

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **JOANNE DIANNE PLACE**, deceased, late of Middle Smithfield Township, Monroe County, Pennsylvania. Letters of Administration in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four 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 with the County where notice may be given to the Claimant.

William Place, Administrator  
c/o Randall W. Turano, Esquire  
802 Monroe Street,  
Stroudsburg, PA 18360

May 12, 19, 26

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**PUBLIC NOTICE  
ESTATE NOTICE**

LETTERS TESTAMENTARY have been granted to Lawrence Cornman, Jr., Executor of the **Estate of Lawrence Dale Cornman, Sr.**, deceased, who died on December 29, 2022. Jeffrey A. Durney, Attorney, P.O. Box 536, Merchants Plaza, Tannersville, Pennsylvania 18372-0536 is counsel. All persons having claims against the estate are requested to present them in writing within four (4) months from the date hereof and all persons indebted to the estate are requested to make payment to it in care of the Attorney noted above.

**Lawrence Cornman, Jr., Executor**  
Jeffrey A. Durney, Esquire  
P.O. Box 536, Merchants Plaza  
Tannersville, PA 18372-0536

May 12, 19, 26

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**PUBLIC NOTICE  
ESTATE NOTICE**

LETTERS TESTAMENTARY have been granted to Faith L. Meckes-Michaels, Executrix of the **Estate of Gary S. Kapostas, Sr.**, deceased, who died on March 18, 2023. Jeffrey A. Durney, Attorney, P.O. Box 536, Merchants Plaza, Tannersville, Pennsylvania 18372-0536 is counsel. All persons having claims against the estate are requested to present them in writing within four (4) months from the date hereof and all persons indebted to the estate are requested to make payment to it in care of the Attorney noted above.

**Faith L. Meckes-Michaels - Executrix**  
Jeffrey A. Durney, Esquire  
P.O. Box 536, Merchants Plaza  
Tannersville, PA 18372-0536

May 12, 19, 26

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**PUBLIC NOTICE  
ESTATE NOTICE**

LETTERS TESTAMENTARY have been granted to Cynthia L. Pope, Executrix of the **Estate of Bonnie Harlan McClernan**, deceased, who died on March 17, 2023. Jeffrey A. Durney, Attorney, P.O. Box 536, Merchants Plaza, Tannersville, Pennsylvania 18372-0536 is counsel. All persons having claims against the estate are requested to present them in writing within four (4) months from the date hereof and all persons indebted to the estate are requested to make payment to it in care of the Attorney noted above.

**Cynthia L. Pope - Executrix**  
Jeffrey A. Durney, Esquire  
P.O. Box 536, Merchants Plaza  
Tannersville, PA 18372-0536

May 12, 19, 26

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**PUBLIC NOTICE  
ESTATE NOTICE**

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

**Mildred DiGirolamo, Administratrix**  
612 Sunset Road  
Stroudsburg, PA 18360

OR TO:  
CRAMER, SWETZ, McMANUS & JORDAN, P.C.  
Attorneys at Law  
By: F. Andrew Wolf, Esquire

711 Sarah Street  
Stroudsburg, PA 18360

May 12, 19, 26

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**PUBLIC NOTICE  
ESTATE NOTICE**

The **Estate of CARL E. DAVID**, late of the Township of Eldred, Monroe County, Pennsylvania. Letters of Administration have been granted to the undersigned, who requests all persons having claims or demands against the Estate of the Decedent to make known the same and all persons indebted to Decedent to make payments without delay to Administratrix Pamela S. Hardy or her attorney, NICHOLAS R. SABATINE, III, ESQUIRE, 16 S. Broadway, Suite 1, Wind Gap, Pennsylvania, 18091.

May 19, 26, Jun 2

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Stephen K. Calles, Jr. a/k/a Stephen Kaili Calles, Jr., deceased**

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

**Stephen K. Calles, III, Executor**

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

May 19, 26, Jun 2

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Gaetano Mattera,**

Late of Coolbaugh Township, Monroe County, Commonwealth of Pennsylvania 8/27/20221 deceased.

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

Andrea R. Capita, Esq.  
104 West High Street  
Milford, PA 18337

May 19, 26, Jun 2

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Leroy S. Strohl a/k/a Leroy Strohl,** late of 307 Schaffer Road, Kunkletown, County of Monroe, State of Pennsylvania.

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

**Jonathan L. Strohl**  
307 Schaffer Road

Kunkletown, PA 18058

**Tracy Lynn Colter**  
107 Freedom Drive  
Effort, PA 18330  
or to their attorney,

Matthew G. Schnell, Esquire  
STRUBINGER LAW, P.C.  
505 Delaware Avenue  
P.O. Box 158  
Palmerton, PA 18071-0158

May 19, 26, Jun 2

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Joann M. Civarelli.**

Late of Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, March 6, 2023 deceased.

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

**Gina Maria Crowley**

4480 William Penn Highway  
Easton, PA 18045

Joshua N. Daly, Esq.  
4480 William Penn Highway  
Easton, PA 18045

May 19, 26, Jun 2

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of CAROL J. EUART,** late of 442 Shady Oaks Drive West, Saylorsburg, Monroe County, Pennsylvania 18353, 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.

**Michele Lynn Charette, Executrix**

1249 Golden Slipper Road  
Bartonsville, PA. 18321

WILLIAM J. REASER, JR., ESQ.  
111 NORTHSEVENTH STREET

STROUDSBURG, PA. 18360

May 19, 26, Jun 2

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of CAROL J. EUART**, late of 442 Shady Oaks Drive West, Saylorsburg, Monroe County, Pennsylvania 18353, 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.

**Michele Lynn Charette, Executrix**1249 Golden Slipper Road  
Bartonsville, PA. 18321WILLIAM J. REASER, JR., ESQ.  
111 NORTHSEVENTH STREET  
STROUDSBURG, PA. 18360

May 19, 26, Jun 2

**PUBLIC NOTICE  
ESTATE NOTICE****Estate of Michael Desmond Egan a/k/a****Michael O. Egan**, deceased

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

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

May 19, 26, Jun 2

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF **FREDA YOUMAN**, late of Coolbaugh 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.

**Alan B. Youman, Executor**408 West Dougherty Street  
Fallbrook, CA 92028Richard E. Deetz, Esq.  
1222 North Fifth Street  
Stroudsburg, PA 18360

May 19, 26, Jun 2

**PUBLIC NOTICE  
ESTATE NOTICE****Estate of Pasquale J. Genovese**, deceased

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

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

May 26, Jun 2, 9

**PUBLIC NOTICE  
ESTATE NOTICE**

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

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

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

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

May 26, Jun 2, 9

**PUBLIC NOTICE  
 ESTATE NOTICE**

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

**LeslieAnne Chanona, Executrix**

113 Dennis Court  
 East Stroudsburg, PA 18301  
 OR TO:

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

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

May 26, Jun 2, 9

**PUBLIC NOTICE  
 ESTATE NOTICE**

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

**Executor:**

**Francis J. Mills**

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

May 26, Jun 2, 9

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

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

In Re: **ESTATE OF MARGARET A. SWIFT, DECEASED**

Late of Township of Tobyhanna,  
 First and Final Account of Deborah Manwaring  
 and Joseph N. Swift, Administrators

**ESTATE OF LEO J. SAMUELS, DECEASED**

First and Final Account of Joseph J. Pula,  
 Administrator

**NOTICE**

All parties interested are notified that the above Accounts and Statements of Proposed Distribution will be presented for Confirmation to a Judge of the Orphan's Court on 5<sup>th</sup> day of June, 2023, at 9:30 A.M. All objections to the above Account and/or Statements of Proposed Distribution must be filed with the Clerk of Court of the Orphans' Court Division before the above specified time.

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

May 19, 26

**PUBLIC NOTICE  
 IN THE COURT OF COMMON PLEAS  
 MONROE COUNTY, PENNSYLVANIA  
 FORTY-THIRD JUDICIAL DISTRICT  
 COMMONWEALTH OF PENNSYLVANIA  
 NO. 183 MD 2022**

**PETITION FOR PRIVATE DETECTIVE LICENSE**

IN RE:

PETITION OF JACQUILINE ABRAMS

**ORDER**

AND NOW, this 24<sup>th</sup> day of April, 2023, upon consideration of Petitioner's Motion for Continuance, it is ORDERED the appointment hearing scheduled for May 1, 2023, is CONTINUED to June 8, 2023, at 1:00 pm, via Zoom.

BY THE COURT:  
 JONATHAN MARK, J.

**ORDER**

AND NOW, this 17<sup>th</sup> day of April, upon consideration of the within Petition for Private Detective License and upon motion of Martin Souto-Díaz, Attorney for Applicant, a hearing is fixed on the application for the 1<sup>st</sup> Day of May, 2023, at 11:00 a.m. via Zoom.

Applicant or Applicant's attorney shall publish Notice of Hearing once a week for two consecutive weeks in the Monroe Legal Reporter and in one newspaper of general circulation published in Monroe County, the last advertisement to appear not less than

three (3) days prior to the scheduled hearing; and shall file an Affidavit of Publication, together with proofs of advertising, with the Clerk of Courts.

Within fifteen (15) days of the date of the Order, Applicant must deliver to the Monroe County District Attorney's Office – Detective Division:

a. Pennsylvania Child Abuse History Clearance Form (visit <https://www.compass.state.pa.us/cwis/public/home>); and

b. Signed and completed Background Information Form available at the Monroe County District Attorney's Office – Detective Division or online at <http://monroecountyda.com/privateinvestigator/>

c. The address of the Detective Division is: Office of the District Attorney - Detective Division 701 Main Street – Suite 100 Stroudsburg, PA 18360

BY THE COURT:  
JONATHAN MARK, J.

May 19, 26

**PUBLIC NOTICE  
IN THE COURT OF COMMON PLEAS OF  
MONROE COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
CIVIL ACTION  
No. 4696 CV 2022**

M&T BANK,  
Plaintiff,  
v.

DAMARYS Y. BUTLER and PARIS BUTLER,  
Defendants.

**NOTICE**

TO: DEFENDANTS DAMARYS Y. BUTLER and PARIS BUTLER

TAKE NOTICE THAT M&T Bank has filed a Complaint in the aforesaid Court at the above term and number requesting that the Plaintiff be awarded judgment in the amount in excess of \$22,234.77.

If you wish to defend, you must take action within twenty (20) days, 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 pleading or for any other claim or relief requested by the defendants. You may lose money or property or other rights important to you.

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

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

MONROE COUNTY BAR ASSOCIATION  
FIND A LAWYER PROGRAM  
913 MAIN STREET  
STROUDSBURG, PENNSYLVANIA 18360  
Telephone (570) 424-7288  
Fax (570) 424-8234

Michael R. Nesfeder  
FITZPATRICK LENTZ & BUBBA, P.C.  
Atty. I.D. No. 49563  
645 W. Hamilton Street, Suite 800  
Allentown, PA 18101  
(610) 797-9000  
Attorney for Plaintiff

May 26

**PUBLIC NOTICE  
IN THE COURT OF COMMON PLEAS  
MONROE COUNTY  
CIVIL ACTION - LAW  
ACTION OF EJECTMENT  
Term No. 001447-CV-2023  
NOTICE OF ACTION IN COMPLAINT IN  
EJECTMENT**

OneMain Financial Services, Inc  
Plaintiff  
vs.

JOEL THEODORE, MICHELE THEODORE & ANY  
AND ALL OCCUPANTS

Defendant

TO JOEL THEODORE, MICHELE THEODORE & ANY AND ALL OCCUPANTS, DEFENDANT whose last known address is 187 LEDGEWOOD DR F/K/A RR 2 Box 487 A Kunkletown, PA 18058.

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

You are hereby notified that Plaintiff OneMain Financial Services, Inc, has filed an Ejectment Action Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Monroe County, Pennsylvania, docketed to No. 001447-CV-2023 wherein Plaintiff seeks to obtain possession of the property located, 187 LEDGEWOOD DR F/K/A RR 2 Box 487 A Kunkletown, PA 18058.

**NOTICE**

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may

be entered against you by the Court without further notice for any money claim in the Complaint of for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

MONROE COUNTY BAR ASSOCIATION -  
LAWYER REFERRAL SERVICE

Find A Lawyer Program  
913 Main Street  
Stroudsburg, PA 18360  
570-424-7288

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

May 26

**PUBLIC NOTICE**  
**IN THE COURT OF COMMON PLEAS**  
**Monroe COUNTY**  
**CIVIL ACTION - LAW**  
**ACTION OF MORTGAGE FORECLOSURE**  
**Term No. 007903-CV-2022**  
**NOTICE OF ACTION IN MORTGAGE**  
**FORECLOSURE**

PNC BANK, NATIONAL ASSOCIATION  
Plaintiff  
vs.

The Unknown Heirs of MARGARET E. KIMSEY  
Deceased & KAREN K. KIMSEY Individually and  
Solely in Her Capacity as Heir of MARGARET E.  
KIMSEY, Deceased  
Mortgagor and Real Owner  
Defendant

TO The Unknown Heirs of MARGARET E.  
KIMSEY Deceased & KAREN K. KIMSEY  
Individually and Solely in Her Capacity as Heir  
of MARGARET E. KIMSEY, Deceased,  
MORTGAGOR AND REAL OWNER, DEFENDANT  
whose last known address is 143 Twin Oak  
Terrace fka 708 Twin Oak Terrace Tannersville,  
PA 18372.

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

You are hereby notified that Plaintiff PNC  
BANK, NATIONAL ASSOCIATION, has filed a  
Mortgage Foreclosure Complaint endorsed

with a notice to defend against you in the Court  
of Common Pleas of Monroe County,  
Pennsylvania, docketed to No. 007903-CV-  
2022 wherein Plaintiff seeks to foreclose on the  
mortgage secured on your property located,  
143 Twin Oak Terrace fka 708 Twin Oak Terrace  
Tannersville, PA 18372 whereupon your  
property will be sold by the Sheriff of Monroe.

**NOTICE**

You have been sued in court. If you wish to  
defend against the claims set forth in the  
following pages, you must take action within  
twenty (20) days after the Complaint and  
notice are served, by entering a written  
appearance personally or by attorney and filing  
in writing with the court your defenses or  
objections to the claims set forth against you.  
You are warned that if you fail to do so the case  
may proceed without you and a judgment may  
be entered against you by the Court without  
further notice for any money claim in the  
Complaint of for any other claim or relief  
requested by the Plaintiff. You may lose money  
or property or other rights important to you.  
YOU SHOULD TAKE THIS PAPER TO YOUR  
LAWYER AT ONCE. IF YOU DO NOT HAVE A  
LAWYER OR CANNOT AFFORD ONE, GO TO OR  
TELEPHONE THE OFFICE SET FORTH BELOW.  
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INFORMATION ABOUT HIRING A LAWYER.

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

MONROE COUNTY BAR ASSOCIATION -  
LAWYER REFERRAL SERVICE

Find A Lawyer Program  
913 Main Street  
Stroudsburg, PA 18360  
570-424-7288

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

May 26

**PUBLIC NOTICE**  
**IN THE COURT OF COMMON PLEAS**  
**OF MONROE COUNTY, PENNSYLVANIA**  
**CIVIL DIVISION**  
**NO. 1235 CV2023**

Michael J. Shavel, Esquire (Attorney ID.:  
#60554)

Jill M. Fein, Esquire (Attorney ID.: #318491)

Kaitlin D. Shire, Esquire (Attorney ID.:  
#324226)

HILL WALLACK LLP

777 Township Line Road, Suite 250

Yardley, PA 19067

Tel. 215-579-7700

Fax 215-579-9248

Attorneys for Plaintiff

**WILMINGTON SAVINGS FUND SOCIETY, FSB,  
AS TRUSTEE OF STANWICH MORTGAGE LOAN  
TRUST F** c/o Carrington Mortgage Services,  
LLC  
Plaintiff,

vs.

**JACK D. PIRONE, JR. and CHRISTINE A.  
PIRONE**  
Defendants

**NOTICE TO DEFEND  
NOTICE**

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET HELP.**

Lawyer Referral Service  
Monroe County Bar Association  
913 Main St  
Stroudsburg, PA 18360  
(570) 424-7288

**AVISO**

Le han demandado a usted en la corte. Si usted quiere defenderse de estas demandas expuestas en las paginas siguientes, usted tiene veinte (20) dias de plazo al partir de la fecha de la demanda y la notificacion. Hace falta a sentar una comparencia escrita o en persona o con un abogado y entregara la corte en forma escrita sus defensas o sus objeciones a las d mandas en contra de su persona. Se a visado que si usted no se defiende, la corte tomara medidas y puede continuar la demanda en contra suya sin previo aviso o notificacion. Ademias, la corte puede decidir a favor del demandante y requiere que usted cumpla con todas las provisiones de esta de manda. Usted puede perder dinero o sus propiedades o otros de rechos importantes para usted.

**LLEVE ESTA DEMANDA A UN ABOGADO IN MEDIATAMENTE SI NO TIENE ABOGADO OO SI NO TIENE EL DINEROSUFICIENTE DE PAGAR TAL SERVICIO, VAYA EN PERSONA O LLAME POR TELEFONO A LA OFICINA CUY DIRECCION SE ENCUENTRA ESCRITA ABAJO PARA AVERICUAR**

**DONDE SE PUEDE CONSEGUIR ASISTENCIA  
LEGAL.**

Lawyer Referral Service  
Monroe County Bar Association  
913 Main St  
Stroudsburg, PA 18360  
(570) 424-7288

May 26

**PUBLIC NOTICE  
IN THE COURT OF COMMON PLEAS  
OF MONROE COUNTY, PENNSYLVANIA  
CIVIL DIVISION  
NO. 2047 CV 2023**

Michael J. Shavel, Esquire (Attorney ID.: #60554)

Jill M. Fein, Esquire (Attorney ID.: #318491)

Kaitlin D. Shire, Esquire (Attorney ID.: #324226)

HILL WALLACK LLP

1000 Floral Vale Blvd, Ste 300

Yardley, PA 19067

Tel. 215-579-7700

Fax 215-579-9248

Attorneys for Plaintiff

**SERVIS ONE, INC. DBA BSI FINANCIAL  
SERVICES**

Plaintiff

vs.

**KELLIE ANN LUTZ**

Defendant

**NOTICE TO DEFEND  
NOTICE**

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET HELP.**

Lawyer Referral Service  
Monroe County Bar Association  
913 Main St  
Stroudsburg, PA 18360  
(570) 424-7288

**AVISO**

Le han demandado a usted en la corte. Si usted quiere defenderse de estas demandas expuestas en las paginas siguientes, usted tiene veinte (20) dias de plazo al partir de la fecha de la demanda y la notificacion. Hace

falta a sentar una comparencia escrita o en persona o con un abogado y entregara la corte en forma escrita sus defensas o sus objeciones a las d mandas en contra de su persona. Se a visado que si usted no se defiende, la corte tomara medidas y puede continuar la demanda en contra suya sin previo aviso o notificacion. Ademias, la corte puede decidir a favor del demandante y requiere que usted cumpla con todas las provisiones de esta de manda. Usted puede perder dinero o sus propiedades o otros de rechos importantes para usted.

LLEVE ESTA DEMANDA A UN ABOGADO IN MEDIATAMENTE SI NO TIENE ABOGADO OO SI NO TIENE EL DINEROSUFICIENTE DE PAGAR TAL SERVICIO, VAYA EN PERSONA O LLAME POR TELEFONO A LA OFICINA CUY DIRECCION SE ENCUENTRA ESCRITA ABAJO PARA AVERICUAR DONDE SE PUEDE CONSEGUIR ASISTENCIA LEGAL.

Lawyer Referral Service  
Monroe County Bar Association  
913 Main St  
Stroudsburg, PA 18360  
(570) 424-7288

May 26

**PUBLIC NOTICE**

**COURT OF COMMON PLEAS OF MONROE COUNTY FORTY-THIRD JUDICIAL DISTRICT COMMONWEALTH OF PENNSYLVANIA ORPHANS' COURT DIVISION NO. 11 O.C.A. 2023 PETITION FOR INVOLUNTARY TERMINATION OF PARENTAL RIGHTS**

IN RE:  
ADOPTION OF JACOB ALAN DENISON,  
A minor

**ORDER**

**AND NOW**, this 27<sup>th</sup> day of March, 2023, a Petition for Involuntary Termination of Parental Rights having been filed in the Orphans' Court Division of the Court of Common Pleas of Monroe County, Pennsylvania, a hearing thereon is set for **June 13, 2023 at 1:30 p.m. in Courtroom No. 7** of the Monroe County Courthouse, Stroudsburg, Pennsylvania for the purpose of determining whether or not statutory grounds exist for the Involuntary Termination of Parental Rights/Adoption as to a *John Doe* – unknown father.

Victoria A. Strunk, Esquire is appointed as legal counsel for the minor child in this matter to be paid by the Monroe County Court Administrator's Office.

Counsel for Petitioners shall advertise the hearing date and time for the Termination of Parental Rights and Adoption Hearing of the minor child, as notice to the unknown father, one (1) time each in the Pocono Record (email: [legals@poconorecord.com](mailto:legals@poconorecord.com)) (phone# 1-800-530-6310) and the Monroe Legal Reporter (email:

[journal@monroebar.org](mailto:journal@monroebar.org)) (phone # 570-424-7288) and file or bring proof of publication to the hearing.

May 26

**PUBLIC NOTICE**

**COURT OF COMMON PLEAS OF MONROE COUNTY FORTY-THIRD JUDICIAL DISTRICT COMMONWEALTH OF PENNSYLVANIA ORPHANS' COURT DIVISION NO. 11 O.C.A. 2023 PETITION FOR ADOPTION**

IN RE:  
ADOPTION OF JACOB ALAN DENISON,  
A minor

**ORDER**

**AND NOW**, this 27<sup>th</sup> day of March, 2023, a hearing for the Petition for Adoption is scheduled for **13<sup>th</sup> day of June, 2023 at 1:30 p.m. in Courtroom No. 7** of the Monroe County Courthouse, Stroudsburg, Pennsylvania.  
May 26

**PUBLIC NOTICE**

**FICTITIOUS NAME REGISTRATION**

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on May 2, 2023, for **Mack's Pro Services** with a principal place of business located at 255 Hawthorn Ln, Kunkletown, PA 18058 in Monroe County. The individual interested in this business is Timothy Varrone, also located at 255 Hawthorn Ln, Kunkletown, PA 18058. This is filed in compliance with 54 Pa.C.S. 311.417  
May 26

**PUBLIC NOTICE**

**FICTITIOUS NAME REGISTRATION**

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on May 4, 2023, for **Experience Reiki** with a principal place of business located at 111 S 8<sup>th</sup> St, Stroudsburg, PA 18360 in Monroe County. The individual interested in this business is Catherine Donna Meeker, also located at 111 S 8<sup>th</sup> St, Stroudsburg, PA 18360. This is filed in compliance with 54 Pa.C.S. 311.417  
May 26

**PUBLIC NOTICE**

**Monroe County Court of Common Pleas Number: 1854 CV 23**

**Notice of Action in Mortgage Foreclosure**

Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust, Plaintiff v. Greta Berdoe, Known Surviving Heir of Natalie Berdoe and Unknown Surviving Heir of Natalie Berdoe, Defendants  
**TO: Unknown Surviving Heir of Natalie Berdoe.** Premises subject to foreclosure: 174 Sand Spring Road, FKA 6 Sand Spring Dr,

Cresco, Pennsylvania 18326. 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 notice to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee. **Monroe County Bar Assoc. Find a Lawyer Program, 913 Main Street, Stroudsburg, Pennsylvania 18360, (570) 424-1340.** McCabe, Weisberg & Conway, LLC, Attorneys for Plaintiff, 1420 Walnut St., Ste. 1501, Phila., PA 19102, 215-790-1010  
May 26

**PUBLIC NOTICE  
CIVIL ACTION LAW  
COURT OF COMMON PLEAS  
MONROE COUNTY  
Number 1429 CIVIL 2022**

Fifth Third Bank N.A.  
v.

Laura Ferguson-Bowman, Administratrix of  
the Estate of Thomas Harmon

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

TO: Laura Ferguson-Bowman, Administratrix  
of the Estate of Thomas Harmon  
Your house (real estate) at **146 Foxfire Drive  
Unit 103, Mount Pocono, PA 18344** is  
scheduled to be sold at Sheriff's Sale on **May  
25, 2023 at 10:00 a.m.** at Monroe County  
Courthouse, Stroudsburg, Pennsylvania to  
enforce the court judgment of \$18,921.53  
obtained by Fifth Third Bank N.A. against the  
above premises.

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

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

1. The sale will be canceled if you pay to Fifth Third Bank N.A. the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, LLC, at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

**YOU SHOULD TAKE THIS PAPER TO YOUR  
LAWYER AT ONCE. IF YOU DO NOT HAVE A  
LAWYER, GO TO OR TELEPHONE THE OFFICE  
SET FORTH BELOW. THIS OFFICE CAN  
PROVIDE YOU WITH INFORMATION ABOUT  
HIRING A LAWYER.  
IF YOU CANNOT AFFORD TO HIRE A LAWYER,  
THIS OFFICE MAY BE ABLE TO PROVIDE YOU  
WITH INFORMATION ABOUT AGENCIES THAT  
MAY OFFER LEGAL SERVICES TO ELIGIBLE  
PERSONS AT A REDUCED FEE OR NO FEE.  
LAWYER REFERRAL SERVICE  
ASSOCIATION OF LICENCIADOS  
Monroe County Bar Assoc. Find a Lawyer  
Program  
913 Main Street**

**P.O. Box 786**  
**Stroudsburg, Pennsylvania 18360**  
**(570) 424-1340**  
**McCABE, WEISBERG & CONWAY, LLC**  
Attorneys for Plaintiff  
Suite 1501  
1420 Walnut St  
Philadelphia, PA 19102  
215-790-1010

May 26

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**PUBLIC NOTICE**  
**IN THE COURT OF COMMON PLEAS OF**  
**MONROE COUNTY**  
**CIVIL ACTION – LAW**

**Civil Action Number: 1839 CV 2023**

STERN & EISENBERG, PC  
1581 MAIN ST., STE 200  
THE SHOPS AT VALLEY SQUARE  
WARRINGTON, PA 18976  
(215) 572-8111  
FACSIMILE: (215) 572-5025  
(COUNSEL FOR PLAINTIFF)

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association  
Plaintiff

v.  
Baldwin A. Shields and Vandy M. Shields  
Defendants

TO: Vandy M. Shields

You have been sued in mortgage foreclosure on premises: 2704 Starlight Terrace, a/k/a Lot 346 Sec L, Starlight Terrace, Tobyhanna, PA 18466 based on defaults since January 1, 2022. You owe \$236,066.56 plus interest.

**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 A 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.**

Lawyer Referral and Information Service  
(Asociacion de Licenciados Servicio de Referencia e Informacion Legal)  
Monroe County Bar Association  
Find a Lawyer Program

913 Main Street  
P.O. Box 786  
Stroudsburg, PA 18360  
Telephone: (570) 424-7288  
Fax: (570) 424-8234  
May 26

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4751 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

OWNERS: **MARIA ALEJANDRO-HANNIBAL  
ROBERT HANNIBAL**

CONTRACT NO.: **1108501784**

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

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 16 of Unit No. RT- 26**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **6/8/1993**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1891**, Page **80** granted and conveyed unto **MARIA ALEJANDRO-HANNIBAL** and **ROBERT HANNIBAL**.

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

PIN NO.: **:16732102687180**

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

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 570 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

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

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

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

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

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

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

Being Parcel No. 09.6D.1.13; PIN

09733402674702

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

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

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

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

Ken Morris  
 Sheriff of Monroe County  
 Pennsylvania  
 Benjamin N. Hoen, Esquire

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

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4751 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

OWNERS: **GUILLERMINA ARIAS**  
 CONTRACT NO.: **1108901026**  
 FILE NO.: **PA-RT-063-148**  
 Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 9 of Unit No. RT- 6**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.  
 BEING THE same premises conveyed by deed recorded **8/18/1998**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2052**, Page **2115** granted and conveyed unto GUILLERMINA ARIAS.  
 PARCEL NO.: **16/88005/U6**  
 PIN NO.: **:16732102579923U6**  
 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **GUILLERMINA ARIAS**  
 TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4743 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

OWNERS: **ELIZABETH ANN BARNES A/K/A ELIZABETH ANN KOOS**, INDIVIDUALLY, AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **ELEANOR WALLACE, DECEASED, WHOSE DATE OF DEATH IS DECEMBER 5, 2013**  
 CONTRACT NO.: **1077605319**  
 FILE NO.: **PA-DV-063-021**  
 An undivided one fifty-second (1/52) co-tenancy interest being designated as **Time Period(s) No(s). 17** in that certain piece or parcel of land, together with the messuage (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. 68D**, in a certain Statement of Mutual Ownership Agreements of Depuy House Planned Residential Area, filed on August 5, 1976, in Deed Book Volume 721, at Page 317, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration Plans of Depuy House Planned Residential Area. Said Declaration Plans for Phase II-A, Units 60-84 were filed on August 6, 1976, in Plot Book Volume 30, at Page 13; for Phase II-B, Units 85-109 and Units 130-132 were filed on August 1, 1977, in Plot Book Volume 33, at Page 67; for Phase II-C, Units 110-129 were filed on October 26, 1977, in Plot

Book Volume 34, at Page 73; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **6/24/1999**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2065**, Page **5274** granted and conveyed unto ELEANOR WALLACE and ELIZABETH ANN BARNES A/K/A ELIZABETH ANN KOOS.

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

PIN NO.: **16732102984938B68D**

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

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7282 CIVIL 2021 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

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

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

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

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

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

PIN #: 03635704632780

TAX CODE #: 03.7B.1.15

SEIZED AND TAKEN IN EXECUTION AS THE PRO PERY OF: **ALISON BEARISH AKA ALISON STOCKMAN** SOLELY IN HER CAPACITY AS HEIR OF MICHAEL STOCKMAN, DECEASED JOSHUA STOCKMAN SOLELY IN HIS CAPACITY AS HEIR OF MICHAEL STOCKMAN, DECEASED THE UNKNOWN HEIRS OF MICHAEL STOCKMAN DECEASED

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Danielle M. DiLeva, Esquire

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5742 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**PARCEL NO. 1:**

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

**PARCEL NO. 2:**

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

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

PIN #: 09731503012563  
 TAX CODE #: 09.18A.2.49  
 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **TWENTON J. BENOIT**  
 TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Ken Morris  
 Sheriff of Monroe County  
 Pennsylvania  
 Danielle M. DiLeva, Esquire

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

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

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

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

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

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

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

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

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

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

Ken Morris  
 Sheriff of Monroe County  
 Pennsylvania  
 Danielle M. DiLeva, Esquire

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7437 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

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

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

**PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY**

WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION  
**LEGAL DESCRIPTION**

All that certain lot, parcel or piece of land situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, being Lot #3620, Section #7 of Pocono Farms East as shown on plan of lots recorded in the Office of the Recorder of Deeds of Monroe County in Plot Book Volume 17, page 123.

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

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

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

PIN #: 03636703115706

TAX CODE #: 03.4B.2.65

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **STEVEN BOGAN** AS ADMINISTRATOR OF THE ESTATE OF MITCHELL BOGAN A/K/A MITCHELL G. BOGAN, DECEASED

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

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Danielle M. DiLeva, Esquire

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4738 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public

sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:  
**Thursday, June 29, 2023  
AT 10:00 A.M.**

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

OWNERS: **ARTHUR BOSLEY**

**TONI BOSLEY**

CONTRACT NO.: **1109402941**

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

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 28 of Unit No. RT-77**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **9/27/2005**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2241**, Page **4397** granted and conveyed unto **ARTHUR BOSLEY** and **TONI BOSLEY**.

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

PIN NO.: **16732102694472**

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

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

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

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

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

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

2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

OWNERS: **MARY BROWN  
BORRIS REID**

CONTRACT NO.: **1061012357**  
FILE NO.: **PA-RT-063-076**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 47 of Unit No. RT 259**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **2/5/2021**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2568**, Page **5427** granted and conveyed unto MARY BROWN and BORRIS REID.

PARCEL NO.: **16/110866**  
PIN NO.: **:16732203407011**

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

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4753 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

OWNERS: **STEVEN E BROWN**  
CONTRACT NO.: **1100107366**

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

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 20 of Unit No. RT-117**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **9/25/2001**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2105**, Page **273** granted and conveyed unto STEVEN E BROWN.

PARCEL NO.: **16/88118/U117**  
PIN NO.: **:16732101399041U117**

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

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 006852 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

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

By accessing the web address:

[www.bid4assets.com/monroecountysheriffsales](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 Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, being Lot 218 and 1/2 of Lot 217, Miles Weaver Subdivision, a/k/a Sterling Estates as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 10, Page 83. The said portion of Lot 217 having been merged with Lot 218 upon the approval of the Coolbaugh Township Board of Supervisors on April 17, 1986. Said approval map having been recorded in Plot Book 24, Page 43.

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

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

TAX CODE: 03.4A.3.33

PIN NO: 03635602954331

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Kara Lee Burke** and Darel Burke TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA.

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Katherine M. Wolf, Esquire

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4761 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

OWNERS: **RILEY BUSSEY**  
CONTRACT NO.: **1098303423**  
FILE NO.: **PA-RVB-063-280**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 35 of Unit No(s). RV 120**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for

Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **2/13/1987**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1538**, Page **887** granted and conveyed unto RILEY BUSSEY.

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

PIN NO.: **:16732101450770C1**

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4739 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

OWNERS: **LEONARD CAPARATTA**, SURVIVING TENANT BY THE ENTIRETY OF ANN CAPARATTA, DECEASED, WHOSE DATE OF DEATH IS APRIL 20, 2000

CONTRACT NO.: **1088300447**

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

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

BEING THE same premises conveyed by deed recorded **3/21/1986**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1482**, Page **862** granted and conveyed unto LEONARD CAPARATTA and ANN CAPARATTA.

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

PIN NO.: **16732102878931B16B**

SEIZED AND TAKEN IN EXECUTION AS THE PRO PERTY OF: **LEONARD CAPARATTA**, SURVIVING TENANT BY THE ENTIRETY OF ANN

CAPARATTA, DECEASED

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 767 CIVIL 2020 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at

a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

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

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

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

PROPERTY ADDRESS: 212 Round Hill Rd  
Stroudsburg, PA 18360

PARCEL ID: 07.7A.1.6 / 07638002775589

Tax ID: 07.7A.1.6 / 07638002775589

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Circle K Logistic Inc.** and Irma Wray TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA.

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
James K. Haney, Esquire

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

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

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

2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

BY CASHIERS CHECK  
**LEGAL DESCRIPTION**

OWNERS: **LENTON ANDERSON CLEMONS**, SURVIVING TENANT BY THE ENTIRETY OF **NORMA E ADAMS CLEMONS**, DECEASED, WHOSE DATE OF DEATH IS JANUARY 13, 2005 CONTRACT NO.: **1098600943**  
FILE NO.: **PA-RVB-063-301**

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

Deed Book Volume **1809**, Page **1188** granted and conveyed unto LENTON ANDERSON CLEMONS and NORMA E ADAMS CLEMONS.

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

PIN NO.: **:16732101467354C1**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **LENTON ANDERSON CLEMONS**, SURVIVING TENANT BY THE ENTIRETY OF NORMA E ADAMS CLEMONS, DECEASED TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2817 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

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

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 17 of Unit No(s). RV67**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as

said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania. BEING THE same premises conveyed by deed recorded **6/22/1993**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1893**, Page **534** granted and conveyed unto KENNETH TERRY A/K/A KENNETH K TERRY and GLORIA TERRY A/K/A GLORIA M TERRY.

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

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

PIN NO.: **:16732101467354C1**

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

RONALD W TERRY, RICHARD TERRY, JOHN TERRY AND GLENN TERRY, KNOWN HEIRS OF KENNETH TERRY A/K/A KENNETH K TERRY, DECEASED AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH KENNETH TERRY A/K/A KENNETH K TERRY, DECEASED  
TO ALL PARTIES IN INTEREST AND CLAIMANTS:  
A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4738 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

OWNERS: **MARVIN CUTLER  
DOROTHY CUTLER**  
CONTRACT NO.: **1109505594**  
FILE NO.: **PA-RT-063-196**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 50 of Unit No. RT-160**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **10/27/1998**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2055**, Page **2477** granted and conveyed unto **MARVIN CUTLER** and **DOROTHY CUTLER**.

PARCEL NO.: **16/110441**

PIN NO.: **:16732102590119U160**

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

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4753 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

OWNERS: **DONALD DANIELS  
DARYA DANIELS**  
CONTRACT NO.: **1100202332**  
FILE NO.: **PA-RT-063-094**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 46 of Unit No. RT - 215**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed

on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **10/5/2017**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2499**, Page **3457** granted and conveyed unto DONALD DANIELS and DARYA DANIELS.

PARCEL NO.: **16/110819**

PIN NO.: **:16732102593910U215**

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

DARYA DANIELS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4751 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, June 29, 2023**

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

PURCHASERS MUST IMMEDIATELY PAY 10%

OF THE PURCHASE PRICE OR

SHERIFF'S COSTS . . . WHICHEVER IS HIGHER

BY CASHIERS CHECK

**LEGAL DESCRIPTION**

OWNERS: **WALTER DILLARD**

**VALERIE C DILLARD**

CONTRACT NO.: **1108905126**

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

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 3 of Unit No. RT-148**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at

Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **8/26/1998**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2052**, Page **5741** granted and conveyed unto WALTER DILLARD and VALERIE C DILLARD.

PARCEL NO.: **16/110426**

PIN NO.: **:1673210149719U148**

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

VALERIE C DILLARD

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1539 CIVIL 2018 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, June 29, 2023**

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

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

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

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

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

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

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

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

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

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

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

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

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Patrick J. Wesner, Esquire

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4755 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

OWNERS: **ELSIE M FERGUSON**  
CONTRACT NO.: **1098400054**  
FILE NO.: **PA-RV-063-226**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 23 of Unit No(s). RV-5**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as

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

BEING THE same premises conveyed by deed recorded **8/25/1993**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1905**, Page **760** granted and conveyed unto ELSIE M FERGUSON.

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

PIN NO.: **:16732102774601**

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

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4758 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, June 29, 2023**

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

PURCHASERS MUST IMMEDIATELY PAY 10%  
OF THE PURCHASE PRICE OR

SHERIFF'S COSTS . . . WHICHEVER IS HIGHER  
BY CASHIERS CHECK

**LEGAL DESCRIPTION**

OWNERS: **EILEEN FERRY**, SURVIVING TENANT  
BY THE ENTIRETY OF WILLIAM J FERRY,  
DECEASED, WHOSE DATE OF DEATH IS  
NOVEMBER 18, 2016

CONTRACT NO.: **1098901853**

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

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

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

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

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

PIN NO.: **:16732100340877**

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

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2817 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, June 29, 2023**

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

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

**LEGAL DESCRIPTION**

OWNERS: **MARK J FUGGER**, INDIVIDUALLY, **RICHARD OLFANO**, KNOWN HEIR OF JOSEPH J OLFANO, DECEASED, WHOSE DATE OF DEATH IS FEBRUARY OF 2020 AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **JOSEPH J OLFANO, DECEASED, WHOSE DATE OF DEATH IS FEBRUARY OF 2020**  
CONTRACT NO.: **1098312028**

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

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

Pennsylvania, known as **Interval No(s). 8 of Unit No(s). R167**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **6/29/1984**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1368**, Page **315** granted and conveyed unto JOSEPH J OLFANO and MARK J FUGGER.

JOSEPH J OLFANO became deceased in February of 2020. JOSEPH J OLFANO and MARK J FUGGER held title as tenants in common. The known heir of JOSEPH J OLFANO is RICHARD OLFANO. Any and all other heirs are unknown.  
PARCEL NO.: **16/2/1/1-11**

PIN NO.: **:16732100340877**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **MARK J FUGGER**, INDIVIDUALLY, **RICHARD OLFANO**, KNOWN HEIR OF JOSEPH J OLFANO, DECEASED, AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH JOSEPH J OLFANO, DECEASED  
TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4738 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**BY CASHIERS CHECK  
LEGAL DESCRIPTION**

OWNERS: **GERMAN GARCIA  
FENEIRA GARCIA**

CONTRACT NO.: **1109806489**

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

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 48 of Unit No. RT-39**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **11/17/2005**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2248**, Page **3117** granted and conveyed unto **GERMAN GARCIA** and **FENEIRA GARCIA**.

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

PIN NO.: **:16732102689600**

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

**FENEIRA GARCIA**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

---

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4755 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**BY CASHIERS CHECK  
LEGAL DESCRIPTION**

OWNERS: **FRANK E GONZALEZ**

**MADLINE GONZALEZ**

CONTRACT NO.: **1099702151**

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

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 8 of Unit No(s). RV- 12**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42,

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

BEING THE same premises conveyed by deed recorded **10/27/2004**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2205**, Page **9248** granted and conveyed unto FRANK E GONZALEZ and MADELINE GONZALEZ.

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

PIN NO.: **16732102773564**

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

MADELINE GONZALEZ

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2723 CIVIL 2005 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

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

By accessing the web address:

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

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

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

BEGINNING at an iron pin on the northerly edge of a certain road fifty (50.00) feet in width known as Sycamore Drive, said pin being at the most Southeasterly corner of Lot 70 and the most Southwesterly corner of Lot 71 and shown on a certain map entitled "Final Plan, Parcel 2 phase 2, The Woodlands, Pine Ridge Equities, Inc. Owner/Developer, 400 Lincoln Ave., Rutherford, NJ 07070, Pocono Township, Monroe County, Pennsylvania", as recorded in the Office of the Recorder of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania in Plot Book Volume 70 Page 223;

- 1) thence leaving said road and along Lot 70, North zero degrees fifty minutes forty seconds East (N 00-50-40 E) crossing over a one hundred (100.00) foot wide right of way for Pennsylvania Power and Light Company, four hundred forty six and ninety hundredths (446.90') feet to an iron pin on line with lands of Monroe County Vocational Technical School;
- 2) thence along the lands of Monroe County VoTech, North sixty five degrees forty three minutes thirty seconds East (N 65-43-30 E) sixty six and ninety six hundredths (66.96) feet to an iron pin, a corner common to Lot 72 and 71;
- 3) thence along Lot 72, South twenty two degrees twenty one minutes seventeen seconds East (S 22-21-17 E) crossing back over said right of way, four hundred eighty four and fifteen hundredths (484.15') feet to an iron pin in concrete on the northerly side of said Sycamore Drive;
- 4) thence along said road, on a curve to the right having a radius of three hundred seventy five and zero hundredths (375.00') feet with an arc length of one hundred fifty one and eighty four hundredths (151.84') feet to an iron pin, a point of tangency;
- 5) thence by the same, North eighty nine degrees nine minutes fifteen seconds West (N 89-09-15 W) one hundred three and sixty two hundredths (103.62') feet to the PLACE OF BEGINNING.

CONTAINING a total of 74705.40 square feet or 1.715 acres, more or less. Bearings are based on a Magnetic Meridian.  
BEING Lot 71 as shown on the aforementioned map

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

SEIZED AND TAKEN IN EXECUTION AS THE PRO  
 PERTY OF: **CLEO B. HALL**

DAVID T. JAEDE R

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

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

Ken Morris  
 Sheriff of Monroe County  
 Pennsylvania  
 Danielle M. DiLeva, Esquire

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

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

By virtue of a Writ of Execution issued out of  
 the Court of Common Pleas of Monroe County,  
 Commonwealth of Pennsylvania to 4603 CIVIL  
 2022 I, Ken Morris, Sheriff of Monroe County,  
 Commonwealth of Pennsylvania will expose  
 the following described real estate to be sold at  
 a public online auction conducted by  
 Bid4Assets, 8757 Georgia Ave., Suite 520, Silver  
 Springs, MD 20910 on:

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

By accessing the web address:  
[www.bid4assets.com/monroecountysheriffsal](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  
 TOBYHANNA, COUNTY OF MONROE AND  
 COMMONWEALTH OF PENNSYLVANIA:

BEING KNOWN AS: 348 MOUNTAIN TOP LAKE  
 ROAD A/K/A 740 MOUNTAIN TOP LAKE ROAD  
 LONG POND, PA 18334

BEING PARCEL NUMBER: 19.3E.1.108  
 MAP NUMBER: 19634403039043

MUNICIPALITY: TOBYHANNA TOWNSHIP  
 IMPROVEMENTS: RESIDENTIAL PROPERTY  
 SEIZED AND TAKEN IN EXECUTION AS THE PRO  
 PERTY OF: **PATRICK HARDY**

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

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

Ken Morris  
 Sheriff of Monroe County  
 Pennsylvania  
 Robert Crawley, Esquire

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

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

By virtue of a Writ of Execution issued out of  
 the Court of Common Pleas of Monroe County,  
 Commonwealth of Pennsylvania to 2817 CIVIL  
 2022 I, Ken Morris, Sheriff of Monroe County,  
 Commonwealth of Pennsylvania will expose  
 the following described real estate to public  
 sale in the Monroe County Courthouse,  
 Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

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

CONTRACT NO.: **1099704090**

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

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

said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania. BEING THE same premises conveyed by deed recorded **11/4/1997**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2041**, Page **7188** granted and conveyed unto GWENDOLYN B HARRELL. PARCEL NO.: **16/2/1/1-9**  
PIN NO.: **16732101467354C1**  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **GWENDOLYN B HARRELL**, DECEASED  
TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1614 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

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

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

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

**LEGAL DESCRIPTION**

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

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

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

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

RECORDER OF DEEDS IN DEED BOOK 2525 AT PAGE 2806, GRANTED AND CONVEYED UNTO SHANNA MARIE HERRING.

PIN #: 13622901054506

TAX CODE #: 13.8B.1.19

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **SHANNA MARIE HERRING**

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

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

Ken Morris  
 Sheriff of Monroe County  
 Pennsylvania  
 Danielle M. DiLeva, Esquire

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4738 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

OWNERS: **RUSSELL C JONES**

**PATRICIA I JONES**

CONTRACT NO.: **1109401752**

FILE NO.: **PA-RT-063-188**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 43 of Unit No. RT-107**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and

described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **7/24/1996**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2027**, Page **5431** granted and conveyed unto **RUSSELL C JONES** and **PATRICIA I JONES**.

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

PIN NO.: **:16732101386919U107**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **RUSSELL C JONES**  
**PATRICIA I JONES**

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 005586-CV-2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

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

By accessing the web address:

[www.bid4assets.com/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 Paradise, County of Monroe, and Commonwealth of Pennsylvania, described as being Lot No. 14, as shown on plan titled Denbigh Hill dated April 14, 1971 and recorded in the Office of the Recorder of Deeds in and for the County of Monroe in Plot Book Volume 14, Page 125.

BEING the same premises that Rebecca J. Gray - Wasniewski by her deed dated May 24, 2006, and recorded in the Office for the Recording of Deeds in and for Monroe County, Pennsylvania on May 25, 2006 in Record Book Volume 2268, Page 7667, granted and conveyed unto T.M. Builders, Inc.

UNDER AND SUBJECT to any and all reservations, restrictions, conditions, covenants, etc., that are contained in the chain of title.

Being the same premises which T.M. Builders, Inc, by Deed dated 08/17/2007 and recorded 08/27/2007 in the Office of the Recorder of Deed in and for the County of Monroe, in Deed Book 2314, Instrument 6822 granted and conveyed unto Margaret A. Larsen and Eric N. Costello, wife and husband.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Margaret A. Larsen**  
Eric N Costello

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

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Jeff Calcagno, Esquire

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4743 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, June 29, 2023**

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

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

**LEGAL DESCRIPTION**

OWNERS: **GLENN LARSON**, EXECUTOR OF THE ESTATE OF JUDITH A RUFFIN, DECEASED,

WHOSE DATE OF DEATH IS MARCH 18, 2021

CONTRACT NO.: **1077901023**

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

An undivided one fifty-second (1/52) co-tenancy interest being designated as **Time Period(s) No(s). 48** in that certain piece or parcel of land, together with the messuage (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. 98**, in a certain Statement of Mutual Ownership Agreements of Depuy House Planned Residential Area, filed on August 5, 1976, in Deed Book Volume 721, at Page 317, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration Plans of Depuy House Planned Residential Area. Said Declaration Plans for Phase II-A, Units 60-84 were filed on August 6, 1976, in Plot Book Volume 30, at Page 13; for Phase II-B, Units 85-109 and Units 130-132 were filed on August 1, 1977, in Plot Book Volume 33, at Page 67; for Phase II-C, Units 110-129 were filed on October 26, 1977, in Plot Book Volume 34, at Page 73; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **2/25/1980**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1010**, Page **314** granted and conveyed unto EDWARD A RUFFIN and JUDITH A RUFFIN.

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

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

PIN NO.: **16732102999500B98**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **GLENN LARSON**, EXECUTOR OF THE ESTATE OF JUDITH A RUFFIN, DECEASED

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

Ken Morris  
Sheriff of Monroe County

Pennsylvania  
Joel D Johnson, Esquire

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6849 CIVIL 2019 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

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

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

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

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

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

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

Known Surviving Heir of Marie Heinze, and Unknown Surviving Heirs of Marie Heinze TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA.

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Natalie Paul, Esquire

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4761 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

OWNERS: **GERALD F LONGOBARDI**

**GLORIA E LONGOBARDI**

CONTRACT NO.: **1098201312**

FILE NO.: **PA-RVB-063-268**

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

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

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

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

PIN NO.: **:16732102561273**

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

GLORIA E LONGOBARDI

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 007434 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by

Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

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

By accessing the web address:

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

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

ALL THAT CERTAIN lot, parcel or piece or ground situate in the Township of Stroud, Monroe County, Pennsylvania being Lot No. 255, Section E, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deed, etc., Stroudsburg, Monroe County, Pennsylvania in Plot Book Vol. 32, Page 129.

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

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

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

Tax Code No. 17.15E.1.255

Map No. 17638202966271

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Robert W. Williams, Esquire

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4743 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

OWNERS: **CURTIS D LYLES**, SURVIVING JOINT TENANT WITH RIGHT OF SURVIVORSHIP OF **DONNA J BLAISDELL**, DECEASED, WHOSE DATE OF DEATH IS NOVEMBER 15, 2014  
CONTRACT NO.: **1077712511**  
FILE NO.: **PA-DV-063-029**

An undivided one fifty-second (1/52) cotenancy interest being designated as **Time Period(s) No(s). 26** in that certain piece or parcel of land, together with the message (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. 105**, in a certain Statement of Mutual Ownership Agreements of Depuy House Planned Residential Area, filed on August 5, 1976, in Deed Book Volume 721, at Page 317, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration Plans of Depuy House Planned Residential Area. Said Declaration Plans for Phase II-A, Units 60-84 were filed on August 6, 1976, in Plot Book Volume 30, at Page 13; for Phase II-B, Units 85-109 and Units 130-132 were filed on August 1, 1977, in Plot Book Volume 33, at Page 67; for Phase II-C, Units 110-129 were filed on October 26, 1977, in Plot Book Volume 34, at Page 73; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

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

PARCEL NO.: **16/3/3/3-1-105**  
PIN NO.: **16733101090696B105**

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

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2226 CIVIL 2021 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

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

By accessing the web address:

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

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

ALL THAT CERTAIN piece, parcel and tract of land situate, lying and being in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, more particularly described as follows, to wit:

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

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

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

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

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

Tax Code No. 03.19C.1.344

Map No. 3630710352415

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **George P. Mantalvanos**

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

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Robert W. Williams, Esquire

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4751 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, June 29, 2023**

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

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

**LEGAL DESCRIPTION**

OWNERS: **LOUIS MARCHESE JR**

CONTRACT NO.: **1108602509**

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

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 4 of Unit No. RT 083**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual

Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **12/5/1996**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2031**, Page **5970** granted and conveyed unto LOUIS MARCHESE JR.

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

PIN NO.: **:16732102694252**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **LOUIS MARCHESE JR**

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5651 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, June 29, 2023**

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

By accessing the web address:

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

es

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

**LEGAL DESCRIPTION**

ALL THE FOLLOWING LOT SITUATE IN THE TOWNSHIP OF COOLBAUGH, COUNTY OF MONROE AND STATE OF PENNSYLVANIA, MARKED AND DESIGNATED AS LOT NO. 5880,

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

Parcel Number: 03.71.1.101  
 PIN:03635704619069

Property Address: 5880 Mohawk Trail, Tobyhanna, PA 18466

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

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

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

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4751 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

OWNERS: **BERNICE MC LAURIN  
 AUGELL MC LAURIN**

CONTRACT NO.: **1108904673**

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

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

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

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

PIN NO.: **:16732101496271U143**

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

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4504 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

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

By accessing the web address:

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

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

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

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

PARCEL NO.: 16.6A.1.40

PIN NUMBER 16731303103253

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

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

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

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

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

made within ten (10) days thereafter unless exceptions are filed within said time.

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4753 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

OWNERS: **MELISSA MCLEAN  
CHRISTOPHER MCLEAN**

CONTRACT NO.: **1061302220**

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

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 47 of Unit No. RT 230**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

**BEING** THE same premises conveyed by deed recorded **10/10/2013**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2428**, Page **6873** granted and conveyed unto **MELISSA MCLEAN** and **CHRISTOPHER MCLEAN**.

PARCEL NO.: **16/110834**

PIN NO.: **:16732102590666U230**

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4755 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

OWNERS: **MICHAEL E MENZER  
ROBIN M MENZER**

CONTRACT NO.: **1099604118**

FILE NO.: **PA-RV-063-230**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 30 of Unit No(s). RV36**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on

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

BEING THE same premises conveyed by deed recorded **12/17/1996**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2031**, Page **9752** granted and conveyed unto **MICHAEL E MENZER** and **ROBIN M MENZER**.

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

PIN NO.: **16732102679266**

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

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2817 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

OWNERS: **MARIO NUNEZ**, INDIVIDUALLY, **FELIPA NUNEZ**, INDIVIDUALLY, **MARIO LUIS NUNEZ**, INDIVIDUALLY, **NIXON NUNEZ**, INDIVIDUALLY, AND ANY UNKNOWN HEIRS,

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

CONTRACT NO.: **1098802150**

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

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 35 of Unit No(s). RV-134**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **6/30/1999**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2065**, Page **8246** granted and conveyed unto MARIO NUNEZ and FELIPA NUNEZ and MARIO LUIS NUNEZ and NIXON NUNEZ and ARMANDO NUNEZ.

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

PIN NO.: **16732100340877**

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

INDIVIDUALLY, AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH ARMANDO NUNEZ, DECEASED TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4753 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, June 29, 2023**

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

PURCHASERS MUST IMMEDIATELY PAY 10%  
OF THE PURCHASE PRICE OR

SHERIFF'S COSTS . . . WHICHEVER IS HIGHER  
BY CASHIERS CHECK

**LEGAL DESCRIPTION**

OWNERS: **CHERYL OTT**

CONTRACT NO.: **1061108544**

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

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 49 of Unit No. RT 070**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **2/5/2021**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe,

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

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

PIN NO.: **:16732102696295**

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

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4743 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:  
**Thursday, June 29, 2023**

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

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

**LEGAL DESCRIPTION**

OWNERS: **DANIELLE PANAS, JEROME GRECO AND SIMONE GRECO**, KNOWN HEIRS OF JANET M GRECO, DECEASED, WHOSE DATE OF DEATH IS MARCH 9, 2021 AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **JANET M GRECO, DECEASED, WHOSE DATE OF DEATH IS MARCH 9, 2021**

CONTRACT NO.: **1079900692**

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

An undivided one fifty-second (1/52) co-tenancy interest being designated as **Time Period(s) No(s). 33** in that certain piece or parcel of land, together with the message (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. 67D**, in a certain Statement of Mutual Ownership Agreements of 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 **6/9/1999**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2064**, Page **8772** granted and conveyed unto DANIEL A GRECO and JANET M GRECO.

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

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

PIN NO.: **16732102995207B67D**

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

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4743 CIVIL

2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, June 29, 2023**

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

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

**LEGAL DESCRIPTION**

OWNERS: **DANIELLE PANAS, JEROME GRECO AND SIMONE GRECO**, KNOWN HEIRS OF JANET M GRECO, DECEASED, WHOSE DATE OF DEATH IS MARCH 9, 2021 AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **JANET M GRECO, DECEASED, WHOSE DATE OF DEATH IS MARCH 9, 2021**

CONTRACT NO.: **1070201595**

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

An undivided one fifty-second (1/52) co-tenancy interest being designated as **Time Period(s) No(s). 12** in that certain piece or parcel of land, together with the message (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. DV 67D**, in a certain Statement of Mutual Ownership Agreements of Depuy House Planned Residential Area, filed on August 5, 1976, in Deed Book Volume 721, at Page 317, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration Plans of Depuy House Planned Residential Area. Said Declaration Plans for Phase II-A, Units 60-84 were filed on August 6, 1976, in Plot Book Volume 30, at Page 13; for Phase II-B, Units 85-109 and Units 130-132 were filed on August 1, 1977, in Plot Book Volume 33, at Page 67; for Phase II-C, Units 110-129 were filed on October 26, 1977, in Plot Book Volume 34, at Page 73; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **12/10/2002**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2139**, Page **540** granted and conveyed unto **DANIEL A GRECO and JANET M GRECO**.

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

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

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

PIN NO.: **16732102995207B67D**

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

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

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

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5504 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, June 29, 2023**

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

By accessing the web address:

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

<sup>es</sup>

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

**LEGAL DESCRIPTION**

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

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

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

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Ken Morris  
 Sheriff of Monroe County  
 Pennsylvania  
 Danielle M. DiLeva, Esquire

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4753 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, June 29, 2023**

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

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

**LEGAL DESCRIPTION**

OWNERS: **VLADIMIR PETRUSHIN**

**GALINA PETRUSHINA**

**ANNA DONIZA**

CONTRACT NO.: **1100110030**

FILE NO.: **PA-RT-063-091**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 44 of Unit No. RT-229**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **3/8/2002**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2117**, Page **557** granted and conveyed unto **VLADIMIR PETRUSHIN** and **GALINA PETRUSHINA** and **ANNA DONIZA**.

PARCEL NO.: **16/110833**

PIN NO.: **16732102590529U229**

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

**GALINA PETRUSHINA**

**ANNA DONIZA**

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2817 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County,

Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, June 29, 2023**

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

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

**LEGAL DESCRIPTION**

OWNERS: **DANA PIETRODANGELO**, EXECUTOR OF THE ESTATE OF DIANE PIETRODANGELO, DECEASED, WHOSE DATE OF DEATH IS MARCH 14, 2020 AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **YOLANDA H PIETRODANGELO A/K/A YOLANDA H APRILE, DECEASED, WHOSE DATE OF DEATH IS AUGUST 16, 2015** CONTRACT NO.: **1098404783** FILE NO.: **PA-RVB-055-110**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 21 of Unit No(s). R165**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page

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

BEING THE same premises conveyed by deed recorded **2/23/1984**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1337**, Page **342** granted and conveyed unto DIANE PIETRODANGELO and YOLANDA H PIETRODANGELO A/K/A YOLANDA H APRILE.

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

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

PIN NO.: **16732100340877**

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

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4758 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public

sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, June 29, 2023**

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

PURCHASERS MUST IMMEDIATELY PAY 10% OF THE PURCHASE PRICE OR

SHERIFF'S COSTS . . . WHICHEVER IS HIGHER BY CASHIERS CHECK

**LEGAL DESCRIPTION**

OWNERS: **NANCY J POCHAN**, INDIVIDUALLY, **GERRI WARNER A/K/A GERALDINE WARNER AND JUDITH BARTEK**, KNOWN HEIRS OF BERNARDINE L GAGNON, DECEASED, WHOSE DATE OF DEATH IS JANUARY 10, 2021 AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **BERNARDINE L GAGNON, DECEASED, WHOSE DATE OF DEATH IS JANUARY 10, 2021**

CONTRACT NO.: **1098306814**

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

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s)**, of **Unit No(s)**, **RV144**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **4/20/1989**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1676**, Page **1528** granted and conveyed unto BERNARDINE L GAGNON and NANCY J POCHAN.

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

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

PIN NO.: **16732100340877**

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

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

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

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4738 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, June 29, 2023**

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

PURCHASERS MUST IMMEDIATELY PAY 10% OF THE PURCHASE PRICE OR

SHERIFF'S COSTS . . . WHICHEVER IS HIGHER BY CASHIERS CHECK

**LEGAL DESCRIPTION**

OWNERS: **ALBERT OUELLETTE JR  
FRANCES OUELLETTE**

CONTRACT NO.: **1109406728**

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

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 33 of Unit No. RT-153**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **4/26/2005**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2223**, Page **2301** granted and conveyed unto **ALBERT OUELLETTE JR** and **FRANCES OUELLETTE**.

PARCEL NO.: **16/110431**

PIN NO.: **:16732101498155U153**

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

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4738 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, June 29, 2023**

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

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

**LEGAL DESCRIPTION**

OWNERS: **CHANDRADAT RAMNARAIN**

**NADIRA RAMNARAIN**

CONTRACT NO.: **1109510149**

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

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 19 of Unit No. RT107**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **10/5/1998**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2054**, Page **3977** granted and conveyed unto **CHANDRADAT RAMNARAIN** and **NADIRA RAMNARAIN**.

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

PIN NO.: **:16732101386919U107**

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

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4751 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, June 29, 2023**

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

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

**LEGAL DESCRIPTION**

OWNERS: **SYHED RAZACK**

**LYNETTE RAZACK**

CONTRACT NO.: **1108904731**

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

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 5 of Unit No. RT 144**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **7/11/1995**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2013**, Page **644** granted and conveyed unto SYHED RAZACK and LYNETTE RAZACK.

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

PIN NO.: **:16732101497127U144**

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

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 006542-CV-2019 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by

Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, June 29, 2023**

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

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

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

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

**ELIZABETH REID**

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

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Stephen Panik, Esquire

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4761 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:  
**Thursday, June 29, 2023**

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

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

OWNERS: **CLYDE A RUCKER**

**JENIFER RUCKER**

CONTRACT NO.: **1098401664**

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

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 25 of Unit No(s). RV99**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **8/3/1992**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1842**, Page **29** granted and conveyed unto **CLYDE A RUCKER** and **JENIFER RUCKER**.

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

PIN NO.: **:16732101450770C1**

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

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

Ken Morris

Sheriff of Monroe County  
Pennsylvania

Joel D Johnson, Esquire

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4761 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:  
**Thursday, June 29, 2023**

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

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

OWNERS: **FERNANDO SARABANDO**  
**MARIA SARABANDO**

CONTRACT NO.: **1098307119**

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

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 26 of Unit No(s). RV145**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of

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

BEING THE same premises conveyed by deed recorded **8/30/1991**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1792**, Page **218** granted and conveyed unto FERNANDO SARABANDO and MARIA SARABANDO.

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

PIN NO.: **16732100340877**

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

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

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

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

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

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

2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

OWNERS: **FERNANDO SARABANDO**  
**MARIA SARABANDO**

CONTRACT NO.: **1099404014**

FILE NO.: **PA-RVB-063-313**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 44 of Unit No(s). 104**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **8/5/1994**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1965**, Page **1530** granted

and conveyed unto FERNANDO SARABANDO and MARIA SARABANDO.

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

PIN NO.: 16732101450770C1

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

MARIA SARABANDO

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3328 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

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

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot of piece of ground situate in the Township of Barrett, County of Monroe, and Commonwealth of Pennsylvania, being Lot No. 31 upon plotting number one, Plan of Lots of Buck Hill Falls Company, recorded in the Office for the Recording of Deeds at Stroudsburg, in and for the County of Monroe, in Plot Book Vol. 1, page 8, etc. being bounded and described as follows:

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

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

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

Tax ID #: 01638803420610

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

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

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Samantha Gable, Esquire

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5951 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by

Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, June 29, 2023**

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

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

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

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

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

PIN #: 03634704935817

TAX CODE #: 03.7F.2.20

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

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

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

Ken Morris  
 Sheriff of Monroe County  
 Pennsylvania  
 Danielle M. DiLeva, Esquire

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4758 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County,

Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, June 29, 2023**

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

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

**LEGAL DESCRIPTION**

**OWNERS: CLARENCE W SHIFFLETT JR, EXECUTOR OF THE ESTATE OF PEARL SHIFFLETT A/K/A PEARL L SHIFFLETT, DECEASED, WHOSE DATE OF DEATH IS JANUARY 20, 2020**

**CONTRACT NO.: 1098404924**

**FILE NO.: PA-RVB-063-292**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 51 of Unit No(s). RV166**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **3/25/1992**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe,

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

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

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

PIN NO.: **16732100340877**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **CLARENCE W SHIFFLETT JR**, EXECUTOR OF THE ESTATE OF PEARL SHIFFLETT A/K/A PEARL L SHIFFLETT, DECEASED

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4758 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, June 29, 2023**

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

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

**LEGAL DESCRIPTION**

OWNERS: **CLARENCE W SHIFFLETT JR**, EXECUTOR OF THE ESTATE OF PEARL SHIFFLETT A/K/A PEARL L SHIFFLETT, DECEASED, WHOSE DATE OF DEATH IS JANUARY 20, 2020

CONTRACT NO.: **1099202871**

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

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 50 of Unit No(s). RV-127**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **8/20/1996**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2028**, Page **3554** granted and conveyed unto CLARENCE SHIFFLETT A/K/A CLARENCE W SHIFFLETT A/K/A CLARENCE W SHIFFLETT SR and PEARL SHIFFLETT A/K/A PEARL L SHIFFLETT.

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

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

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

PIN NO.: **:16732101450770C1**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **CLARENCE W SHIFFLETT JR,** EXECUTOR OF THE ESTATE OF PEARL SHIFFLETT A/K/A PEARL L SHIFFLETT, DECEASED

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4761 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, June 29, 2023**

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

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

**LEGAL DESCRIPTION**

OWNERS: **EMILY SILVERS**

CONTRACT NO.: **1098307465**

FILE NO.: **PA-RVB-063-285**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 6 of Unit No(s). R147**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as

said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania. BEING THE same premises conveyed by deed recorded **3/8/2019**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2525**, Page **3830** granted and conveyed unto EMILY SILVERS.

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

PIN NO.: **:16732100340877**

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

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3794 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

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

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

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

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

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

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

TAX ID #: 08.8A.2.33

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

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

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Michelle Pierro, Esquire

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4758 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

**VOLODYMYR SMERYK**, SUCCESSOR PERSONAL REPRESENTATIVE OF THE ESTATE OF SERGIO P CRUZ A/K/A SERGIO PETER CRUZ, DECEASED, WHOSE DATE OF DEATH IS JUNE 21, 2017

CONTRACT NO.: **1098306921**

FILE NO.: **PA-RVB-046-146**

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

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

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

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

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

PIN NO.: **:16732100340877**

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4755 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, June 29, 2023**

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

PURCHASERS MUST IMMEDIATELY PAY 10%  
OF THE PURCHASE PRICE OR

SHERIFF'S COSTS . . . WHICHEVER IS HIGHER  
BY CASHIERS CHECK

**LEGAL DESCRIPTION**

OWNERS: **GARY J SMITH**

**SUSANNE C SMITH**

CONTRACT NO.: **1097900153**

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

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 24 of Unit No(s). R1**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on

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

BEING THE same premises conveyed by deed recorded **12/21/1984**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1431**, Page **117** granted and conveyed unto GARY J SMITH and SUSANNE C SMITH.

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

PIN NO.: **:16732102774648**

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

SUSANNE C SMITH

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4738 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, June 29, 2023**

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

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

**LEGAL DESCRIPTION**

OWNERS: **MARGUERITE SPENCER**

**VILINTA SPENCER**

CONTRACT NO.: **1109409615**

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

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 22 of Unit No. RT-142**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **4/16/2001**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2094**, Page **4658** granted and conveyed unto MARGUERITE SPENCER and VILINTA SPENCER.

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

PIN NO.: **:16732101496159U142**

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

**VILINTA SPENCER**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4753 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, June 29, 2023**

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

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

**LEGAL DESCRIPTION**

OWNERS: **DARLENE STATELY**

**DANIELLE STATELY**CONTRACT NO.: **1100205566**FILE NO.: **PA-RT-063-099**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 23 of Unit No. RT-238**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **9/23/2005**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2241**, Page **956** granted and conveyed unto DARLENE STATELY and DANIELLE STATELY.

PARCEL NO.: **16/110845**PIN NO.: **:16732203409131**

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

DANIELLE STATELY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

May 26, Jun 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 004336-CV-2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

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

By accessing the web address:

[www.bid4assets.com/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**

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN THE COUNTY OF MONROE, AND STATE OF PENNSYLVANIA AND BEING DESCRIBED IN A DEED DATED 12/26/2000 AND RECORDED 02/01/2001 IN BOOK 2090 PAGE 7056 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS: ALL THAT CERTAIN LOT OR PIECE OF LAND SITUATE IN THE BOROUGH OF STROUDSBURG, COUNTY OF MONROE AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POST ON THE NORTH SIDE OF SCOTT STREET, A CORNER ALSO OF A LOT OF JOHN SHIFFER; THENCE SAID SHIFFER'S LOT NORTH TEN DEGREES FIVE MINUTES WEST FORTY-SIX AND TWO-TENTHS FEET TO A STAKE, A CORNER OF LOT NO. 4 ON THE HERINAFTER MENTIONED PLAN OR DRAFT OF LOTS OF BELL TERRACE; THENCE BY SAID LOT NO. 4, SOUTH SEVENTY-EIGHT DEGREES THIRTY MINUTES WEST SEVENTY-FIVE AND SIX-TENTHS FEET TO THE EAST SIDE OF THE SIDEWALK ALONG THE EAST DRIVEWAY INTO BELL TERRACE; THENCE ALONG THE EAST SIDE OF THE SAID SIDEWALK, SOUTH ELEVEN DEGREES AND THIRTY MINUTES EAST FIFTY FEET TO A STAKE ON THE NORTH SIDE OF SCOTT STREET; THENCE, ALONG THE NORTH SIDE OF SCOTT STREET NORTH SEVENTY-FIVE DEGREES THIRTY MINUTES EAST SEVENTY-FIVE FEET TO THE PLACE OF BEGINNING. Being the same premises which, Dirk J. Casier and Veronica Casier, by Deed dated 12/26/2000 and recorded 02/01/2001, in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2090, Page 7057, granted and conveyed unto Frank Stevens and L. Kathleen Stevens, in fee. Tax ID# 18-3.1.4.21 Pin#18730006396530 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER L. **KATHLEEN STEVENS, DECEASED** KATHLEEN A STEVENS, IN HER CAPACITY AS HEIR OF L. KATHLEEN STEVENS, DECEASED MICHAEL A STEVENS, IN HIS CAPACITY AS HEIR OF L. KATHLEEN STEVENS, DECEASED TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Jeffrey Calcagno, Esquire

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4751 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

OWNERS: **EDWARD W STEVER  
LINDA A STEVER**

CONTRACT NO.: **1108701616**

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

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 2 of Unit No. RT 93**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **5/21/1992**, in the Office of the Recorder of Deeds, etc., at Stroudsburg,

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

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

PIN NO.: **:16732101387715U93**

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

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4738 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

OWNERS: **JOSEPH M STRAILE JR  
DORIS STRAILE**

CONTRACT NO.: **1109911123**

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

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 41 of Unit No. RT-214**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **9/12/2005**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2239**, Page **4214** granted and conveyed unto JOSEPH M STRAILE JR and DORIS STRAILE.

PARCEL NO.: **16/110818**

PIN NO.: **:16732102593931U214**

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

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4755 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

PURCHASERS MUST IMMEDIATELY PAY 10% OF THE PURCHASE PRICE OR

SHERIFF'S COSTS . . . WHICHEVER IS HIGHER BY CASHIERS CHECK

**LEGAL DESCRIPTION**

OWNERS: **JEZMIN A TEJEDA**, SURVIVING JOINT TENANT WITH RIGHT OF SURVIVORSHIP OF JUNIOR CORNIEL, DECEASED, WHOSE DATE OF DEATH IS MAY OF 2020

CONTRACT NO.: **1090501958**

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

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 14 of Unit No(s). 10**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B

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

BEING THE same premises conveyed by deed recorded **10/30/2013**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2429**, Page **6078** granted and conveyed unto JUNIOR CORNIEL and JEZMIN A TEJEDA.

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

PIN NO.: **:16732102773564**

SEIZED AND TAKEN IN EXECUTION AS THE PRO PERTY OF: **JEZMIN A TEJEDA**, SURVIVING JOINT TENANT WITH RIGHT OF SURVIVORSHIP OF JUNIOR CORNIEL, DECEASED

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4761 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

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

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 10 of Unit No(s). R79**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **8/16/1985**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1455**, Page **1370** granted and conveyed unto **WILLIAM A TEWELL**.

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

PIN NO.: **16732101467354C1**

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

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4738 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

OWNERS: **JESUS E TOVAR  
NELLY GALLO**  
CONTRACT NO.: **1109906651**  
FILE NO.: **PA-RT-063-214**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 43 of Unit No. RT-43**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39

and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **3/7/2007**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2298**, Page **5496** granted and conveyed unto JESUS E TOVAR and NELLY GALLO.

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

PIN NO.: **:16732102689677**

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

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4738 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

OWNERS: **BONITA TUNIA**  
 CONTRACT NO.: **1109602698**  
 FILE NO.: **PA-RT-063-200**  
 Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 28 of Unit No. RT-162**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and

described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **10/19/2005**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2244**, Page **5031** granted and conveyed unto BONITA TUNIA.

PARCEL NO.: **16/110451**

PIN NO.: **:16732102590214U162**

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

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2817 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

OWNERS: **ANTHONY P VENTURA AND AYANNA VENTURA**, KNOWN HEIRS OF LINDA LIVECCHI-VENTURA F/K/A LINDA SERRA, DECEASED, WHOSE DATE OF DEATH IS JULY 14, 2020 AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **LINDA LIVECCHI-VENTURA F/K/A LINDA SERRA, DECEASED, WHOSE DATE OF DEATH IS JULY 14, 2020**  
 CONTRACT NO.: **1098802580**  
 FILE NO.: **PA-RVB-055-102**  
 All that certain interest in land situated in Smithfield Township, Monroe County,

Pennsylvania, known as **Interval No(s). 6 of Unit No(s). RV-153**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **9/17/1999**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2069**, Page **2554** granted and conveyed unto LINDA LIVECCHI-VENTURA F/K/A LINDA SERRA.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **ANTHONY P VENTURA** AND **AYANNA VENTURA**, KNOWN HEIRS OF LINDA LIVECCHI-VENTURA F/K/A LINDA SERRA, DECEASED, AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH LINDA LIVECCHI-VENTURA F/K/A LINDA SERRA, DECEASED

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

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4739 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**LEGAL DESCRIPTION**

OWNERS: **JOHN VIANO**, EXECUTOR OF THE ESTATE OF DANTE VIANO, DECEASED, WHOSE DATE OF DEATH IS JANUARY 14, 2021  
CONTRACT NO.: **1088700166**

FILE NO.: **PA-FV-063-066**

An undivided one fifty-second (1/52) co-tenancy interest being designated as **Interval No(s). 29**, in that certain piece or parcel of land, together with the message (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. 14F**, in a certain Statement of Mutual Ownership Agreements of Fairway House Planned Residential Area, filed on March 26, 1975, in Deed Book Volume 618, at Page 137, as amended and/or supplemented (Units 4-6, 9-10, 12-13, 15, 18, 23-38, 41-44, and 47-53) and Statement of Mutual Ownership, filed on May 30, 1980, in Deed Book Volume 1036, at Page 139, as amended and/or supplemented (Units 2-3, 7-8, 11, 14, 16-17, 19, 21, 34, 39, and 45-46). The said Unit is more particularly shown and described on the certain Declaration Plan filed on September 4, 1974, in Plot Book Volume 23, at Page 99; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **1/13/1989**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1662**, Page **606** granted and

conveyed unto DANTE VIANO and MARY VIANO.

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

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

PIN NO.: **16732102889060B14F**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERT OF: **JOHN VIANO**, EXECUTOR OF THE ESTATE OF DANTE VIANO, DECEASED  
 TO ALL PARTIES IN INTEREST AND CLAIMANTS:  
 A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4739 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, June 29, 2023**

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

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

**LEGAL DESCRIPTION**

OWNERS: **JOHN VIANO**, INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF DANTE VIANO, DECEASED, WHOSE DATE OF DEATH IS JANUARY 14, 2021

CONTRACT NO.: **1080500465**

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

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

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

BEING THE same premises conveyed by deed recorded **6/17/2005**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2229**, Page **3037** granted and conveyed unto DANTE VIANO and MARY VIANO and JOHN VIANO.

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

PARCEL NO.: **16/4/1/48-23A**

PIN NO.: **16732102889035B23A**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERT OF: **JOHN VIANO**, INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF DANTE VIANO, DECEASED

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4751 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

OWNERS: **DONA J VUKSON**

**WILLIAM SMITH**

CONTRACT NO.: **1108904970**

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

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

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

PARCEL NO.: **16/110424**

PIN NO.: **:16732101497213U146**

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

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4738 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

OWNERS: **ANDREI VVEDENSKI**

CONTRACT NO.: **1109800359**

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

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 50 of Unit No. RT-93**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **6/6/2001**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2097**, Page **7540** granted and conveyed unto ANNA NESTEROVA LIERS and ANDREI VVEDENSKI.

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

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

PIN NO.: **:16732101387715U93**

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

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4739 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**BY CASHIERS CHECK  
 LEGAL DESCRIPTION**

OWNERS: **PAMELA A WHITE**, SURVIVING TENANT BY THE ENTIRETY OF RONALD D WHITE, DECEASED, WHOSE DATE OF DEATH IS MAY 17, 2017

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

An undivided one fifty-second (1/52) cotenancy interest being designated as **Interval No(s). 11**, in that certain piece or parcel of land, together with the message (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. FV26D**, in a certain Statement of Mutual Ownership Agreements of Fairway House Planned Residential Area, filed on March 26, 1975, in Deed Book Volume 618, at Page 137, as amended and/or supplemented (Units 4-6, 9-10, 12-13, 15, 18, 23-38, 41-44, and 47-53) and Statement of Mutual Ownership, filed on May 30, 1980, in Deed Book Volume 1036, at Page 139, as amended and/or supplemented (Units 2-3, 7-8, 11, 14, 16-17, 19, 21, 34, 39, and 45-46). The said Unit is more particularly shown and described on the certain Declaration Plan filed on September 4, 1974, in Plot Book Volume 23, at Page 99; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **8/28/1989**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1697**, Page **1404** granted and conveyed unto RONALD D WHITE and PAMELA A WHITE.

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

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4753 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

**BY CASHIERS CHECK  
 LEGAL DESCRIPTION**

OWNERS: **JUDY V WRIGHT**  
 CONTRACT NO.: **1100106590**  
 FILE NO.: **PA-RT-063-089**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 27 of Unit No. RT- 062**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed

on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **7/8/2010**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2373**, Page **750** granted and conveyed unto JUDY V WRIGHT.

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

PIN NO.: **:16732102699180**

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

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4743 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:  
**Thursday, June 29, 2023**  
**AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

OWNERS: **SATOSHI YAMAJI A/K/A SAM YAMAJI, RUMI ELLENTHAL F/K/A RUMI YAMAJI AND ALAN YAMAJI**, KNOWN HEIRS OF TAKESHI YAMAJI, DECEASED, WHOSE DATE OF DEATH IS APRIL 24, 2020 AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **TAKESHI YAMAJI, DECEASED, WHOSE DATE OF DEATH IS APRIL 24, 2020**

CONTRACT NO.: **1077707578**  
FILE NO.: **PA-DV-063-024**

An undivided one fifty-second (1/52) co-tenancy interest being designated as **Time Period(s) No(s). 43** in that certain piece or

parcel of land, together with the message (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. 100**, in a certain Statement of Mutual Ownership Agreements of Depuy House Planned Residential Area, filed on August 5, 1976, in Deed Book Volume 721, at Page 317, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration Plans of Depuy House Planned Residential Area. Said Declaration Plans for Phase II-A, Units 60-84 were filed on August 6, 1976, in Plot Book Volume 30, at Page 13; for Phase II-B, Units 85-109 and Units 130-132 were filed on August 1, 1977, in Plot Book Volume 33, at Page 67; for Phase II-C, Units 110-129 were filed on October 26, 1977, in Plot Book Volume 34, at Page 73; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **2/17/1978**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **848**, Page **103** granted and conveyed unto TAKESHI YAMAJI and MISAO YAMAJI.

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

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

PIN NO.: **16732102999594B100**

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

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

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

Ken Morris  
Sheriff of Monroe County

Pennsylvania  
Joel D Johnson, Esquire

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4755 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

PURCHASERS MUST IMMEDIATELY PAY 10%  
OF THE PURCHASE PRICE OR

SHERIFF'S COSTS . . . WHICHEVER IS HIGHER  
BY CASHIERS CHECK

**LEGAL DESCRIPTION**

OWNERS: **ANTONIO YOUNG  
JEANETTE YOUNG**

CONTRACT NO.: **1099600835**

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

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 46 of Unit No(s). R5**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot

Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania. BEING THE same premises conveyed by deed recorded **12/6/2013**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2431**, Page **3833** granted and conveyed unto ANTONIO YOUNG and JEANETTE YOUNG.

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

PIN NO.: **16732102774601**

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

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4743 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

PURCHASERS MUST IMMEDIATELY PAY 10%  
OF THE PURCHASE PRICE OR

SHERIFF'S COSTS . . . WHICHEVER IS HIGHER  
BY CASHIERS CHECK

**LEGAL DESCRIPTION**

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

CONTRACT NO.: **1077600690**

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

An undivided one fifty-second (1/52) co-tenancy interest being designated as **Time Period(s) No(s). 34** in that certain piece or parcel of land, together with the messuage (and veranda, if any), situated in the Township

of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. 63D**, in a certain Statement of Mutual Ownership Agreements of Depuy House Planned Residential Area, filed on August 5, 1976, in Deed Book Volume 721, at Page 317, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration Plans of Depuy House Planned Residential Area. Said Declaration Plans for Phase II-A, Units 60-84 were filed on August 6, 1976, in Plot Book Volume 30, at Page 13; for Phase II-B, Units 85-109 and Units 130-132 were filed on August 1, 1977, in Plot Book Volume 33, at Page 67; for Phase II-C, Units 110-129 were filed on October 26, 1977, in Plot Book Volume 34, at Page 73; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **10/5/1981**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1139**, Page **217** granted and conveyed unto FRANCIS J CAVANAUGH and MARGARET M CAVANAUGH.

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

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

PIN NO.: **16732102994144863D**

SEIZED AND TAKEN IN EXECUTION AS THE PRO PERTY OF: **MARY ELIZABETH ZEMAN**, EXECUTRIX OF THE ESTATE OF MARGARET M CAVANAUGH, DECEASED

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 002013 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

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

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

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

**LEGAL DESCRIPTION**

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

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

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

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

SEIZED AND TAKEN IN EXECUTION AS THE PRO PERTY OF: **Kevin T. Zicker** & Jessica L. Kuehner  
TO ALL PARTIES IN INTEREST AND CLAIMANTS:  
Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Robert W. Williams, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
May 26, Jun 2, 9

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