manor, Stroud Township, Monroe County, Pennsylvania filed in the Office aforesaid in Plot Book 7, page 41.

BEING KNOWN AS: 495 MILL CREEK ROAD AKA 497 STOKES AVENUE, EAST STROUDSBURG, PA 18301
 BEING THE SAME PREMISES WHICH CAMILIA HOKIEN. WIDOW BY DEED DATED 6/9/1971 AND RECORDED 8/5/1971 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 404 AT PAGE 34, GRANTED AND CONVEYED UNTO HARVEY M. POSSINGER, NOW DECEASED, (DATE OF DEATH 5/25/2006) AND MARIE E. POSSINGER, HIS WIFE, NOW DECEASED, (DATE OF DEATH 1991).
 PIN #: 17730106285948
 TAX CODE #: 17.4.2.42
 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **PAULINE MARUHNICH** AS EXECUTRIX OF THE ESTATE OF HARVEY M. POSSINGER, 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
 Michael P. Farrington, Esquire

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 Jan 20, 27, Feb 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 645 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, February 23, 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 PARCEL OF LAND SITUATE IN THE TOWNSHIP OF TUNKHANNOCK, COUNTY OF MONROE, COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AND DESIGNATED AS LOT 125, SECTION 8, SIERRA VIEW, ACCORDING TO THE PLAT RECORDED IN BOOK 36, PAGE 57, RECORDED 6/2/1978, MONROE COUNTY RECORDS.

PARCEL NUMBER: 20/3A/2/14 AND PIN NUMBER: 20633103441923
 BEING KNOWN AS: 2532 ALLEGHENY DRIVE, BLAKESLEE, PENNSYLVANIA 18610.
 TITLE TO SAID PREMISES IS VESTED IN JAMES VINCENT MASTERPOL, III A/K/A JAMES V. MASTERPOL, III AND JANEL LYNNE MASTERPOL A/K/A JANEL L. MASTERPOL, HUSBAND AND WIFE, BY DEED FROM JAMES VINCENT MASTERPOL, III AND JANEL LYNNE WENZEL DATED OCTOBER 16, 2002 AND RECORDED OCTOBER 17, 2002 IN DEED BOOK 2134, PAGE 3211.
 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **James Vincent Masterpol, III** a/k/a James V. Masterpol, III and Janel Lynne Masterpol a/k/a Janel L. Masterpol

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
Nathalie Paul, Esquire

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
Jan 20, 27, Feb 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 002805 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, February 23, 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 J MATA
PERLITA C VILLARMEA**
CONTRACT NO.: **1131300758**
FILE NO.: **PA-RVB-052-002**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 20 of Unit No(s). 64**, 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 **7/17/2013**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2423**, Page **7556** granted and conveyed unto JOSE J MATA and PERLITA C VILLARMEA.

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

PIN NO.: **16732101467354C1**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **JOSE J MATA
PERLITA C VILLARMEA**

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
Jan 20, 27, Feb 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 1021 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, February 23, 2022
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 No. **34** in that certain piece of parcel of land, together with the messuage (and veranda, if any), situate in the Township of Smithfield, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. **43A** 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 Fairway House Property Association, by deed dated June 19, 2012 and recorded on June 26, 2012 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2404, at Page 4065, granted and conveyed unto Joseph M. Matara and Lilian K. Matara, his wife.

BEING PART OF PARCEL NO. 16.4.1.48-43A and PIN NO. 16732102885184B43A

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Joseph M. Matara** and Lilian K. Matara

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
 Jan 20, 27, Feb 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 6835 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, February 23, 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. 20 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- 113** 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 Security Bank and Trust Company, a Pennsylvania Banking Institution, by deed dated January 29, 1979, and recorded on January 13, 1984, in Record Book Volume 1328 at Page 348 granted and conveyed unto Carl G. Sharrow and Stella L. Sharrow. The said Stella L. Sharrow died April 23, 2009, sole title thereby vesting in Carl G. Sharrow as surviving tenant by the entireties. The said Carl G. Sharrow died on June 22, 2011 and Sandra L. McAfee was appointed Executrix of his estate by the Luzerne County Register of Wills.

BEING PART OF PARCEL NO. 16.3.3.3-1-113 and PIN NO. 16733101092799B113

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Sandra L. McAfee**, Executrix of the Estate of Carl G. Sharrow

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
 Jan 20, 27, Feb 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

001053 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, February 23rd, 2023
AT 10:00 A.M.**

By accessing the web address:

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 THE FOLLOWING LOT TOGETHER WITH THE BUILDING THEREON, SITUATE IN THE TOWNSHIP OF COOLBAUGH, COUNTY OF MONROE AND COMMONWEALTH OF PENNSYLVANIA, MARKED AND DESIGNATED AS LOT NO. 22, SECTION A, AS SHOWN ON "PLOTTING OF POCONO FARMS, INC., COOLBAUGH TOWNSHIP, MONROE COUNTY, PENNSYLVANIA, MADE BY BELLANTE & CLAUS" AND RECORDED IN MONROE COUNTY, PENNSYLVANIA, IN PLOT BOOK NO. 11, PAGE 119, PREVIOUSLY ERRONEOUSLY DESCRIBED, DUE TO A SCRIBNER'S ERROR, AS "PLOT BOOK NO. 10, PAGE 193," IN PRIOR DEEDS AND MORTGAGES IN THE CHAIN OF TITLE, SAID LOT HAVING A FRONTAGE ALONG PALOMINO PLACE OF FORTY-NINE AND SEVENTY-TWO ONE HUNDREDTHS (49.72) FEET; EXTENDING FROM PALOMINO PLACE ALONG LOT 23 A DISTANCE OF ONE HUNDRED SIXTY-TWO AND FIFTEEN ONE HUNDREDTHS (162.15) FEET AND ALONG LOT 21 A DISTANCE OF TWO HUNDRED SIXTEEN AND SIXTY-SIX ONE HUNDREDTHS (216.66) FEET WITH A REAR LINE EXTENDING ALONG LOT 32 A DISTANCE OF ONE HUNDRED SEVENTY-ONE AND SIXTY-FIVE ONE HUNDREDTHS (171.65) FEET, AS DELINEATED ON SAID PLOT MAP, WHICH IS INCORPORATED HEREIN BY REFERENCE THERETO.

Being the same premise that John Peetz and Valerie Peetz, husband and wife by deed dated 8/28/2006 and recorded 8/31/2006 in the office of the Recorder of Deeds in the County of Monroe, Commonwealth of Pennsylvania in Book 2279 Page 4315 and as Instrument No. 200637382

Parcel No.: 03.7A.1.69

Map Number: 03635702759102

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Kenneth Noel**
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
M. Troy Freedman, Esquire

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
Jan 20, 27, Feb 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 001325 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, February 23, 2023
AT 10:00 A.M.**

By accessing the web address:

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 lot or piece of ground situate in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows to wit:

Beginning at a pipe in the center of a 20 feet wide right-of-way, said pipe being a corner of lands of William J. Burke and also a corner of lands of Henry W. Hutson; thence running from said beginning pipe along the center of said 20 feet wide right-of-way by said lands of William J. Burke, North 37 degrees 25 minutes 20 seconds East 304.18 feet to a pipe in the center of said right-of-way; thence leaving said right-of-way by lands now or formerly of Paul Karn South 71 degrees 42 minutes 10 seconds East 13.88 feet to a pipe; thence by the same South 81 degrees 22 minutes 50 seconds East 149.87 feet

to a pipe; thence by lands by lands of George Fetherman and wife of which this lot was formerly a part, South 37 degrees 46 minutes 10 seconds West 302.04 feet to a pipe; thence by the same and by said lands of Henry W. Hutson, and partly crossing the Southerly end of the aforementioned right-of-way North 81 degrees 22 minutes 10 seconds West (at 13.75 feet passing over a pipe) 163.75 feet to the place of beginning. Containing 1.0 Acres, more or less.

Excepting and Reserving from the above mentioned lot for roadway purposes all that portion of the above described lot which is within the limits of the above mentioned 20 feet wide right-of-way.

Including that manufactured home more specifically described as a singlewide mobile home built in 1970 with a living area of 1,884 square feet.

BEING known and numbered as 153 Hutson Hill, East Stroudsburg, PA 18302-9473.

Being the same property conveyed to Ronald Rasmussen and Terry Rasmussen, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Associates Consumer Discount Company, a Pennsylvania Corporation, dated December 11, 1995, recorded December 19, 1995, at Book 2021, Page 0423, Office of the Recorder of Deeds, Monroe County, Pennsylvania.

TAX CODE: 09.16A.2.32

PIN NO: 09731302980147

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Ronald Rasmussen**; Terry Rasmussen

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
Cristina L. Connor, Esquire

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
Jan 20, 27, Feb 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 5880 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, February 23, 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 Unit. R27 of Interval No. 28, 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 Harold J. Derr and Esther L. Derr, his wife, by deed August 20, 2012, and recorded May 29, 2013, in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed book Volume 2420 at Page 8314 granted and conveyed unto RMA Family Associates, Inc. (A New York Inc) and Rodney A. Mason (Authorized Representative).

BEING PART OF PARCEL NO. 16.2.1.1-7-7C and PIN NO. 16732102771324

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **RMA Family Associates, inc.** and Rodney A. Mason

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
Jan 20, 27, Feb 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 3752 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, February 23, 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 PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF SMITHFIELD, COUNTY OF MONROE AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 53 AS SHOWN ON FINAL P.R.D. PLAN, WATER GAP WATCH-EAST RECORDED IN MONROE COUNTY, PENNSYLVANIA, IN PLOT BOOK NO. 71, PAGE 232 THE IMPROVEMENTS BEING KNOWN AS 78 SYMPHONY CIRCLE, EAST STROUDSBRUG, PENNSYLVANIA.

ASSIGNMENT FROM MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) AS NOMINEE FOR DECISION ONE MORTGAGE COMPANY, LLC, ITS SUCCESSORS AND ASSIGNS TO CITIMORTGAGE, INC. RECORDED 11/26/12 IN BOOK 2411 PAGE 6241

ASSIGNMENT FROM CITIMORTGAGE, INC. TO CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR GFT MORTGAGE LOAN TRUST, 2013-1 RECORDEDE 08/05/2014 IN BOOK 2441 PAGE 6958

TAX CODE : 16.90983 TAX PIN:
16731102992310

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Robert Rodriguez**
& Mary Rodriguez
TO ALL PARTIES IN INTEREST AND CLAIMANTS:

Prospective bidders must complete the Bid4Assets on-line registration process to

participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA.

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
Dana Marks, Esquire

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
Jan 20, 27, Feb 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 1713 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, February 23, 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 Time Period No. 47 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. 84D 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 Security Bank and Trust Company, Trustee, by deed dated August 6, 1976, and recorded on August 5, 1994, in Record Book Volume 1965 at Page 1463 granted and conveyed unto Richard J. Scott and M. Joan Scott, his wife.

BEING PART OF PARCEL NO. 16.3.3.3-1-84D and PIN NO. 16732102995469884D SEIZED AND TAKEN IN EXECUTION AS THE PR OPERTY OF: **Richard J. Scott** and M. Joan Scott

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
 Jan 20, 27, Feb 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 899 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, February 23, 2023
 AT 10:00 A.M.**

By accessing the web address:

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 lots, parcels or piece of land situate in the Township of Ross, County of Monroe and Commonwealth of Pennsylvania, being Lot 4, Section 1 High Point, as shown on a plan of lots recorded in the office of the Recorder of Deeds in and for the County of Monroe, in Plot Book 61, Pages 408, 409, 410 and 411: UNDER AND SUBJECT to all conditions, covenants and restrictions as of record. PARCEL ID # 15.87283 BEING KNOWN AS (for informational purposes only): 259 Highpoint Drive f/k/a 4 Highpoint Drive, Saylorburg, PA 18353 BEING THE SAME PREMISES which Gerardo Di Leone and Kathleen Di Leone, husband and wife by Deed dated December 21, 2004 and

recorded January 14, 2005 at Instrument 200502313 in Book 2213, Page 5828 in the Office of the Recorder of Deeds in and for the County of Monroe, Pennsylvania granted and conveyed unto Eric J. Skurjunis and Nicole L. Benedetto, as joint tenants with the right of survivorship, in fee. Tax ID #: 15.87283

PIN #: 15626700077781

SEIZED AND TAKEN IN EXECUTION AS THE PR OPERTY OF: **Nicole L. Skurjunis** a/k/a Nicole L. Benedetto and Eric J. Skurjunis 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
 Jan 20, 27, Feb 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 004428 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, February 23, 2023
 AT 10:00 A.M.**

By accessing the web address:

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 LOT SITUATE IN THE TOWNSHIP OF CHESTNUTHILL, COUNTY OF MONROE, AND STATE OF PENNSYLVANIA,

MARKED AND DESIGNATED AS LOT 50, SECTION SEVEN, AS SHOWN ON THE PLOTTING OF SIERRA VIEW, CHESTNUTHILL TOWNSHIP, MONROE COUNTY, PENNSYLVANIA, IN PLOT BOOK 61, PAGE 212, BY VEP & ASSOCIATES.

ALSO KNOWN AS 2876 Allegheny Drive, f/k/a Lot 50 Allegheny Drive, Sierra View, Effort, PA 18330

PARCEL ID 02.117052

MAP PIN 02633103418678

BEING the same premises which KAL-TAC, INC., A PENNSYLVANIA CORPORATION by Deed dated 04/21/2004 and recorded in the Office of Recorder of Deeds of Monroe County on 04/22/2004 at Book 2187, Page 8515 granted and conveyed unto DANIEL STANIASZEK, UNMARRIED MAN.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
Matthew C. Fallings, Esquire

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
Jan 20, 27, Feb 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 6438 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, February 23, 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. 29 of Unit No. R133** of Phase IIB, Area 2, River Village, Stage 1, Shawnee Village Planned Residential Development situate in the Township of Smithfield, County of Monroe and Commonwealth of PennsylvaniaTemp, 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 IIB, 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 United Penn Bank, successor by merger to Security Bank and Trust Company, Trustee, by deed dated May 20, 1987 and recorded on July 7, 1987 in Record Book Volume 1564 at Page 182 granted and conveyed unto Robert Tillman and Dorothy Tillman, his wife. Dorothy Tillman died on September 22, 2013, sole title thereby vesting in Robert Tillman as surviving tenant by the entireties. 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. R116** of Phase IIB, Area 2, River Village, Stage 1, Shawnee Village Planned Residential Development situate in the Township of Smithfield, County of Monroe and Commonwealth of PennsylvaniaTemp, 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 United Penn Bank, successor by merger to Security Bank and Trust Company, Trustee, by deed dated May 20, 1987 and recorded on July 7, 1987 in Record Book Volume 1564 at Page 186 granted and conveyed unto Robert E. Tillman and Dorothy L. Tillman, his wife. Dorothy Tillman died on September 22, 2013, sole title thereby vesting in Robert Tillman as surviving tenant by the entireties.

BEING PART OF PARCEL NO. 16.2.1.1-10 and PIN NO. 16732101450770C1

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Robert Tillman** a/k/a Robert E. Tillman

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
Jan 20, 27, Feb 3

An undivided one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 40 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- 126** 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 Joyce M. Homberg, by deed dated May 2, 2014, and recorded on March 12, 2015, in Record Book Volume 2450 at Page 8530 granted and conveyed unto TMB Live Productions, LLC.

BEING PART OF PARCEL NO. 16.3.3.3-1-126 and PIN NO. 16733101096922B126

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **TMB Live Productions, LLC**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
Jan 20, 27, Feb 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 5099 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, February 23, 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