

**PUBLIC NOTICE**  
**5385 CIVIL 2020**

DePUY HOUSE PROPERTY OWNERS ASSOCIATION  
 Plaintiff(s)  
 vs.  
**AMBER L. PROUTY, ET AL**  
 Defendant(s)

**NOTICE OF SHERIFF'S SALE**  
**OF REAL PROPERTY**  
**AS TO SEPARATE DEFENDANT(S)**  
**NORMAN F. OWENS**  
**VIVIAN OWENS**

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

Your house (real estate) at Time Period No. 24, Unit No. 98, of Deputy House, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's sale on **February 24, 2022 at 10:00 AM** in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided one fifty-second (1/52) co-tenancy interest being designated as **Time Period(s) No(s). 24** in that certain piece or parcel of land, together with the message (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. 98**, in a certain Statement of Mutual Ownership Agreements of Deputy House Planned Residential Area, filed on August 5, 1976, in Deed Book Volume 721, at Page 317, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration Plans of Deputy House Planned Residential Area. Said Declaration Plans for Phase II-A, Units 60-84 were filed on August 6, 1976, in Plot Book Volume 30, at Page 13; for Phase II-B, Units 85-109 and Units 130-132 were filed on August 1, 1977, in Plot Book Volume 33, at Page 67; for Phase II-C, Units 110-129 were filed on October 26, 1977, in Plot Book Volume 34, at Page 73; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded 10/13/1983, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 1299, Page 246 granted and conveyed unto the Judgment Debtors.

Tax code #: 16/3/3-1-98  
 PIN #: 16732102999500B98

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

**Monroe County Bar Association**  
**Find a Lawyer Program**  
**913 Main Street**  
**Stroudsburg, PA 18360**  
**monroebar.org**  
**(570) 424-7288**

PR - Jan. 7, 2022

**PUBLIC NOTICE**  
**5385 CIVIL 2020**

DePUY HOUSE PROPERTY OWNERS ASSOCIATION  
 Plaintiff(s)  
 vs.  
**AMBER L. PROUTY, ET AL**  
 Defendant(s)

**NOTICE OF SHERIFF'S SALE**  
**OF REAL PROPERTY**  
**AS TO SEPARATE DEFENDANT(S)**  
**AMBER PROUTY**

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

Your house (real estate) at Time Period No. 42,

Unit No. 82D, of Deputy House, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's sale on **February 24, 2022 at 10:00 AM** in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided one fifty-second (1/52) co-tenancy interest being designated as **Time Period(s) No(s). 42** in that certain piece or parcel of land, together with the message (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. 82D**, in a certain Statement of Mutual Ownership Agreements of Deputy House Planned Residential Area, filed on August 5, 1976, in Deed Book Volume 721, at Page 317, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration Plans of Deputy House Planned Residential Area. Said Declaration Plans for Phase II-A, Units 60-84 were filed on August 6, 1976, in Plot Book Volume 30, at Page 13; for Phase II-B, Units 85-109 and Units 130-132 were filed on August 1, 1977, in Plot Book Volume 33, at Page 67; for Phase II-C, Units 110-129 were filed on October 26, 1977, in Plot Book Volume 34, at Page 73; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded 10/7/2013, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2428, Page 4903 granted and conveyed unto the Judgment Debtors.

Tax code #: 16/3/3-1-82D

PIN #: 16732102996306B82D

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

**Monroe County Bar Association**  
**Find a Lawyer Program**  
**913 Main Street**  
**Stroudsburg, PA 18360**  
**monroebar.org**  
**(570) 424-7288**

PR - Jan. 7, 2022

**PUBLIC NOTICE**  
**ARTICLES OF INCORPORATION**

Notice is hereby given that Articles of Incorporation were filed in the Department of State of the Commonwealth of Pennsylvania on November 17, 2021 for **IRIS Holding's, Inc.** under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

R - Jan. 7

**PUBLIC NOTICE**  
**CIVIL ACTION**  
**COURT OF COMMON PLEAS**  
**MONROE COUNTY, PA**  
**CIVIL ACTION-LAW**  
**NO. 2017-09173**

**NOTICE OF ACTION IN**  
**MORTGAGE FORECLOSURE**

**BANK OF AMERICA N.A.**

Plaintiff

v.

**ARTHUR SALISBURY, JR., IN HIS CAPACITY AS KNOWN HEIR OF ARTHUR DOUGLAS SALISBURY, DECEASED; MICHELE SALISBURY IN HER CAPACITY AS KNOWN HEIR OF ARTHUR DOUGLAS SALISBURY, DECEASED; SHARON BAXTER IN HER CAPACITY AS KNOWN HEIR OF ARTHUR DOUGLAS SALISBURY, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ARTHUR DOUGLAS SALISBURY, DECEASED**

## Defendants

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ARTHUR DOUGLAS SALISBURY, DECEASED; Defendant(s), 3426 PRIMROSE TERRACE, TOBYHANNA, PA 18466

**COMPLAINT IN  
MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, BANK OF AMERICA N.A., 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. 2017-09173, seeking to foreclose the mortgage secured on your property located, 3426 PRIMROSE TERRACE, TOBYHANNA, PA 18466.

**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  
570-424-7288**

Robertson, Anschutz, Schneid,  
Crane & Partners, PLLC  
A Florida professional  
limited liability company  
**ATTORNEYS FOR PLAINTIFF**  
Jenine Davey, Esq. ID No. 87077  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
855-225-6906

PR - Jan. 7

**PUBLIC NOTICE  
COURT OF COMMON PLEAS  
OF MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
DOCKET NO. 1713 CV 2020**

**DEPUY HOUSE PROPERTY  
OWNERS ASSOCIATION**

Plaintiff

vs.  
**RICHARD J. SCOTT and  
M. JOAN SCOTT**  
Defendants

TO: Richard J. Scott and M. Joan Scott:

The Plaintiff, DePuy House Property Owners Association has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the DePuy House Property Owners Association by virtue of your ownership of Unit 84D, Interval No. 47, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania.

The Complaint which Plaintiff has filed seeks payment of \$1,840.50 in delinquent dues, fees and as-

sessments.

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**

Jeffrey A. Durney, Esquire  
Durney, Worthington & Madden, LLC  
Suite 8, Merchants Plaza  
P.O. Box 536  
Tannersville, PA 18372

PR - Jan. 7

**PUBLIC NOTICE  
COURT OF COMMON PLEAS  
OF MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
DOCKET NO. 3680 CV 2013**

**RIVER VILLAGE PHASE-B  
OWNERS ASSOCIATION, INC.**  
Plaintiff

vs.

**DINA M. SARNICOLA and  
THOMAS E. O'CONNOR**  
Defendants

TO: Dina M. Sarnicola :

The Plaintiff, River Village Phase III-B Owners Association has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the River Village Phase III-B Owners Association by virtue of your ownership of Unit 132, Interval No. 10, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania.

The Complaint which Plaintiff has filed seeks payment of \$1,944.52 in delinquent dues, fees and assessments.

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**

Jeffrey A. Durney, Esquire  
Durney, Worthington & Madden, LLC  
Suite 8, Merchants Plaza  
P.O. Box 536  
Tannersville, PA 18372

WEITZMANN, WEITZMANN & HUFFMAN, LLC  
By: Gretchen Marsh Weitzmann, Esquire  
700 Monroe Street  
Stroudsburg PA 18360

PR -Jan. 7

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **BERYL YVETTE HELLGREN**, late of 120 Broad Street, Stroudsburg, Monroe County, Pennsylvania 18360, 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, Monroe County Branch, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address within the County where notice may be given to Claimant.

Janne Hellgren, Executrix  
206 Converse Road  
Marion, MA 02738

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

P - Dec. 23, Dec. 30, Jan. 6  
R - Dec. 24, Dec. 31, Jan. 7

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF **CAROL A. DEMUNNO** a/k/a **CAROL ANNE DEMUNNO**, late of Chestnuthill 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.

Francine Witt, Executrix  
220 Route 903  
Blakeslee, PA 18610

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

P - Dec. 30, Jan. 6, Jan. 13  
R - Dec. 31, Jan. 7, Jan. 14

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **CAROL CARTWRIGHT** a/k/a **CAROL H. CARTWRIGHT**, late of San Antonio, Bexar County, Texas, 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 Courts 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.

David Brett Cartwright, Ex.  
672 Dutchmans Drive  
Hermitage TN 37076  
OR TO:

P - Dec. 23, Dec. 30, Jan. 6  
R - Dec. 24, Dec. 31, Jan. 7

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF **CHARLES H. KLINGEL, SR.**, late of Smithfield Township, Monroe County, Pennsylvania, deceased.

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

Barry A. Klingel, Executor  
57 Brush Drive  
East Stroudsburg, PA 18302

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

P - Dec. 23, Dec. 30, Jan. 6  
R - Dec. 24, Dec. 31, Jan. 7

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Charles Salvatico**, deceased  
Late of Polk 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 within the County where notice may be given to Claimant.

Yen Min Yau, Administrator  
c/o

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

P - Dec. 23, Dec. 30, Jan. 6  
R - Dec. 24, Dec. 31, Jan. 7

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Cornelia A. Pilcher** a/k/a **Cornelia "Nel" I. Pilcher**, Deceased.

Late of Stroudsburg Borough, Monroe County, PA. D.O.D. 8/28/21.

Letters Testamentary on the above Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to make payment without delay to Timothy J. Pilcher & Ian A. Pilcher, Executors, c/o Edward H. Butz, Esq., 1620 Pond Rd., Ste. 200, Allentown, PA 18104; Or to their Atty.: Edward H. Butz, Lesavoy Butz & Seitz LLC, 1620 Pond Rd., Ste. 200, Allentown, PA 18104.

P - Dec. 28, Jan. 4, Jan. 11  
R - Jan. 7, Jan. 14, Jan. 21

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of Daniel J. Adams , deceased  
Late of Hamilton 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 their attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, 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.

Juanita Adams, Executrix  
c/o

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

P - Dec. 23, Dec. 30, Jan. 6  
R - Dec. 24, Dec. 31, Jan. 7

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF DONALD M. KILLEEN , late of Middle Smithfield Township, Monroe County, Pennsylvania, deceased.

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

Francis Killeen, Administrator  
3632 Oak Street  
Schnecksville, PA 18078

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

P - Dec. 30, Jan. 6, Jan. 13  
R - Dec. 31, Jan. 7, Jan. 14

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of DON ALLEN JOHNSON a/k/a DON A. JOHNSON a/k/a DONALD JOHNSON , late of PARADISE Township, MONROE County, Commonwealth of Pennsylvania, deceased.

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

Name of Executor:  
PAUL E. HARDY, JR.  
202 HIGH STREET  
DUNBAR, PA 15431  
or to:

Name and Address of Attorney:  
LAW OFFICE OF ERIC J. RANDOLPH  
ERIC J. RANDOLPH, ESQUIRE  
1870A HOMEVILLE ROAD  
P.O. BOX 335  
WEST MIFFLIN, PA 15122

PR - Jan. 7, Jan. 14, Jan. 21

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of Elizabeth B. Guarascio  
Late of Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, Dec. 4, 2021 (deceased date)

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

Donna L. Higginbottom  
311 Sheridan Avenue  
Roselle, NJ 07203  
PR - Jan. 7, Jan. 14, Jan. 21

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of Frank Chimienti , late of 356 New York Boulevard, Effort, 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.

Rose Eodice-Chimienti, Administratrix  
c/o  
Todd R. Williams, Esquire  
712 Monroe Street  
P.O. Box 511  
Stroudsburg, PA 18360

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

P - Dec. 23, Dec. 30, Jan. 6  
R - Dec. 24, Dec. 31, Jan. 7

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF JOHN MILEWSKI, a/k/a JOHN L. MILEWSKI, late of 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 in writing without delay, to the undersigned, or to 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, 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.

Margaret Gauntt  
P.O. Box 462  
Brookside, NJ 07926

KEVIN A. HARDY  
ATTORNEY AT LAW, P.C.  
P.O. Box 818  
Stroudsburg, PA 18360

P - Dec. 30, Jan. 6, Jan. 13  
R - Dec. 31, Jan. 7, Jan. 14

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Kenneth C. Horne, Sr.**, late of Cresco, Barrett Township, Monroe County, Pennsylvania.

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

Wayne Horne, Executor  
1895 Church Road  
Tobyhanna, PA 18466

**MICHELLE F. FARLEY, ESQ.**  
P.O. Box 222  
Cresco, PA 18326

P - Dec. 23, Dec. 30, Jan. 6  
R - Dec. 24, Dec. 31, Jan. 7

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF **KENNETH N. WERKHEISER**, late of Stroudsburg, Monroe County, Pennsylvania, deceased.

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

Bunnie Lee Pipher, Co-Executrix  
150 Sweet Fern Road  
Stroudsburg, PA 18360

Sue Carol Werkheiser, Co-Executrix  
2205 Wallace Street  
Stroudsburg, PA 18360

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

P - Dec. 23, Dec. 30, Jan. 6  
R - Dec. 24, Dec. 31, Jan. 7

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **LARRY D. SMITH** late of 1119 Chapman Road, East Stroudsburg, Monroe County, Pennsylvania 18301, deceased.

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

Shawn D. Smith, Executor  
1119 Chapman Road  
East Stroudsburg, PA 18301

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

P - Dec. 30, Jan. 6, Jan. 13  
R - Dec. 31, Jan. 7, Jan. 14

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF **MARILYN D. MORITZ**, late of Mount Pocono, Monroe County, Pennsylvania, deceased.

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

Robert M. Latzo, II, Executor  
P.O. Box 153  
Mount Pocono, PA 18344

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

P - Dec. 30, Jan. 6, Jan. 13  
R - Dec. 31, Jan. 7, Jan. 14

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF **MARY HARSCH**, late of Tobyhanna 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.

Virginia Fields, Executrix  
3250 Red Maple Lane  
Pocono Pines, PA 18350

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

P - Dec. 23, Dec. 30, Jan. 6  
R - Dec. 24, Dec. 31, Jan. 7

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Nancy Garrone**, 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 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.

Maria E. Altomose, Executrix  
c/o

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

P - Dec. 23, Dec. 30, Jan. 6  
R - Dec. 24, Dec. 31, Jan. 7

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Paula E. DalPos**, 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 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.

Eric A. DalPos, Executor  
c/o

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

P - Dec. 23, Dec. 30, Jan. 6  
R - Dec. 24, Dec. 31, Jan. 7

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE of **Robert H. Wilson**, Deceased October  
13, 2021, of Saylorsburg, Monroe County.

Letters Testamentary in the above-named estate  
have been granted to the Executrix, Patricia A. Wil-  
son. 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 and to file with the Clerk  
of the Court of Common Pleas of Monroe County, Or-  
phans 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.

Patricia A. Wilson, Executrix  
c/o

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

P - Dec. 30, Jan. 6, Jan. 13  
R - Dec. 31, Jan. 7, Jan. 14

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Thomas Patrick Gates**, a/k/a **Thomas  
P. Gates**

Late of East Stroudsburg, Monroe County, Com-  
monwealth of Pennsylvania, Nov. 9, 2021 (deceased  
date)

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

Harold Gates  
999 Forest Avenue  
apt. 3D  
Staten Island, NY 10310  
PR - Jan. 7, Jan. 14, Jan. 21

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **WILLIAM H. REAGLE**, late of Polk Town-  
ship, Monroe County, Commonwealth of Pennsylvania,  
deceased.

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

William G. Reagle  
1081 Interchange rd.  
Gilbert, PA 18331  
P - Dec. 30, Jan. 6, Jan. 13  
R - Dec. 31, Jan. 7, Jan. 14

**PUBLIC NOTICE  
ESTATE NOTICE**

NOTICE IS HEREBY GIVEN that Letters of Adminis-  
tration have been granted in the Estate of **Emma M.  
Iadisernia** a/k/a **Emma Iadisernia**, late of the Bor-  
ough of Stroudsburg, Monroe County, Pennsylvania,  
who died May 02, 2021.

All persons indebted to said estate are requested to  
make payment and those having claims or demands  
to present the same without delay to Joann Arena,  
Administratrix, c/o Michael J. Kizis, Esquire, 61 N.  
Washington Street, Wilkes-Barre, PA 18701.

P - Dec. 30, Jan. 6, Jan. 13  
R - Dec. 31, Jan. 7, Jan. 14

**PUBLIC NOTICE  
FICTITIOUS NAME**

Notice is hereby given that an Application for Regis-  
tration of Fictitious Name was filed in the Department  
of State of the Commonwealth of Pennsylvania on  
October 07, 2021 for **GreenGo Property Services**  
at 4415 Woodside Drive, East Stroudsburg, PA 18301.

The name and address of each individual interested  
in the business is Jennifer Dalton at 4415 Woodside  
Drive, East Stroudsburg, PA 18301.

This was filed in accordance with 54 PaC.S. 311.417  
R - Jan. 7

**PUBLIC NOTICE  
INCORPORATION NOTICE**

NOTICE IS HEREBY GIVEN THAT Articles of Incor-  
poration have been filed with the Department of State  
of the Commonwealth of Pennsylvania, at Harrisburg,  
Pennsylvania, on Nov. 9, 2021 and effective Nov. 10,  
2021.

The corporation is incorporated under the Pennsylv-  
ania Business Corporation Law of 1988. The name of  
the corporation is **BAR NOTTE CORPORATION**.

Timothy B. Fisher II, Esquire  
FISHER & FISHER LAW OFFICES, LLC  
3041 Route 940  
Suite 107  
Mt. Pocono, PA 18344

PR - Jan. 7

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA**

No. 3042 - Civil - 2021

**RIDGE TOP VILLAGE OWNERS ASSOCIATION**  
Plaintiff

vs.

**NATHANIEL PEARSON JR., ET AL**  
Defendants

**AS TO SEPARATE DEFENDANTS:**



**GRACE A. PALMER-ALLEN**

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

The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

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

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

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

**Monroe County Bar Association**

**Find a Lawyer Program**

**913 Main Street**

**Stroudsburg, PA 18360**

**Telephone: 570-424-7288**

**Fax: 570-424-8234**

**HAYES, JOHNSON & CONLEY, PLLC**

**By: JOEL D. JOHNSON**

**Attorney ID No. 322352**

**Attorneys for Plaintiff**

**RIDGE TOP VILLAGE**

**OWNERS ASSOCIATION**

**700 South 21st Street**

**Fort Smith, AR 72901**

**Telephone: 479/242-5906**

**Facsimile: 501/770-7077**

**Email: ir@hjclegal.com**

PR - Jan. 7

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA**

**No. 3048 - Civil - 2021**

**RIDGE TOP VILLAGE OWNERS ASSOCIATION**

**Plaintiff**

**vs.**

**MANUEL A. TELLO, ET AL**

**Defendants**

**AS TO SEPARATE DEFENDANTS:**

**PAUL CRABTREE,**

**HENRY F. SMITH,**

**ROSEANN WILSON-SMITH**

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

The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are

warned that if you fail to do so the case may proceed and judgement may be entered without further notice for relief requested by plaintiff. You may lose money or property or other rights important to you.

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

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

**Monroe County Bar Association**

**Find a Lawyer Program**

**913 Main Street**

**Stroudsburg, PA 18360**

**Telephone: 570-424-7288**

**Fax: 570-424-8234**

**HAYES, JOHNSON & CONLEY, PLLC**

**By: JOEL D. JOHNSON**

**Attorney ID No. 322352**

**Attorneys for Plaintiff**

**RIDGE TOP VILLAGE**

**OWNERS ASSOCIATION**

**700 South 21st Street**

**Fort Smith, AR 72901**

**Telephone: 479/242-5906**

**Facsimile: 501/770-7077**

**Email: ir@hjclegal.com**

PR - Jan. 7

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA**

**No. 3052 - Civil - 2021**

**RIDGE TOP VILLAGE OWNERS ASSOCIATION**

**Plaintiff**

**vs.**

**NAPOLEON STATON JR., ET AL**

**Defendants**

**AS TO SEPARATE DEFENDANTS:**

**SEA ISLAND PARTNERS LLC**

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

The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

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

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

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

**Monroe County Bar Association**  
**Find a Lawyer Program**  
**913 Main Street**  
**Stroudsburg, PA 18360**  
**Telephone: 570-424-7288**  
**Fax: 570-424-8234**

700 South 21st Street  
 Fort Smith, AR 72901  
 Telephone: 479/242-5906  
 Facsimile: 501/770-7077  
 Email: ir@hjclegal.com

PR - Jan. 7

**PUBLIC NOTICE**  
**IN THE COURT OF**  
**COMMON PLEAS OF**  
**MONROE COUNTY**  
**FORTY-THIRD**  
**JUDICIAL DISTRICT**  
**COMMONWEALTH OF**  
**PENNSYLVANIA**  
**No. 3082 - Civil - 2021**

**RIDGE TOP VILLAGE OWNERS ASSOCIATION**  
 Plaintiff

vs.  
**CAYO ZAPATA, ET AL**  
 Defendants

**AS TO SEPARATE DEFENDANTS:**  
**BEBELINDA C. BONTUYAN,**  
**PAUL CRABTREE**

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

The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

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

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

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

**Monroe County Bar Association**  
**Find a Lawyer Program**  
**913 Main Street**  
**Stroudsburg, PA 18360**  
**Telephone: 570-424-7288**  
**Fax: 570-424-8234**

**HAYES, JOHNSON & CONLEY, PLLC**  
 By: JOEL D. JOHNSON  
 Attorney ID No. 322352  
 Attorneys for Plaintiff  
 RIDGE TOP VILLAGE  
 OWNERS ASSOCIATION

PR - Jan. 7

**PUBLIC NOTICE**  
**IN THE COURT OF**  
**COMMON PLEAS OF**  
**MONROE COUNTY**  
**FORTY-THIRD**  
**JUDICIAL DISTRICT**  
**COMMONWEALTH OF**  
**PENNSYLVANIA**  
**No. 3678 - Civil - 2021**

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

vs.  
**CATHERINE R. MURRAY, ET AL**  
 Defendants

**AS TO SEPARATE DEFENDANTS:**  
**ADVENTURES PORTFOLIO DEVELOPER**

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

The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

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

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

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

**Monroe County Bar Association**  
**Find a Lawyer Program**  
**913 Main Street**  
**Stroudsburg, PA 18360**  
**Telephone: 570-424-7288**  
**Fax: 570-424-8234**

**HAYES, JOHNSON & CONLEY, PLLC**  
 By: JOEL D. JOHNSON  
 Attorney ID No. 322352  
 Attorneys for Plaintiff  
 RIVER VILLAGE PHASE IIIB  
 OWNERS ASSOCIATION  
 700 South 21st Street  
 Fort Smith, AR 72901  
 Telephone: 479/242-5906  
 Facsimile: 501/770-7077  
 Email: ir@hjclegal.com

PR - Jan. 7



**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
No. 3698 - Civil - 2021**

**RIVER VILLAGE PHASE IIIB  
OWNERS ASSOCIATION**

**Plaintiff  
vs.**

**FITZCLAUD GRANT, TRUSTEE OF THE  
FITZCLAUD GRANT and  
MARCIA H GRANT LIVING TRUST  
DATED APRIL, 2014, ET AL  
Defendants**

**AS TO SEPARATE DEFENDANTS:**

**DEBORAH J WITTECK F/K/A  
DEBORAH J PARIETTI**

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

The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

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

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

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

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

**913 Main Street  
Stroudsburg, PA 18360  
Telephone: 570-424-7288  
Fax: 570-424-8234**

**HAYES, JOHNSON & CONLEY, PLLC  
By: JOEL D. JOHNSON  
Attorney ID No. 322352  
Attorneys for Plaintiff  
RIVER VILLAGE PHASE IIIB  
OWNERS ASSOCIATION  
700 South 21st Street  
Fort Smith, AR 72901  
Telephone: 479/242-5906  
Facsimile: 501/770-7077  
Email: ir@hjclegal.com**

PR - Jan. 7

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
No. 3714 - Civil - 2021**

**RIDGE TOP VILLAGE OWNERS ASSOCIATION  
Plaintiff**

**vs.**

**MARIA BALCACER, INDIVIDUALLY, ET AL  
Defendants**

**AS TO SEPARATE DEFENDANTS:  
PHILIP MISSERI, KNOWN HEIR OF  
KATHERINE MISSERI, DECEASED,**

**AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST, FROM, UNDER OR THROUGH  
HECTOR BALCACER, DECEASED,  
JANET N. JONES, DECEASED,  
DORIS CAESAR, DECEASED,  
JOEDDY FRISZELL, DECEASED,  
ROBERT M OLOHAN A/K/A  
ROBERT M OLOHAN SR., DECEASED,  
KATHERINE MISSERI, DECEASED,  
JAMES C. MC GOVERN JR. A/K/A  
JAMES C. MCGOVERN JR., DECEASED,  
WINNIE E DUDLEY, DECEASED,  
LUCENA B SHABAREKH, DECEASED,  
EMEKA C. OKAFOR, DECEASED**

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

The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

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

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

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

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

**913 Main Street  
Stroudsburg, PA 18360  
Telephone: (570) 424-7288  
Fax: (570) 424-8234**

**HAYES, JOHNSON & CONLEY, PLLC  
By: JOEL D. JOHNSON  
Attorney ID No. 322352  
Attorneys for Plaintiff  
RIDGE TOP VILLAGE  
OWNERS ASSOCIATION**

700 South 21st Street  
Fort Smith, AR 7290  
Telephone: 479/242-5906  
Facsimile: 501/770-7077  
Email: ir@hjclegal.com

PR - Jan. 7

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
No. 4880 - Civil - 2021**

**RIVER VILLAGE PHASE IIIB  
OWNERS ASSOCIATION**

Plaintiff  
vs.  
**MICHAEL MORIGGIA, ET AL**  
Defendants

**AS TO SEPARATE DEFENDANTS:**

**ELAINE MORIGGIA,  
JOAN B. BISOGNO  
AND ANY UNKNOWN HEIRS, SUCCESSORS, AS-  
SIGNS, AND ALL PERSONS, FIRMS OR ASSOCIA-  
TIONS CLAIMING RIGHT, TITLE OR INTEREST,  
FROM, UNDER OR THROUGH  
RONALD F. BURKE, DECEASED**

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

The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

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

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

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

**Monroe County Bar Association**

**Find a Lawyer Program  
913 Main Street  
Stroudsburg, PA 18360  
Telephone: 570-424-7288  
FAX: 570-424-8234**

**HAYES, JOHNSON & CONLEY, PLLC**

**By: JOEL D. JOHNSON**

**Attorney ID No. 322352**

**Attorneys for Plaintiff**

**RIVER VILLAGE PHASE IIIB**

**OWNERS ASSOCIATION**

**700 South 21st Street**

**Fort Smith, AR 72901**

**Telephone: 479/242-5906**

**Facsimile: 501/770-7077**

**Email: ir@hjclegal.com**

PR - Jan. 7

**PUBLIC NOTICE  
IN THE UNITED STATES  
DISTRICT COURT  
FOR THE MIDDLE DISTRICT OF  
PENNSYLVANIA**

**No.: 3:21-CV-000523-MEM**

**WRECKERS INTERNATIONAL INC.**

Plaintiff

vs.

**CANTEX INC.; REVCO INC.; AZTECH, LLC; UNITED  
TRANSPORTATION LOGISTICE INC.; and HUMAR  
TRANSPORTATION, LLC.**

Defendants

This is a civil action to recover for expenses incurred by plaintiff, Wreckers International, Inc, as a result of the negligence of the agents of Humar Transportation, LLC that resulted in a November 24, 2020 tractor trailer crash on Interstate Route 80 near mile marker 306 in East Stroudsburg, Monroe County, Pennsylvania.

**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 plaintiff. You may lose money or property or other rights important to you.

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

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

**LAWYER REFERRAL SERVICE**

**MONROE COUNTY BAR ASSOCIATION**

**913 Main Street**

**Stroudsburg, PA 18360**

**Phone: 570.424.7288**

**Fax: 570.424.8234**

**IN THE UNITED STATES DISTRICT COURT  
FOR THE MIDDLE DISTRICT  
OF PENNSYLVANIA**

**No.: 3:21-CV-000523-MEM**

**WRECKERS INTERNATIONAL INC.**

Plaintiff

vs.

**CANTEX INC.; REVCO INC.; AZTECH, LLC; UNITED  
TRANSPORTATION LOGISTICE INC.; and HUMAR  
TRANSPORTATION, LLC.**

Defendants

**AMENDED COMPLAINT**

1. Plaintiff, Wreckers International, Inc. ("Wreckers"), is a Pennsylvania business corporation with a registered address of I-80 & Route 715, Tannersville, Monroe County, Pennsylvania 18372.

2. Defendant, Cantex, Inc. ("Cantex"), is a corporation with a principal place of business at 301 Commerce Street, Suite 2700, Fort Worth, Texas 76102.

3. Defendant, REVCO, Inc. ("REVCO"), is a corporation with a principal place of business at 133 North Stowe Place, Trumbull, Connecticut 06611.

4. Defendant, Aztech, LLC ("Aztech"), is a limited liability company with a principal place of business at 10483 Main Street, Mantua, Ohio 44255. The U.S. Department of Transportation website lists Aztech as a "broker" and assigned Aztech U.S.D.O.T. No. 2228733. However, according to the SAFER website, U.S. D.O.T. has also issued Aztech motor carrier authority and issued Aztech motor carrier No. MC-423445. The Quick Transportation Solutions Inc. website lists Aztech as owning and operating trucks, "Total Trucks-1," "Total Drivers 1."

5. Defendant, United Transportation Logistics, Inc.

("United"), is a corporation with a principal place of business at 10403 Shady Acres Lane, Laurel, Maryland 20723.

6. Defendant, Humar Transportation, LLC ("Humar"), is a New Jersey limited liability company with a principal place of business at 1227 Grand View Avenue, Union, New Jersey 07083 and mailing address of 3420 30th Street, Apt 1C, Astoria, New York 11106.

7. On November 24, 2020 at approximately 11:30 p.m. Wreckers was called by the Pennsylvania State Police to recover an overturned tractor and trailer on Interstate 80 near mile marker 306 in East Stroudsburg, Monroe County, Pennsylvania.

8. As requested by the P.S.P., Wreckers dispatched numerous pieces of heavy duty recovery and towing equipment and numerous employees. Over the course of the night, Wreckers' employees using Wreckers' equipment removed the crashed tractor trailer and its cargo to its storage yard. The details of Wreckers equipment and services are described in the attached exhibit 1, Wreckers invoice to Humar.

9. The 2013 Volvo tractor involved in the wreck, VIN# 4V4NC9EG3DN560762 is owned by Humar.

10. The flatbed trailer involved in the wreck is owned by Humar.

11. The cargo involved in the wreck is owned by the shipper, Cantex.

12. Pleading in the alternative, the cargo involved in the wreck is owned by the consignee, REVCO.

13.75 Pa.C.S.A. §3757(2016) provides that an entity removing a vehicle or cargo at the direction of a Pennsylvania police officer is entitled to compensation for the cost of removal, cargo storage, and cleanup.

§3757. Compensation for incident removal costs

(a) General rule.- Notwithstanding any other law or regulation, any entity incurring the cost of removing a vehicle or cargo at an accident scene if the removal is authorized by a police officer shall have the unqualified right to compensation for the cost of removal and cargo storage and cleanup from the owner of:

(1) A vehicle removed.

(2) A vehicle, the cargo of which was removed in whole or in part.

(3) The cargo removed.

(b) Right to information.- A towing company that removes a vehicle or cargo under subsection (a) shall have the unqualified right to any information relevant to vehicle ownership and information affecting compensation, including but not limited to, insurance information.

#### COUNT ONE

##### WRECKERS V. CANTEX

14. Wreckers incorporates by reference paragraphs one through 13.

15. On November 25, 2020, Wreckers delivered its invoice number T230454 to Humar. After initial discussions with Humar, Wreckers delivered its invoice to Cantex, REVCO, Aztech, and United.

16. The total due according to the invoice is \$56,285.21.

17. As the owner of the cargo involved in the wreck, Cantex is liable to Wreckers for the cost of recovery of both its cargo and the tractor and trailer. Additionally, Cantex is liable to Wreckers for storage of its cargo and the tractor trailer from November 25, 2020 to March 2, 2021 (97 days), the date of this complaint, at \$450.00 per day.

18. Despite repeated requests, Cantex has refused to pay Wreckers invoice.

WHEREFORE, Wreckers demands judgment against defendant Cantex for the invoice charge of \$56,285.21, plus storage of \$43,650 for a total of \$99,935.21, plus additional storage at \$450.00 per day to the date of payment.

#### COUNT TWO

##### WRECKERS V. REVCO

19. Wreckers incorporates by reference paragraphs one through 18.

20. Pleading in the alternative, as the owner of the

cargo involved in the wreck, REVCO is liable to Wreckers for the cost of recovery of both its cargo and the tractor and trailer. Additionally, REVCO is liable to Wreckers for storage of its cargo and the tractor trailer from November 25, 2020 to March 2, 2021 (97 days), the date of this complaint, at \$450.00 per day.

WHEREFORE, Wreckers demands judgment against defendant REVCO for the invoice charge of \$56,285.21, plus storage of \$43,650 for a total of \$99,935.21, plus additional storage at \$450.00 per day to the date of payment.

#### COUNT THREE

##### WRECKERS V. AZTECH

21. Wreckers incorporates by reference paragraphs one through 20.

22. As a motor carrier and pursuant to prior dealings with Cantex, Aztech assumed responsibility for delivery of the load. After accepting responsibility for delivery of the load, Aztech brokered the load to United and failed to properly investigate and confirm United's ability to deliver the load to Revco. Further, Aztech failed to ensure that United would actually transport the load from Cantex to Revco. In fact, after accepting responsibility for the load, United re-brokered the load to Humar, a carrier who at the date of the re-brokerage was uninsured in violation of applicable federal regulations.

WHEREFORE, Wreckers demands judgment against defendant Aztech for the invoice charge of \$56,285.21, plus storage of \$43,650 for a total of \$99,935.21, plus additional storage at \$450.00 per day to the date of payment.

#### COUNT FOUR

##### WRECKERS V. UNITED

23. Wreckers incorporates by reference paragraphs one through 22.

24. As the carrier entrusted with the load by Aztech and the re-brokerer of the load, involved in the wreck, United is liable to Wreckers for the cost of recovery and storage of the load and the tractor and trailer from November 25, 2020 to March 2, 2021 (97 days), the date of this complaint, at \$450.00 per day for the following reasons:

a. United re-brokered the load to Humar; without properly investigating and confirming Humar's ability to deliver the load to REVCO.

b. Rather than transporting the load itself, United re-brokered the load to Humar, a carrier who at the date of the brokerage was uninsured in violation of federal regulations.

WHEREFORE, Wreckers demands judgment against defendant United for the invoice charge of \$56,285.21, plus storage of \$43,650 for a total of \$99,935.21, plus additional storage at \$450.00 per day to the date of payment.

#### COUNT FIVE

##### WRECKERS V. HUMAR

25. Wreckers incorporates by reference paragraphs one through 24.

24. As the owner of the tractor and the trailer removed from the scene of the wreck, Humar is liable to Wreckers for the cost of recovery and storage of its tractor, the trailer, and the cargo from November 25, 2020 to March 2, 2021 (97 days), the date of this complaint, at \$450.00 per day.

WHEREFORE, Wreckers demands judgment against defendant Humar for the invoice charge of \$56,285.21, plus storage of \$43,650 for a total of \$99,935.21, plus additional storage at \$450.00 per day to the date of payment.

Dated: May 3, 2021  
/s/ George W. Westervelt, Jr.  
George W. Westervelt, Jr.  
Attorney I.D. No. 18195

706 Monroe Street, P.O. Box 549  
Stroudsburg, PA 18360  
geowwest@ptd.net  
(570) 421-6100  
Attorney for Plaintiff

PR - Jan. 7

**PUBLIC NOTICE  
NAME CHANGE**

NOTICE IS HEREBY GIVEN that on Dec. 7, 2021, the Petition for Change of Name, was filed in the Monroe County Court of Common Pleas, requesting an order to change the name of **Female Hill to Dara Hill**.

The Court has fixed the day of **January 31, 2022, at 2 p.m.** in Courtroom No. 7 of the Monroe County Courthouse, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

P - Dec. 29; R - Jan. 7

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

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

of Pennsylvania to 2242CV2020 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, January 27, 2022  
AT 10:00 A.M.**

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

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

BEGINNING at a pipe in line of lands of Glenn A. Broger, the beginning corner of the whole lot of which this lot is a part, and also a corner of the Rimmel School lot, thence by the Rimmel School lot South 49 degrees 30 minutes West (at 100.3 feet passing a pipe) 119.1 feet to a corner in the center line of Legislative Route 45006; thence along the center line of said public road North 59 degrees 5 minutes West 18 6.1 feet to a point; thence by lands conveyed by John R. Kostenbader and wife to Norman A. Williams and wife by deed dated May 26, 1949 and recorded in Deed Book Vol. 170, Page 460, North 38 degrees 53 minutes East (at 20 feet passing a pipe) 182 feet to a pipe; thence by the same, North 43 degrees 7 minutes West 76.13 feet to a pipe; thence by lands of Roger E. Kostenbader, North 44 degrees 10 minutes East 72.4 feet to a stake; thence by lands of Sarah A. Kostenbader and lands of Glenn A. Broger, South 27 degrees 30 minutes East 301.3 feet to the place of BEGINNING. CONTAINING 0.9 Acre, more or less. TOGETHER with the reversionary interest which Grantor may have in the School lot which adjoins the premises hereby conveyed.

BEING the same premises which Willoughby H. Adams and Iva M. Adams, his wife, by their certain Deed dated August 19, 1983, and recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, at Stroudsburg, Pa., in Deed Book Vol. 1285, page 309, granted and conveyed unto Harold D. Seifert, Grantor hereof, in fee.

EXCEPTING and RESERVING thereout and therefrom all those two certain parcels or pieces of land con-

veyed by Herbert L. Houser and Sarah Jane Houser, his wife, to John H. Williams and Alice M. Williams, his wife, by deed dated January 25, 1967 and recorded in the aforesaid Office in Deed Book Vol. 346, page 250, said premises being described as follows:

Tract No. 1. BEGINNING at a point in the middle of the public road, Legislative Route No. 45006, leading from Wind Gap to Kunkletown, said point being 18.1 feet northeast of a 12-inch pine tree and 32.4 feet North of a 14-inch apple tree; thence along other land of Herbert L. Houser and Sarah Jane Houser, his wife, North 35 degrees 39 minutes East passing an iron pin at 20 feet, for a total distance of one hundred eight and 9/10 (180.9) feet to an iron pin, a corner of other land of John H. Williams and Alice M. Williams, his wife, which iron pin is 10.0 feet East of the Northeast corner of a concrete block garage; thence along land of John H. Williams and Alice M. Williams, his wife, South 38 degrees 53 minutes West one hundred eighty-two (182.0) feet to a point in the middle of the public road, first abovementioned; thence along the middle of same South 59 degrees 05 minutes East ten (10.0) feet to the place of BEGINNING.

Tract No. 2. BEGINNING at the iron pin marking the northernmost corner of Tract No. 1, above described, which pin is 10.0 feet East of the northeast corner of a concrete block garage, and which pin marks the northeast corner of other land of John H. Williams and Alice M. Williams, his wife, thence along said other land North 43 degrees 07 minutes East seventy-six and 13/100 (76.13) feet to an old iron pin, on line of land of Roger Kostenbader; thence along the same North 44 degrees 10 minutes East seventy and 4/10 (70.4) feet to an ironpin on line of land of Sarah A. Kostenbader, which pin is 7.7 feet South of an 18-inch white oak and 7.0 feet East of a 12-inch black walnut; thence along land of said Sarah A. Kostenbader, and also along land of Glenn A. Borger, South 27 degrees 20 minutes East eighty-two and 4/10 (82.4) feet to an iron pin, which pin is 1.2 feet northeast of a 16-inch white oak; thence along other land of Herbert L. Houser and Sarah Jane Houser, his wife, South 45 degrees 40 minutes West forty-seven and 9/10 (47.9) feet to the place of BEGINNING

Parcel No. 15/2/1/13

Pin No. 15627600260795

BEING the same premises which Harold D. Seifert, single, by Deed dated 06/28/1984 and recorded 06/28/1984, in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 1368, page 35, granted and conveyed unto James Connelly and Penny M. Connelly, his wife.

AND the said James Connelly passed away on or about 08/02/2007, thereby vesting title of the mortgaged premises unto Penny M. Connelly.

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

**PENNY M. CONNELLY**

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

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

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 there-

with 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  
P - Dec 23, 30, 2021; Jan 6, 2022  
R - Dec 24, 31, 2021; Jan 7, 2022

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

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

of Pennsylvania to 2020 CIVIL 06542 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, January 27, 2022  
AT 10:00 A.M.**

By accessing the web address:

[www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)  
**PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION**

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot, piece or parcel of land, situate, lying and being in Middle Smithfield Township, County of Monroe, Commonwealth of Pennsylvania, to-wit:

BEGINNING AT AN IRON ON THE SOUTHERLY LINE OF SLEEPY HOLLOW LANE, SAID IRON BEING THE NORTHWESTERLY CORNER OF LOT NO. 202 AS SHOWN ON MAP ENTITLED "SLEEPY HOLLOW ESTATES, REVISED 22, APRIL 1974"; THENCE ALONG LOT NO. 202, S 9 DEGREES 42' 19" W 424.40 FEET TO AN IRON IN LINE OF LANDS OF LEO R. REINHARDT; THENCE ALONG SAID LANDS OF LEO R. REINHARDT, S 78 DEGREES 07' 20" W 189.24 FEET TO AN IRON; THENCE ALONG LANDS OF WALTER PEPPEL, N 18 DEGREES 05' 30" W 74.45 FEET TO AN IRON; THENCE ALONG THE SAME N 64 DEGREES 44' 21" E 196.95 FEET TO A STONE; THENCE STILL ALONG THE SAME N 18 DEGREES 48' 19" W 247.90 FEET TO A STONE CORNER; THENCE ALONG LANDS OF JOHN E. SORENSON (A RADIAL LINE TO THE HEREINAFTER DESCRIBED CURVE), N 14 DEGREES 27' 08" E 98.38 FEET TO AN IRON ON THE SOUTHERLY LINE OF SLEEPY HOLLOW LANE; THENCE ALONG THE SOUTHERLY LINE OF SLEEPY HOLLOW LANE IN AN EASTERLY DIRECTION ON A CURVE TO THE LEFT HAVING A RADIUS OF 175 FEET AN ARC LENGTH OF 14.50 FEET TO A POINT OF TANGENCY; THENCE ALONG THE SAME, S 80 DEGREES 17' 41" E 145.00 FEET TO THE PLACE OF BEGINNING. CONTAINING 1.397 ACRES, MORE OR LESS.

BEING LOT NO. 201 AS SHOWN ON SAID MAP.

UNDER AND SUBJECT TO A PRIVATE ROAD ACROSS THE SOUTHERLY PORTION OF THE ABOVE DESCRIBED LOT AS THE SAME EXISTS ON THE GROUNDS.

THIS CONVEYANCE IS MADE UNDER AND SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR SLEEPY HOLLOW ESTATES AS SET FORTH IN PRIOR DEEDS.

FURTHERMORE, SUBJECT TO COAL AND MINERAL RIGHTS PREVIOUSLY CONVEYED OR RESERVED AND TO RIGHTS OF WAY, EXCEPTIONS, RESERVATIONS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN PRIOR INSTRUMENT OF RECORD, BUT ARE NOT RE-IMPOSED HEREBY.

UNDER AND SUBJECT to any and all exceptions, re-

strictions, covenants, easements, rights-of-way, and agreements as heretofore contained in the prior chain of title.

Property Address (for informational purposes only): 4 Sleep Hollow Lane, East Stroudsburg, PA 18302  
**BEING THE SAME PROPERTY CONVEYED TO SALVATORE JOSEPH MURANTE, SR. FROM SAVATORE JOSEPH MURANTE, SR, INDIVIDUALLY AND SURVIVING SPOUSE AND JOINT TENANT OF THERESA MADELINE MURANTE, DECEASED, LOUIS MURANTE, SALVATORE MURANTE, JR., MARK MURANTE AND THOMAS MURANTE BY QUITCLAIM DEED DATED SEPTEMBER 20, 2018 AND RECORDED OCTOBER 4, 2018 IN BOOK 2517, PAGE 9634, AMONG THE LAND RECORDS OF MONROE COUNTY, PENNSYLVANIA.**

AND THE SAID Salvatore Joseph Murante, Sr. passed away on or about March 27, 2020, thereby vesting title unto Thomas Murante, Louis M. Murante, Salvatore Murante, and Mark J. Murante, known heirs of Salvatore Joseph Murante, Sr. and any unknown heirs, successors, or assigns of Salvatore Joseph Murante, Sr.

Tax ID #: 9/7A/2/9; Map #09733304740364

PIN #: 09733304740364

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

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Salvatore Joseph Murante, Sr., deceased and Thomas Murante, known Heir of Salvatore Joseph Murante, Sr., deceased and Louis M. Murante, known Heir of Salvatore Joseph Murante, Sr., deceased and Salvatore Murante, known Heir of Salvatore Joseph Murante, Sr., deceased and Mark J. Murante, known Heir of Salvatore Joseph Murante, Sr., deceased

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

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

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  
P - Dec 23, 30, 2021; Jan 6, 2022  
R - Dec 24, 31, 2021; Jan 7, 2022

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

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

of Pennsylvania to 6373 CIVIL 2005 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 27, 2022  
AT 10:00 A.M.**

By accessing the web address:  
[www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)  
**PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION**

**LEGAL DESCRIPTION**

**ALL THOSE CERTAIN** lots and parcels of land situate in the Township of Eldred, County of Monroe, bounded and described as follows~ to wit:

**TRACT NO.1:**

**BEGINNING** at an iron pipe at Northeast corner of Lot No. 12, set in Southerly line of 40.00 foot wide Ledge Drive; thence along Ledge Drive (North 88 degrees 30 minutes East) North eighty-eight degrees and thirty minutes East 100.00 feet to an iron pipe and North-west corner of Lot No. 14; thence along Lot No. 14 (South 1 degree 30 minutes East) South one degree and thirty minutes East 370.26 feet to an iron pin; thence along land of James Smiley (North 85 degrees 12 minutes West) North eighty-Five degrees twelve minutes west 100.60 feet to an iron pin; thence along Lot No. 12, (North 1 degree 30 minutes West) North one degree thirty minutes West passing through an iron pin at 18.12 feet to an iron pin for a total distance of 359.22 feet and place of **BEGINNING**. CONTAINING .8373 acre, more or less. Grants and conveys Lot No. 13.

**BEING KNOWN AS:** 156 Ledgewood Drive, Kunkletown, PA 18058

**TAX CODE NO.** 06/9/1/7-1

**PIN NO.** 06622500900058

**TRACT NO. 2:**

**BEGINNING** at an iron pipe in line of lands of Kaluma Realty Corp. and marking the Northeast corner of Philip DeBaise property, thence along lands of Kaluma Realty Corp., South seventy-nine degrees and eight minutes East 370.50 feet to an iron pipe, thence along the same South one degree and thirty minutes East 578.43 feet to an iron pipe in the northerly line of Ledge Drive, thence along the Northerly line of Ledge Drive, South eighty-seven degrees West

196.67 feet to a point, thence along the same, North eighty degrees and thirty minutes West 168.40 feet to an iron pipe, a corner of Philip DeBaise, thence along the same, North one degree and thirty minutes West 630.84 feet to the place of **BEGINNING**. CONTAINING 5.1055 Acres.

**UNDER AND SUBJECT** to conditions restrictions and covenants as set forth in Deed Book Volume 557, page 58.

**BEING KNOWN AS:** 187 Ledgewood Drive, Kunkletown, PA 18058

**TAX CODE NO.** 06/9/1/7-10

**PIN NO.** 06622500907626

**BEING KNOWN AS:** 156 LEDGEWOOD DRIVE AND 187 LEDGEWOOD DR F/K/A RR 2 BOX 487 A, KUNKLETOWN, PA 18058

**BEING THE SAME PREMISES WHICH PHILIP R. DEBAISE, JR. AND KAY L. DEBAISE, AS TENANTS IN COMMON BY DEED DATED 9/25/2000 AND RECORDED 9/28/2000 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2084 AT PAGE 8717, GRANTED AND CONVEYED UNTO JOEL THEO-**

**DORE AND MICHELE THEODORE, HIS WIFE.**

**PIN #:** 06622500907626 & 06622500900058

**TAX CODE #:** 06/9/1/7-10 & 06/9/1/7-1

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

**JOEL THEODORE**

**MICHELE THEODORE**

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

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

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**

**Stephanie A. Walczak, Esquire**

**Sheriff's Office**

**Stroudsburg, PA**

**Barry J. Cohen, Sheriff's Solicitor**

**P - Dec 23, 30, 2021; Jan 6, 2022**

**R - Dec 24, 31, 2021; Jan 7, 2022**

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

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

of Pennsylvania to 3459 CIVIL 2018 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 27, 2022  
AT 10:00 A.M.**

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

**ALL THAT CERTAIN** lot or parcel of land situated in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 1011 as shown on a Plan entitled "Final Land Development Plan, Country Club of the Poconos, Phase III, Sections 1, 2 and 3" dated July 10, 2002, last revised May 5, 2003, Pages 1 through 9 of 26, prepared by R. K.R. Hess Associates, Inc., East Stroudsburg, Pa. and recorded May 22, 2003 in Plat Book 75, Pages 74 through 81, more particularly described as follows:

**BEGINNING** at a common corner of Lots No. 1011 and No. 1012 on the Southeasterly side of a cul-de-sac bulb, Pebble Beach Court (50 R.O.W.); thence 1. Along the cul-de-sac bulb, passing along an arc of a circle curving to the left, having a radius of 60.00 feet, an arc distance of 92.81 feet to a corner of Lot No. 1010; thence



2. ALONG Lot No. 1010, North 31 degrees, 35 minutes, 06 seconds East, a distance of 110.87 feet to a corner; thence

3. Continuing along Lot No. 1010, North 25 degrees, 22 minutes, 10 seconds West, a distance of 106.82 feet to a corner; thence

4. North 64 degrees, 37 minutes, 50 seconds East, a distance of 166.16 feet to a corner of; thence

5. South 25 degrees, 22 minutes, 10 seconds East, a distance of 69.00 feet to a corner on the Westerly side of Big Ridge Drive (60 R.O.W.); thence

6. Along the Westerly side, South 22 degrees, 03 minutes, 05 seconds West, a distance of 265.25 feet to a point of curve; thence

7. Continuing along the westerly side, passing along an arc of a circle curving to the right, having a radius of 470.00 feet, an arc distance of 66.93 feet to a corner of Lot No. 1012; thence

8. Along Lot No. 1012, North 59 degrees, 47 minutes, 24 seconds West, a distance of 49.22 feet to the first mentioned point and place of beginning.

CONTAINING 35,522 square feet or .82 acres of land. SUBJECT to a 20 foot wide drainage, slope and utility easements; shall be provided along all road right of ways, except as shown on aforesaid referenced Final Land Development Plan.

SUBJECT to a 10 foot wide drainage and utility easement; shall be provided adjacent to all side and rear lots lines, except as shown on aforesaid referenced Final Land Development Plan.

TOGETHER with and under and subject to all of the rights, obligations and responsibilities as set forth in the Restrictive Covenants as appear in the chain of title.

PARCEL NO. 09/96872 PIN NO. 09733403124274 BEING KNOWN AS 133 Pebble Beach Court, East Stroudsburg, PA 18302

BEING THE SAME PREMISES which Demetrius Walker and Wendy M. Walker, husband and wife, by Deed dated January 22, 2014 and recorded January 30, 2014, in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2433, Page 6428, as Instrument No. 201402437, granted and conveyed unto Joseph G. Friel, in fee.

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

**JOSEPH G. FRIEL**

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

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

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  
P - Dec 23, 30, 2021; Jan 6, 2022  
R - Dec 24, 31, 2021; Jan 7, 2022

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

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

of Pennsylvania to 2019-09985 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, January 27, 2022  
AT 10:00 A.M.**

By accessing the web address:  
[www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)  
**PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION**

**LEGAL DESCRIPTION**

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

BEGINNING at a point on the East side of the old public road which leads from Effort to Wilkes-Barre, said point being located one hundred feet Southerly from the South side of Chestnut Road, measured along the East side of said public road, which road is forty feet wide, and Chestnut Road is twenty feet wide; thence along the South side of Lot No. 1, North 77 degrees 18 minutes East two hundred feet to a point in line of Lot No. 5; thence along the East side of said Lot No. 5, South 12 degrees 42 minutes East one hundred feet to a corner of Lot No. 3; thence along the North side of said Lot No. 3, South 77 degrees 18 minutes West two hundred feet to a point on the East side of the public road, above mentioned; thence along the East side of said public road, North 12 degrees 42 minutes West one hundred feet to the place of BEGINNING.

BEING Lot No. 2, in Block F on Map of Sun Valley, made by M. A. Policelli, Registered Engineer, July 1952, recorded in Plot Book Volume 8, Page 39.

PARCEL NO. 02/15/3/5-3  
PIN NO. 02632004844920

BEING the same premises which Todd A. Martin, Sheriff of Monroe County, in the State of Pennsylvania, by Deed dated 06/23/2017 and recorded 06/26/2017 in the Office of the Recorder of Deeds in and for the County of Monroe in Record Book 2493, Page 4838, granted and conveyed unto Ioannis Theodoropoulos.

**NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL 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, EXCEPTED OR RESERVED BY THIS INSTRUMENT.** (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957 P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any).

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

**NANCY L. DENSLER, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF DAVID B. ACREE, JR A/K/A DAVID ACREE, JR A/K/A DAVID BLAINE ACREE, JR A/K/A D.B.**



**ACREE, JR UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DAVID B. ACREE, JR A/K/A DAVID ACREE, JR A/K/A DAVID BLAINE ACREE, JR A/K/A D.B. ACREE, JR, DECEASED TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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 Fissel, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
P - Dec 23, 30, 2021; Jan 6, 2022  
R - Dec 24, 31, 2021; Jan 7, 2022

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

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

of Pennsylvania to 1856 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, January 27, 2022**

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

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

ALL THOSE CERTAIN two (2) tracts of land situate in

the Township of Ross, County of Monroe, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

No. 1: BEGINNING at an iron pipe in line of land of Wilmer Anglemeyer, said iron pipe is northeast corner of Robert Davidson land; thence by the same (S 45 degrees 30' W) South forty-five degrees and thirty minutes West 300.00 feet to an iron pipe; thence the three following courses and distances along land of Austin Costenbader (S 67 degrees 31' W) South sixty-seven degrees and thirty-one minutes West 146.00 feet to an iron pipe; (S 32 degrees 03' E) South thirty-two degrees and three minutes East 67.70 feet to an iron pipe; (S 70 degrees 18' W) South seventy degrees and eighteen minutes West 326.23 feet to a Maple tree; thence along land to be conveyed to others (N 18 degrees 01' W) North eighteen degrees and one

minute West 225.12 feet to an iron pipe in land of Floyd Anglemeyer; thence by the same (N 65 degrees 25' E) North sixty-five degrees and twenty-five minutes East 670.51 feet to a R.R. spike in line of land of Wilmer Anglemeyer; thence by the same (S 53 degrees 30' E) South fifty-three degrees and thirty minutes East 100.00 feet to the place of beginning. CONTAINING 3.1406 acres

No. 2: BEGINNING at a spike in the middle of Township Road #361; thence along land about to be conveyed to Austin Costenbader North fifty-three (53) degrees thirty (30) minutes West three hundred (300.00) feet to an iron pin in line of other lands of George L. Smith; thence along same North forty-five (45) degrees thirty (30) minutes East twenty-five (25.00) feet to an iron pin in line of lands of Wilmer Anglemeyer; thence along same South fifty-three degrees thirty (30) minutes East three hundred (300.00) feet to a spike in the middle of the aforementioned Township Road #361; thence in same South forty-five (45) degrees thirty (30) minutes West twenty-five (25.00) feet to the place of beginning. CONTAINING 7,406 square feet.

BEING Parcel No. 15/7/1/28-4 PIN: 15624600588682  
BEING KNOWN for informational purposes only as 116 Bluegrass Lane, Saylorsburg, PA 18353

BEING THE SAME PREMISES as conveyed in Deed to David S. Hardy and Sharon R. Hardy, his wife by deed from David S. Hardy and Sharon R. Hardy, his wife dated May 18, 1993 and recorded May 18, 1993, Book 1887, Page 259 in Monroe County Recorder of Deeds office, in fee.

**SEIZED AND TAKEN IN EXECUTION AS THE**

**PROPERTY OF:**

**David S. Hardy and Sharon R. Hardy**

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

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

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  
P - Dec 23, 30, 2021; Jan 6, 2022  
R - Dec 24, 31, 2021; Jan 7, 2022

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

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

of Pennsylvania to 3071 CIVIL 2018 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver

Springs, MD 20910 on:

Emmanuel J. Argentieri, Esquire

**Thursday, JANUARY 27, 2022  
AT 10:00 A.M.**

By accessing the web address:  
[www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)  
**PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION**

**LEGAL DESCRIPTION**

ALL THAT CERTAIN LOT OR PARCEL OR PIECE OF LAND SITUATE IN THE Township of Ross, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:  
**BEGINNING** at an iron in the northerly right-of-way of Rolling Meadows Road, being a corner of Lot No. 27, Spring Valley Farms at Ross, Section One, thence along Lot No. 27 the following two courses and distance:

(1) N 63 degrees 50' 57" E (Magnetic Meridian) for 50.00 feet to an iron;

(2) N 54 degrees 54' 40" E for 274.67 feet to an iron in line of remaining lands of Deck Creations, Inc., thence along remaining lands of Deck Creations, Inc., the following two courses and distances.

(1) S 35 degrees 05' 20" E for 145.00 feet to an iron  
(2) S 16 degrees 28' 57" E for 29.86 feet to an iron a corner of Lot No. 29, Spring Valley Farms at Ross, Section One, thence along Lot No. 29, S 63 degrees 50' 57" W for 338.85 feet to an iron in the northerly right-of-way of Rolling Meadows Road, thence in the northerly right-of-way of Rolling Meadows Road, N26 degrees 09' 03" W for 130.00 feet to the place of **BEGINNING**.

CONTAINING 1.142 acres more or less

BEING Lot No. 28 as shown on map entitled Final Plan Spring Valley Farms at Ross, Section One, recorded in Plot Book Volume No. 69 at Page No. 108.

BEING THE SAME PREMISES which George Roosevelt and Sandra Roosevelt, husband and wife, by their Deed dated March 17, 2008, and recorded April 18, 2008, in the office of the Recorder of Deeds in and for Monroe County, Pennsylvania, at Record Book Volume 2331, page 6703, granted and conveyed unto Christopher W. Honor and Shelley Honor, husband and wife, Grantors herein.

BEING known and numbered as 103 Rolling Meadows Road Township of Ross, PA 18353

Tax Parcel(s) 15/90488

Pin # 15624700627267

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

**Christopher W. Honor and Shelley Honor**

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

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

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

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
P - Dec 23, 30, 2021; Jan 6, 2022  
R - Dec 24, 31, 2021; Jan 7, 2022

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

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

of Pennsylvania to 4826 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, January 27, 2022  
AT 10:00 A.M.**

By accessing the web address:  
[www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)  
**PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION**

**LEGAL DESCRIPTION**

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

BEING designated as Unit 704 as shown on a map titled "Site Plan, The Cottages at Buck Hill Falls, Phase I, Section 1, Barrett Township, Monroe County, Pennsylvania, Sheet 1B, dated 6/10/1986, revised 10/17/1986, prepared by R.K.R. Hess Associates, Inc., Stroudsburg, Pennsylvania and recorded 11/21/1986, in Map File 58-317; the Southeasterly corner of said lot being South 29 degrees 59 minutes 33 seconds West, 494.05 feet from Base Line Point "A", as shown on said plan, said corner also being South 23 degrees 03 minutes 48 seconds West, 1,052.29 feet from Base Line Point "B", as shown on said plan; the Northeasterly corner of said lot being South 33 degrees 19 minutes 17 seconds West, 441.57 feet from Base Line "A", said corner also being South 24 degrees 09 minutes 28 seconds West, 996.54 feet from the Base Line "B"; said lot having dimensions as shown on the plan attached hereto and made a part thereof, titled "Unit 704, Buck Hill Falls, Phase I - Section 1".

Being the same premises which Richard J. Boyle and Denise T. Boyle, husband and wife by deed dated 12/17/2001 and recorded 12/18/2001 in Monroe County in Record Book 2110 Page 9776 conveyed unto Joan S. Ruvane, in fee.

And the said Joan S. Ruvane a/k/a Joan Stewart Ruvane died on 8/18/2017 leaving a Will probated and registered at Monroe County as Will No. 4517-0536m wherein she appointed Joseph J. Ruvane, III and Mary B. Ruvane as Co-Executors, to whom Letters Testamentary were granted on 9/8/2017.

Parcel ID No.: 01.30A.1.23-4

Map No.: 01637802963450U704

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

**MARGARET PICO and BARBARA PICO**

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

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

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  
Gary J. Saylor, II, Esquire

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
P - Dec 23, 30, 2021; Jan 6, 2022  
R - Dec 24, 31, 2021; Jan 7, 2022

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

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

of Pennsylvania to 1654 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, January 27, 2022  
AT 10:00 A.M.**

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

ALL That Certain Tract Or Piece Of Land Situate In The Township of Chestnuthill, County Of Monroe And State Of Pennsylvania, Bounded And Described As Follows, To Wit:

Beginning At A Point On The North Line Of Johns Road, Which Road Is Twenty Feet Wide, And Which Point Is Located South Seventy-Eight Degrees Forty-Two Minutes East Two Hundred Feet From The Northeast Corner Of Barrys Road And Johns Road; Thence Along The East Side Of Lot No. 602, North Eleven Degrees Eighteen Minutes East One Hundred Fifty Feet To A Corner Of Lot No. 603; Thence Along The South Side Of Said Lot No. 603, South Seventy-Eight Degrees Forty-Two Minutes East One Hundred Feet To A Corner Of Lot No. 606; Thence Along The West Side Of Said Lot No. 606, South Eleven Degrees Eighteen Minutes West One Hundred Fifty Feet To A Point On The North Line Of Johns Road, First Above Mentioned; Thence Along The Said North Line, North Seventy-Eight Degrees Forty-Two Minutes West One Hundred Feet To The Place Of Beginning.

Being Lot No. 604 In Block "600" On Map Of Development To Be Known As Sun Valley Made By M. A. Policelli, Registered Engineer, July 1952.

BEING KNOWN AS: 1607 JOHNS ROAD, EFFORT, PA 18330

BEING THE SAME PREMISES WHICH STEPHEN G. FISCHER BY DEED DATED 8/7/2007 AND RECORDED 8/20/2007 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2314 AT PAGE 335, GRANTED AND CONVEYED UNTO SHARON PASCOE.

PIN #: 02633001063871

TAX CODE #: 02.15.2.42

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

**SHARON PASCOE**

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

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

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  
Stephanie A. Walczak, Esquire

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
P - Dec 23, 30, 2021; Jan 6, 2022  
R - Dec 24, 31, 2021; Jan 7, 2022

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

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

of Pennsylvania to 10270 CV 2019 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 27, 2022  
AT 10:00 A.M.**

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

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

Parcel no. 12/1A/1/63

PIN no. 12639303341359

BEING the same premises which Clear View Homes, Inc., by Deed dated 09/22/1988 and recorded 09/23/1988, in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 1642, page 1232, granted and conveyed unto Keith W. Necessary.

AND the said Keith W. Necessary passed away on 07/27/2020, thereby vesting title of the mortgaged premises unto the Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations claiming right, title or interest from or under Keith W. Necessary a/k/a Keith William Necessary, deceased and Anna F. Necessary a/k/a Anna F. Stringer, in her capacity as Heir of Keith W. Necessary a/k/a Keith William Necessary.

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

**ANNA F. NECESSARY A/K/A ANNA F. STRINGER, IN HER CAPACITY AS HEIR OF KEITH W. NECESSARY A/K/A KEITH WILLIAM NECESSARY**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KEITH W. NECESSARY A/K/A KEITH WILLIAM NECESSARY, DECEASED TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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 Fissel, Esquire, Esquire

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
P - Dec 23, 30, 2021; Jan 6, 2022  
R - Dec 24, 31, 2021; Jan 7, 2022

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 002807 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, January 27, 2022  
AT 10:00 A.M.**

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

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

BEGINNING at a point in the middle of a thirty-three feet wide right-of-way, said point also being the Northeasterly corner of Lot. No. M-10: Thence, North thirty-nine degrees twenty-four minutes West one hundred eighty-five feet to a point; thence North fifty degrees East one hundred sixty-five feet to a point; thence South thirty-nine degrees twenty-four minutes East one hundred eighty-five feet to a point in the middle of the above-mentioned thirty-three feet wide

right-of-way; thence along the middle of said right-of-way, South fifty degrees West one hundred sixty-five feet to the place of BEGINNING.

BEING THE SAME PREMISES which Gregory T. Kliminsky by his Attorney-in-Fact Ritamae A. Kliminsku and Ritamae Kliminski, Husband and Wife by Deed dated July 24, 2015 and recorded on August 10, 2015, in the Office of the Monroe County Recorder of Deeds at Deed Book Volume 2457 at Page 9742, as Instrument No. 201518403 granted and conveyed unto Steven Lebar and Tiffany Lebar, Husband and Wife.

Being Known as 3422 Skycloud Drive, East Stroudsburg, PA 18302

Tax Code No. 9/10A/1/7

Map No. 09732403220567

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

**Steven Lebar and Tiffany Lebar,  
TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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  
P - Dec 23, 30, 2021; Jan 6, 2022  
R - Dec 24, 31, 2021; Jan 7, 2022

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

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

of Pennsylvania to 501 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, January 27, 2022  
AT 10:00 A.M.**

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

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

BEING Lot 63, Vista Estates, Ross Township, Monroe

County, Pennsylvania and recorded in Plot Book 27, Page 91.

BEING THE SAME PREMISES which Howard Beers, Jr. and Marsha J. Beers, husband and wife, by deed dated July 15, 1992, and recorded in the Office of the Recorder of Deeds in and for the County of Monroe and Commonwealth of Pennsylvania in Record Book Volume 1839, Page 0155, granted and conveyed unto Thomas F. Fleming. Thomas F. Fleming departed this life on or about July 6, 2020.

Parcel ID# 15.7A.1.40

PIN# 15624704849364

Commonly known as 102 Milton Lane a/k/a Lot 63 Milton Lane, Saylorsburg, PA 18353

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

**CRAIG FLEMING AS HEIR TO THE ESTATE OF THOMAS F. FLEMING, DECEASED, KIMBERLY FLEMING A/K/A KIMBERLY LOLLIS AS HEIR TO THE ESTATE OF THOMAS F. FLEMING, DECEASED, RACHEL RIVERA AS HEIR TO THE ESTATE OF THOMAS F. FLEMING, DECEASED, AND THE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THOMAS F. FLEMING, DECEASED**

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

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

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

P - Dec 23, 30, 2021; Jan 6, 2022

R - Dec 24, 31, 2021; Jan 7, 2022

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3004 CIVIL 2018, 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, January 27, 2022**

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

By accessing the web address:

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

**PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGH-**

**ER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION**

## **LEGAL DESCRIPTION**

**WRIT OF EXECUTION - MORTGAGE FORECLOSURE CASE NO.: 003004-CV-2018; JUDGMENT AMOUNT: \$ 620,013.50**

**ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF DEFENDANTS, OF, IN, AND TO THE FOLLOWING DESCRIBED PROPERTY, SITUATED IN THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF MONROE: ALL THAT CERTAIN lot or piece of ground situate in Township of Pocono, East Stroudsburg Borough County of Monroe, Commonwealth of Pennsylvania, known as Lot 19 as shown on that certain Map entitled "The Woodlands, State 3 and 4, Phase 1" prepared by George Fetch, Jr. PLS and recorded in the Recorder of Deeds Office of Monroe County in Plat Book 69, Page 203.**

BEING the same premises which Ramona Lee K. Abbate, formerly known as Ramona Lee Arquero by Deed dated June 5, 2000 and recorded in the Official Records of Monroe County on August 24, 2000 in Deed Book Volume 2083, Page 2541, as Instrument granted and conveyed unto Joseph P. Abbate and Ramona Lee K. Abbate .

ADDRESS: 110 Heather Circle, East Stroudsburg, PA 18301

TAX PARCEL NUMBER: 12/90648

MAP NUMBER: 12638200202476

IMPROVEMENTS: Residential Dwelling

ATTORNEY: Friedman Vartolo, LLP

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

**JOSEPH P ABBATE; RAMONA LEE ABBATE A/ K/A RAMONA LEE K. ABBATE**

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

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

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  
Adam J. Friedman, Esquire

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

P - Dec 23, 30, 2021; Jan 6, 2022

R - Dec 24, 31, 2021; Jan 7, 2022

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 04904 CIVIL 2018 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver



Springs, MD 20910 on:

Thursday, January 27, 2022  
AT 10:00 A.M.

By accessing the web address:

[www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)  
PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

#### LEGAL DESCRIPTION

ALL THAT CERTAIN tract or piece of land situate in the Township of Polk, County of Monroe, and Commonwealth of Pennsylvania, designated as Lot H-16, Pleasant View Acres, as shown on a Plan of Lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 11, page 29, and bounded and described as follows:

BEGINNING at a point in Ashley Court and corner common to Lot H-15; thence, running along Ashley Court, South 86 degrees, 55 minutes East, a 75 feet to a corner common to Lot H-17; thence, turning and running along line of Lot H-17, South 03 degrees, 05 minutes West, 232.06 feet to a point in a macadam road (TR-413); thence, turning and running along said Macadam Road, South 89 degrees West, 75.19 feet to a corner common to Lot H-15; thence, turning and running along line of Lot H-15, North 03 degrees, 05 minutes East, 237.41 feet to the place of BEGINNING. CONTAINING 17,606 sq.ft., more or less.

BEING Parcel ID 13/2A/1/189 (PIN: 13623803321593) AND BEING KNOWN for informational purposes only as 3626 Ashley Court, Gilbert, PA

BEING THE SAME PREMISES which was conveyed to Jerome M. Yanchick and Bethanne C. Yanchick, husband and wife, dated 02/24/1997 and recorded 03/03/1997 as Instrument 199705319 BK 2033 PG 8492 in the Monroe County Recorder of Deeds Office, in fee.

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

Jerome M. Yanchick and Bethanne C. Yanchick

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

P - Dec 23, 30, 2021; Jan 6, 2022

R - Dec 24, 31, 2021; Jan 7, 2022

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

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

of Pennsylvania to 3639 Civil 2018 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

Thursday, January 27, 2022  
AT 10:00 A.M.

By accessing the web address:

[www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)  
PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

#### LEGAL DESCRIPTION

The following described property: All that certain message and lot, tract, piece or parcel of land situate in the Township of Pocono, County of Monroe, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEING known and numbered as 154 Ruby Lane, Stroudsburg, PA 18360.

Being the same property conveyed to John L. Plater and Sharron A. Plater who acquired title by virtue of a deed from Earl L. Hilliard and Eudora Hilliard, dated August 29, 1975, recorded August 29, 1975, at Document ID 000062, and recorded in Book 647, Page 17, Office of the Recorder of Deeds, Monroe County, Pennsylvania.

Informational Note: John L. Plater and Sharron A. Plater granted out their interest to 5.011 acres of their property to David J. Skae and Jill R. Skae, dated July 28, 1980, recorded July 29, 1980, at Document ID 000036, and recorded in Book 1047, Page 95, Office of the Recorder of Deeds, Monroe County Pennsylvania. The legal description in this report takes the legal description of the vesting deed, while exempting out the legal description from the deed described in this informational note.

TAX CODE: 12/9/1/8-7

PIN NO: 12637200216913

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

John L. Plater  
Sharron A. Plater

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Meredith H. Wooters, Esquire

less exceptions are filed within said time.

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
P - Dec 23, 30, 2021; Jan 6, 2022  
R - Dec 24, 31, 2021; Jan 7, 2022

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Stephanie A. Walczak, Esquire

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

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

of Pennsylvania to 7955 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, January 27, 2022**

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

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

All That Parcel of Land in Township of Chestnuthill, Monroe County, Commonwealth of Pennsylvania, as More Fully Described in Deed Book 2100, Page 6288, ID#2/2A/4/6, Being Known And Designated as Lot 6, Blue Ridge Estates, Filed in Plat Book 58, Page 34.

ALSO DESCRIBED AS:

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Chestnuthill, County of Monroe, and Commonwealth of Pennsylvania, being Lot 6, Blue Ridge Estates, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 58, Page 34.

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

BEING KNOWN AS: 248 KRYSTAL COURT F/K/A 6 KRYSTAL COURT, SAYLORSBURG, PA 18353

BEING THE SAME PREMISES WHICH TIGER RELOCATION COMPANY BY DEED DATED 7/9/2001 AND

RECORDED 7/17/2001 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2100 AT PAGE

6288, GRANTED AND CONVEYED UNTO MICHAEL J. TAMRAZ AND DEBORA J. TAMRAZ, H/W.

PIN #: 02625700396667

TAX CODE #: 02.2A.4.6

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

**DEBORA J. TAMRAZ**

**MICHAEL J. TAMRAZ**

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

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

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

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

P - Dec 23, 30, 2021; Jan 6, 2022

R - Dec 24, 31, 2021; Jan 7, 2022

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

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

of Pennsylvania to 8017 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, January 27, 2022**

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

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

The land referred to in this Commitment is described as follows:

All that certain lot or piece of ground with buildings and improvements thereon erected, situate in the Borough of East Stroudsburg, County of Monroe and Commonwealth of Pennsylvania and known as Townhouse Lot L5, 22 Elm Court, as depicted on that certain plan entitled Planned Residential Development, The Oaks, Lands of Oak Street Construction, Inc. dated February 24, 2003, as revised, prepared by Achterman Associates, and recorded on November 4, 2003, in the Office for the Recording of Deeds, etc., in and for the County of Monroe, Stroudsburg, Pennsylvania, at Map Book Volume 75, Page 192, et seq. PARCEL NO. 05/97237

FOR INFORMATIONAL PURPOSES ONLY: Known as 22 Elm Court, East Stroudsburg, PA 18301.

BEING THE SAME PREMISES which Oak Street Construction, Inc. a Pennsylvania Corporation, by Deed dated February 12, 2004 in the Office of the Recorder of Deeds in and for the County of East Stroudsburg, Commonwealth of Pennsylvania in Book 2182, Page 6501, Instrument No. 200408493 granted and conveyed unto Lucy E. Benjamin, single in fee.

Tax ID #: 05/97237

PIN #: 05730108798904

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

**Lucy E. Benjamin**

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

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

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

A schedule of proposed distribution for the proceeds



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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
P - Dec 23, 30, 2021; Jan 6, 2022  
R - Dec 24, 31, 2021; Jan 7, 2022

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9637 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, January 27, 2022  
AT 10:00 A.M.**

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or lots, parcel or piece of ground, situated in Middle Smithfield Township, Monroe County, Pennsylvania, being lots or lots No. 2059, Section No. 27, as is more particularly set forth on the Plot Map of Lehman-Pike Development Corporation, Saw Creek Estates, as same is duly recorded in the Office for the Recording of Deeds, Stroudsburg, Monroe County Pennsylvania, in Plat Book Volume 47, page 19.

BEING the same premises which John M. Vettoso and Alice S. Vettoso, by John M. Vettoso, her Attorney-in-Fact, by Power of Attorney dated November 20, 1996, and intended to be recorded, husband and wife, by deed dated March 24, 1997 and recorded April 10, 1997 in the Recorder of Deeds Office in and for the County of Monroe at Stroudsburg, Pennsylvania in Record Bood 2034, Page 9720, granted and conveyed unto Kettly Turnbull.

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

Tax Code No. 9/5A/1/39  
PIN NO. 09-7335-02-99-9271

a/k/a Lot 2059, Section 27, Scarborough Way, Saw Creek Estates, Middle Smithfield Township, Monroe County, PA

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

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

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

Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to

bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA.

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
P - Dec 23, 30, 2021; Jan 6, 2022  
R - Dec 24, 31, 2021; Jan 7, 2022

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

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

of Pennsylvania to CIVIL 2019-01800 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, January 27, 2022  
AT 10:00 A.M.**

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

All that certain lot or piece of land situate in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, being Lot Number 243, Phase II, Section 5, as is more completely set forth on the Big Ridge Plot Plan of Mid-Monroe Development Corp. which plan is duly recorded in the Office of the Recorder of Deeds in Monroe County, in Plot Book Vol. 59, Pages 27 and 28.

It being part of the same premises which Big Ridge Developers, L.P. by its General Partner Primrose Management LLC, by indenture bearing date of July 23, 2003, did grant and convey unto C&M Homes at CCP, L.P., a Pennsylvania Limited Partnership, said deed being recorded in the Office for the Recording of Deeds in and for Monroe County at Stroudsburg, Pennsylvania, in Record Volume 2161, Page 9193, reference being made thereunto had, the same with more fully and at large appear.

Under and Subject to a certain Declaration of Covenants and Restrictions dated 9/1/1989 and recorded in the Office of the Recorder of Deeds in Monroe County in Deed Book 1708, Page 1524, &c.

TAX CODE: 09/90231  
PIN NO: 09732302866985

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

**Rosita Senior Smith**

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

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

f's Sale."

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  
Meredith H. Wooters, Esquire

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
P - Dec 23, 30, 2021; Jan 6, 2022  
R - Dec 24, 31, 2021; Jan 7, 2022

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

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

of Pennsylvania to 10381 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, January 27, 2022  
AT 10:00 A.M.**

By accessing the web address:

[www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)  
PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

**LEGAL DESCRIPTION**

ALL THAT CERTAIN unit designated as Unit Number 404, being a unit in LaBar Village Condominium, situate in the Borough of Stroudsburg, Monroe County, Pennsylvania, as designated in the Declaration of Condominium of LaBar Village Condominium dated September 16, 1985, and recorded in Monroe County on September 17, 1985, in Record Book 1460, page 78.

BEING Unit Number 404, as shown on map of LaBar Village Condominium, recorded in the Office for the Recording of Deeds, &c., at Stroudsburg, Pennsylvania, in and for the County of Monroe in Plat Book Volume 57, page 192-197.

BEING KNOWN AS: 3 VILLAGE CIRCLE APARTMENT # 404, STROUDSBURG, PA 18360

BEING THE SAME PREMISES WHICH ALBERT N. HEIN AND GAIL M. HEIN, HUSBAND AND WIFE BY DEED DATED 5/2/2013 AND RECORDED 5/7/2013 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2419 AT PAGE 6977, GRANTED AND CONVEYED UNTO PATRICK HARRISON.

PIN #: 18730009253260

TAX CODE #: 18-5.3.1.404

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

Patrick Harrison

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

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

ly." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

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

Stephanie A. Walczak, Esquire

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
P - Dec 23, 30, 2021; Jan 6, 2022  
R - Dec 24, 31, 2021; Jan 7, 2022

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

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

of Pennsylvania to 2406 CIVIL 2012 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, January 27, 2022  
AT 10:00 A.M.**

By accessing the web address:

[www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)  
PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

**LEGAL DESCRIPTION**

ALL THAT CERTAIN parcel of land in Township of Middle Smithfield, Monroe County, State of Pennsylvania, as more fully described in Deed Book 1615 ID# 9/13B/1/96, being known and designated as all that certain lot or piece of land situate in Middle Smithfield Township, Monroe County, Pennsylvania, being Lot #85, Section J, as shown on Plan of Lots entitled Plotting #1, Leisure Lands, Inc., Middle Smithfield Township, Monroe County, Pennsylvania, Guyton Kempter, Registered Civil Engineer, dated February 22, 1965 and recorded in the Office for the Recording of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plat Book Volume 9, page 103. BEING THE SAME PREMISES which Kenneth E. Plank by deed dated August 14, 2009, and recorded in the Office of the Recorder of Deeds in and for the County of Monroe and Commonwealth of Pennsylvania on September 21, 2009 in Book 2359, Page 9989, granted and conveyed unto Bernard Bulay, Jr. Parcel ID# 09.13B.1.96  
PIN# 09731602859524

Commonly known as 2127 Sanctuary Drive a/k/a 85 Overlook Drive, East Stroudsburg, PA 18302

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

Bernard Bulay, Jr.

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

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

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

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  
P - Dec 23, 30, 2021; Jan 6, 2022  
R - Dec 24, 31, 2021; Jan 7, 2022

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

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

of Pennsylvania to 3284 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, January 27, 2022  
AT 10:00 A.M.**

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of ground, situate in Tunkhannock Township, Monroe County, Pennsylvania being known and designated as Lot 118 Section 3 on Plan of Brier Crest Woods, recorded in the office of recording of Deeds of Monroe County, Pennsylvania, in Plot Book 14, page 61.

BEING THE SAME PREMISES WHICH Claire M. Martin and Deborah Polillo, her daughter, by Deed dated 6/30/95 and recorded 7/3/95 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2012, Page 0980, granted and conveyed unto One-half Steven P. Bisignaro and Leonard C. Bisignaro and Barbara Ann Bisignaro as to One-half, Each One-half.

The said Steven P. Bisignaro having departed this life on January 27, 2018.

The said Barbara Ann Bisignaro having departed this life on August 24, 2005.

The said Leonard C. Bisignaro having departed this life on August 21, 2020.

IMPROVEMENTS: Residential property.

TAX CODE NO. 20/13B/1/113

PIN #2063020298516

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

**LEONARD C. BISIGNARO**

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

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

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

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  
Jennie C. Shnyder, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
P - Dec 23, 30, 2021; Jan 6, 2022  
R - Dec 24, 31, 2021; Jan 7, 2022

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

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

of Pennsylvania to 7879 CIVIL 2018 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 27, 2022  
AT 10:00 A.M.**

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

ALL THE FOLLOWING LOT, situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, marked and designated as Lot No. 5880, Section P, as shown on the "Plotting of Pocono Farms, Inc., Coolbaugh Township, Monroe County, Pennsylvania", made by Bellante & Clauss and recorded by the Monroe County Recorder of Deeds in Plot Book 14, at Page 13.

SUBJECT TO Restrictive Covenants recorded on March 23, 1972, recorded by the Monroe County Recorder of Deeds in Book 415, at Page 150.

BEING THE SAME PREMISES AS Keystone Development Co., Inc., by Deed dated April 25, 2002, and recorded on April 30, 2002, by the Monroe County Recorder of Deeds in Book 2120, at Page 7569, granted and conveyed unto Bridgette Marshall, an individual.

BEING KNOWN AND NUMBERED AS 3102 Mohawk Trail, Tobyhanna, PA 18466.

FORMERLY BEING KNOWN AND NUMBERED AS 5880 Mohawk Trail, Tobyhanna, PA 18466.

PARCEL NO. 03/71/1/101.

PIN 03635704619069.

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

**Bridgette Marshall**

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

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

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

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  
Kenya Bates, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
P - Dec 23, 30, 2021; Jan 6, 2022  
R - Dec 24, 31, 2021; Jan 7, 2022

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

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

of Pennsylvania to 6383 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, January 27, 2022  
AT 10:00 A.M.**

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

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

ALL of the certain lot identified as Lot #84, Block D, on a lot plan of Wigwam Lake Estates, dated October 7, 1963, recorded in Plat Book No. 10, Page 63 in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING KNOWN AS: 2650 WOODRUFF LANE F/K/A 84 WOODRUFF LANE, STROUDSBURG, PA 18360

BEING THE SAME PREMISES WHICH DENNIS E. SHANK AND JOANNE HARTMAN N/B/M JOANNE SHANK, HUSBAND AND WIFE BY DEED DATED 6/25/2004 AND RECORDED 6/29/2004 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2194 AT PAGE 6079, GRANTED AND CONVEYED UNTO SCOTT N. HALPERN.

PIN #: 17638102764630  
TAX CODE #: 17.16A.1.75

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

**SCOTT N. HALPERN**

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

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

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

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  
Stephanie A. Walczak, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
P - Dec 23, 30, 2021; Jan 6, 2022  
R - Dec 24, 31, 2021; Jan 7, 2022

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

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

of Pennsylvania to 7789 CIVIL 2018 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 27, 2022  
AT 10:00 A.M.**

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN parcel of land in Township of Pocomo, Monroe County, Commonwealth of PA, as more fully described in Book 2083, Page 3485 ID# 12/87687, being known and designated as Lots 17 and 18, Section 2 Plan of Maewe Manor, filed in Plot Book Volume 64 at page 12.

BEING THE SAME PREMISES which Sylvia R. Rosado, now by marriage Sylvia R. Ortiz and Bernard Ortiz by deed dated August 25, 2000, and recorded in the Office of the Recorder of Deeds in and for the County of Monroe and Commonwealth of Pennsylvania on August 25, 2000 in Instrument No. 20030038, granted and conveyed unto Bernard Ortiz and Sylvia R. Ortiz.

Parcel ID# 12.87687  
PIN# 12638303115247

Commonly known as 17 Marcelle Terrace a/k/a 108 Marcelle Terrace, Tannersville, PA 18372

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

**Bernard Ortiz and Sylvia R. Ortiz**

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

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

from a POA will not be collected at the time of Sheriff's Sale."

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  
P - Dec 23, 30, 2021; Jan 6, 2022  
R - Dec 24, 31, 2021; Jan 7, 2022

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

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

of Pennsylvania to 2567 CIVIL 2018 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 27, 2022  
AT 10:00 A.M.**

By accessing the web address:

[www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)  
**PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION**

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 48, Section J, as shown on map of A. Pocono Country Place, Inc. on file in the Recorder's Office in Stroudsburg, Pennsylvania, in Plot Book Volume 22, Pages 11, 13, 15 and 17.

BEING THE SAME PREMISES which Geraldine Banks and Lori A. Vlaeminck, n/b/m Lori A. Vlaeminck-Banks by deed dated December 22, 2011, and recorded in the Office of the Recorder of Deeds in and for the County of Monroe and Commonwealth of Pennsylvania in Record Book Volume 2396, Page 461, granted and conveyed unto William L. Cherry.

Parcel ID# 03.9B.1.60

PIN# 03635918415074

Commonly known as 9554 Jasmine Drive, Tobyhanna, PA 18466

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

**William L. Cherry**

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

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

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

tion. 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  
P - Dec 23, 30, 2021; Jan 6, 2022  
R - Dec 24, 31, 2021; Jan 7, 2022

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

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

of Pennsylvania to 2019-02520 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, January 27, 2022  
AT 10:00 A.M.**

By accessing the web address:

[www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)  
**PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION**

**LEGAL DESCRIPTION**

ALL certain lot/lots, parcel or piece of land situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, being Lot/Lots No. 236, Section H, as shown on map of A Pocono Country Place, on file in the Recorders Office at Stroudsburg, Pennsylvania, in Plot Book No. 19, pages 21, 23 & 25.

BEING the same premises which D, E & S Properties, Inc. t/a Classic Quality Homes, by Deed dated 05/06/2011 and recorded 05/10/2011 in the Office of the Recorder of Deeds in and for the County of Monroe, in Instrument No. 201109613, granted and conveyed unto Bernard Bennett.

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

Tax Parcel: 3/8E/1/67; PIN no. 03635809053581

Premises Being: 8138 PECAN TERRACE, A/K/A 236 PATRIDGE TERRACE, Tobyhanna, PA 18466

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

**Bernard Bennet**

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

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

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 Fissel, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
P - Dec 23, 30, 2021; Jan 6, 2022  
R - Dec 24, 31, 2021; Jan 7, 2022

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1257 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, JANUARY 27, 2022  
AT 10:00 A.M.**

By accessing the web address:

[www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)  
**PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION**

**LEGAL DESCRIPTION**

**ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF STROUD, MONROE COUNTY, PENNSYLVANIA:**

**BEING KNOWN AS: 168 TERRACE DR F/K/A RR 7 BOX 7445 STROUDSBURG, PA 18360**

**BEING PARCEL NUMBER: 17/14A/2/30**

**PIN: 17639103037144**

**IMPROVEMENTS: RESIDENTIAL PROPERTY**

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

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER HAGAR K. CHRISTIAN**

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
P - Dec 23, 30, 2021; Jan 6, 2022  
R - Dec 24, 31, 2021; Jan 7, 2022

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

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

of Pennsylvania to 3958 CIVIL 2018 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 27, 2022  
AT 10:00 A.M.**

By accessing the web address:

[www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)  
**PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION**

**LEGAL DESCRIPTION**

All that certain lot, parcel or piece of land situate, lying and being in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 404, Section G, as shown on a map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book Volume 19, Pages 11, 17 and 19.

**TAX CODE: 03/8D/1/377**

**PIN NO: 03635810265809**

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

**Hazel Hall Anderson**

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

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

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  
Meredith H. Wooters, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
P - Dec 23, 30, 2021; Jan 6, 2022  
R - Dec 24, 31, 2021; Jan 7, 2022



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

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

of Pennsylvania to CIVIL 2020-01913 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, January 27, 2022  
AT 10:00 A.M.**

By accessing the web address:

[www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)  
**PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION**

**LEGAL DESCRIPTION**

The following described property located in the County of Monroe:

All that parcel of land in Township of Tunkhannock, Monroe County, Commonwealth of Pennsylvania, being known and designated as Lot 7, Section 7, Brier Crest Woods, filed in Plat Book 14, Page 103.

TAX CODE: 20/13B/4/21

PIN NO: 20631201176025

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

**Kevin J. Burke, AKA Kevin Burke**

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

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

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  
Meredith H. Wooters, Esquire**

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
P - Dec 23, 30, 2021; Jan 6, 2022  
R - Dec 24, 31, 2021; Jan 7, 2022

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 00347 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, January 27, 2022**

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

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

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

BEGINNING at an iron on the southeasterly line of Valley View Drive, said iron being the most westerly corner of Lot No. 113 as shown on map entitled "High Terrace, Map of Subdivision of Lands of Le-Ra-Do Lands Corporation, 26 April 1966"; THENCE along Lot No. 113, S 27 degrees 15 minutes 00 seconds E 305.42 feet to a point in line of lands of Joseph Hopkins; THENCE along said lands of Joseph Hopkins, S 55 degrees 59 minutes 00 seconds W 151.05 feet to a point, the most easterly corner of Lot No. 115 as shown on said map; THENCE along Lot No. 115 N 27 degrees 15 minutes 00 seconds W 323.22 feet to an iron on the southeasterly line of Valley View Drive; THENCE along the southeasterly line of Valley View Drive, N 62 degrees 45 minutes 00 seconds E 150.00 feet to the place of BEGINNING.

CONTAINING 1.082 Acres, more or less. Being Lot No. 114 as shown on said map.

PARCEL NO. 07638002767834

BEING KNOWN AS: 318 Valley View Drive fka RT 7 Box 7666, Stroudsburg, PA 18360

BEING THE SAME PREMISES WHICH Kenneth R. Kresge and Doleriese Kresge, his wife BY DEED DATED 3/12/1980 AND RECORDED 11/5/1981 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 1146 AT PAGE 41, GRANTED AND CONVEYED UNTO Doleriese Kresge, individually, DECEASED.

TAX CODE #: 7/7A/1/28

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

**Doleriese Kresge, deceased**

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

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

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  
Stephanie A. Walczak, Esquire**

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

P - Dec 23, 30, 2021; Jan 6, 2022

R - Dec 24, 31, 2021; Jan 7, 2022



**PUBLIC NOTICE  
THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
NO. 6822 CV 2021**

GREGORY D. SASSAMAN, Executor of the ESTATE  
OF DAVID A. SASSAMAN, Deceased  
Plaintiff  
vs.

CURTIS W. HICKMAN, his respective heirs, personal  
representatives, assigns, devisees, and all persons  
claiming, by, through or under them or any of them  
Defendant

TO: ALL DEFENDANTS

The Plaintiff, Gregory D. Sassaman, Executor of the  
Estate of David A. Sassaman, deceased, has com-  
menced a civil action against you. The civil action  
seeks a judgment by the Court quieting title to certain  
real property in favor of Plaintiff and divesting you of  
any legal or equitable interest you may have in that  
property.

The Court has authorized service of the Complaint  
upon you by publication.

**NOTICE**

If you wish to defend, you must enter a written ap-  
pearance personally or by attorney and file your de-  
fenses 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 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 LAW-  
YER 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  
(570) 424-7288**

**F. Andrew Wolf, Esquire  
CRAMER, SWETZ, McMANUS  
& JORDAN, P.C.  
711 Sarah Street  
Stroudsburg, PA 18360**

PR - Jan. 7