

**PUBLIC NOTICE  
COURT OF COMMON PLEAS  
CIVIL DIVISION  
MONROE COUNTY  
No. 736-CV-2018  
NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW**

LSF10 MASTER PARTICIPATION TRUST

Plaintiff

vs.

JUANITA TUCKER, JAMES TUCKER

Defendants

**NOTICE**

To **JAMES TUCKER** and **JUANITA TUCKER**

You are hereby notified that on February 1, 2018, Plaintiff, LSF10 MASTER PARTICIPATION TRUST, 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. 736-CV-2018. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 8631 COUNTRY PL & TURTLE DR A/K/A, 820 COUNTRY PLACE DRIVE, TOBYHANNA, PA 18466 whereupon your property would be sold by the Sheriff of MONROE County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

**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.**

Lawyer Referral Service:

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

PR - April 27

**PUBLIC NOTICE  
COURT OF COMMON PLEAS  
OF MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
NO. 1958 Civil 2018**

RICHARD W. BOLL,

Plaintiff,

Vs.

DELIA BARKSDALE; JAMES BARKSDALE; and DAVID BARKSDALE; individually and in their capacities as heirs-at-law to ELSIE GREEN, a/k/a ELSIE BARKSDALE, a/k/a ELSIE GREEN BARKSDALE, deceased; and ALL UNKNOWN HEIRS, SUCCESSORS, ASSIGNS and all PERSONS, FIRMS and/or ASSOCIATIONS claiming right, title or interest from, under or

through ELSIE GREEN, a/k/a ELSIE BARKSDALE, a/k/a ELSIE GREEN BARKSDALE, deceased.

Defendants.

**TO: All UNKNOWN HEIRS, SUCCESSORS, ASSIGNS and all PERSONS, FIRMS or ASSOCIATIONS** claiming right, title or interest from, under or through ELSIE GREEN, a/k/a ELSIE BARKSDALE, a/k/a ELSIE GREEN BARKSDALE, deceased.

The Plaintiff, Richard W. Boll, has commenced a civil action against you. The civil action seeks a judgment by the Court quieting title to certain real property in favor of Plaintiff and divesting you of any legal or equitable interest you may have in that property. The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed against you and a judgment may be entered against you without further notice for relief requested by Plaintiffs. You may lose money or property or other rights important to you. **YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP:**

Lawyer Referral Service

**Monroe County Bar Association**

**Find a Lawyer Program**

**913 Main Street**

**Stroudsburg, PA 18360**

**Telephone (570) 424-7288**

**Fax (570) 424-8234**

**Geoffrey S. Worthington, Esquire**

**DURNEY & WORTHINGTON, LLC**

**Suite 8, Merchants Plaza**

**P.O. Box 536**

**Tannersville, PA 18372**

PR - April 27

**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 James Sadesky, Deceased,**

Late of Township of Middle Smithfield, County of Monroe

Lorraine Ziemba, Executrix

**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 the 7th day of May 2018, 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.

**GEORGE J. WARDEN**

Clerk of Orphans' Court

PR - April 20, April 27

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF **ALBERT A. CHARLTON SR.**, late of Polk 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.

Nancy L. Heckman  
P.O. Box 10  
Kresgeville, PA 18333

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

PR - April 20, April 27, May 4

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Alden M. Fetherman a/k/a Alden Fetherman**, late of Stroud Township, Monroe County, Pennsylvania, deceased.

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

Royce W. Fetherman, Executor  
188 Eagles Rest Lane  
Stroudsburg, PA 18360

NEWMAN, WILLIAMS, MISHKIN,  
CORVELEYN, WOLFE & FARERI, P.C.  
By: Daniel M. Corveleyn, Esq.  
712 Monroe Street  
P.O. Box 511  
Stroudsburg, PA 18360-0511

PR - April 27, May 4, May 11

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF **ALICE T. PRICE**, late of Barrett 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, a particular statement of claim duly verified by an affidavit setting forth an address within the County where notice may be given to claimant.

David Price  
610 Mill Creek Road  
Cresco, PA 18326

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

PR - April 20, April 27, May 4

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **ARTHUR E. CONKLIN**, deceased, late of Stroud Township, Monroe County, Pennsylvania.

Letters Testamentary 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 the Decedent to make payments without delay to: Cynthia Winchell, Executrix or to her attorney:

Richard D. James, Esquire  
221 Skyline Drive, Suite 208/310  
East Stroudsburg, PA 18301  
(570) 421-0860

PR - April 27, May 4, May 11

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **ARVILLA KEIPER**, late of 146 Old Route 940, Pocono Lake, Monroe County, Pennsylvania 18347, deceased

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

Harvey C. Keiper Jr., Executor  
2124 E. Lizard Creek Road  
Lehighton, PA 18235

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

PR - April 20, April 27, May 4

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **CHESTER P. MILLER**, late of 642 Fish Hill Road, East Stroudsburg, Monroe County, Pennsylvania 18301, deceased

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

Chester P. Miller Jr., Executor  
612 Fish Hill Road  
East Stroudsburg, PA 18301

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

PR - April 20, April 27, May 4

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF **DREW S. McDONALD**, late of Hamilton Township, Monroe County, Pennsylvania, deceased.

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

Bonnie McDonald, Administratrix  
88 Narberth Way  
Toms River, NJ 08757

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

PR - April 27, May 4, May 11

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of Francis G. Frailey, late of Swiftwater, Pocono Township, Monroe County, Pennsylvania.

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

Doris Frailey, Administratrix  
5113 Wasscasset Road  
Swiftwater, PA 18370

BRETT J. RIEGEL, ESQ.  
18 North 8th Street  
Stroudsburg, PA 18360

PR - April 27, May 4, May 11

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF GLENN HADINOTO, late of the Township of Tunkhannock, Monroe County, Pennsylvania, deceased.

Letters of Administration C.T.A. in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Forty-Third Judicial District, Commonwealth of Pennsylvania, Orphans' Court Division, a particular statement of claim duly verified by an affidavit setting forth an address within the County where notice may be given to claimant.

Yasmine Salleh Razack,  
Administratrix C.T.A.  
24835 Apple Street, Unit D  
Newhall, CA 91321

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

PR - April 13, April 20, April 27

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of Guadalupe Lagura Dagayday, deceased

Late of East Stroudsburg Borough, Monroe County  
Letters of Administration in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his 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.

Fabian M. Dagayday, Jr.  
Administrator

c/o

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

PR - April 13, April 20, April 27

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of Helen M. Huddleston, deceased, late of Marshalls Creek, Middle Smithfield Township, Monroe County, Pennsylvania

Letters of Administration having been granted to the undersigned, any persons indebted to the estate are requested to make immediate payment, and those having claims or demands against the Estate of the Decedent are asked to present them, in writing, without delay to Estate Administratrix, Martha E. Nowik, 3 Forest Brook Drive, North Plainfield, NJ 07060

PR - April 27, May 4, May 11

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF HILDA J. MANSFIELD, late of Stroud Township, Monroe County, Pennsylvania, deceased.

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

Vicki Weaver, Executrix  
886 Polk Valley Road  
Stroudsburg, PA 18360

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

PR - April 20, April 27, May 4

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of James M. Flowers, deceased  
Late of Paradise Township, Monroe County

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

Vanessa Flowers, Executrix  
c/o

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

PR - April 20, April 27, May 4

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of JOEL ANNIS, late of Paradise 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 to her attorney within four months from the date hereof, and to file with the Clerk of the Court of Common Pleas, Monroe County, Orphans' Court Division,

a particular statement of claim duly verified by affidavit, setting forth an address within the County where notice may be given to claimant.

S. LESLIE ANNIS, Executrix  
2904 203rd Street  
Bayside NY 11360

Gretchen Marsh Weitzmann, Esq.  
WEITZMANN, WEITZMANN & HUFFMAN, LLC  
700 Monroe Street  
Stroudsburg, PA 18360

PR - April 27, May 4, May 11

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **JOHN G. ARNOTT**, late of the Township of Hamilton, 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.

Kathleen E. Stuart, Executrix  
1229 Curtis Street  
Albany, CA 94706  
OR TO:

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

PR - April 20, April 27, May 4

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Joseph A. Basile**, deceased  
Late of Chestnuthill Township, Monroe County

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

Anne T. Basile, Executrix  
c/o

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

PR - April 13, April 20, April 27

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Lurena Verne Falcone**, Deceased  
Letters of Administration on the Estate of Lurena Verne Falcone, a/k/a Rena Falcone, late of the Borough of Stroudsburg, Monroe County, Pennsylvania, who died on February 23, 2018, having been granted to Anthony J. Falcone, all persons indebted to the Estate are requested to make payment, and those having claims to present same without delay, to:

Anthony J. Falcone, Administrator  
c/o

John L. Dewitsky, Jr., Esq.  
41 N. 7th St.  
Stroudsburg, PA 18360  
(570) 424-0300

PR - April 20, April 27, May 4

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF **LYLE S. BORGER**, Deceased December 14, 2017, of East Stroudsburg, Monroe County, PA.

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

Administratrix: Robin Borger.

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

PR - April 13, April 20, April 27

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Philip G. Bedrin**, late of East Stroudsburg, Monroe County, 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 months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address within the County where notice may be given to Claimant.

Julia Hrinak  
164 Oak Summit Road  
Frenchtown, NJ 08825  
or To:

Stacey F. Acri, Esquire  
273 East Northampton Street  
Wilkes-Barre, PA 18702

PR - April 20, April 27, May 4

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF **RICHARD H. SALTER JR.**, late of Eldred Township, Monroe County, Pennsylvania

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

Joanne L. Taylor  
P.O. Box 162  
Saylorsburg, PA 18353

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

PR - April 27, May 4, May 11

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of Robert Hall Sutton a/k/a Robert H. Sutton a/k/a Robert Sutton, late of Price 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 (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.

Lori Zwerver, Executrix  
16 Skyview Drive  
Franklin, NJ 07416

NEWMAN, WILLIAMS, MISHKIN,  
CORVELEYN, WOLFE & FARERI, P.C.  
By: David L. Horvath, Esq.  
712 Monroe Street  
P.O. Box 511  
Stroudsburg, PA 18360-0511

PR - April 27, May 4, May 11

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF ROSEMARY REDING-ONESKY, a/k/a ROSEMARY ONESKY, of Pocono Township, Monroe County, Pennsylvania.

LETTERS TESTAMENTARY in the above-named Estate having been granted to the undersigned, filed at No. 4518-0085, all persons indebted to the estate are directed 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 Courts of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, Monroe County, Pennsylvania, a particular statement of claim duly verified by an Affidavit setting forth an address within the county where notice may be given to Claimant.

Roberta Mellon, Executrix  
877 Scott Street  
Stroudsburg, PA 18360

Robert M. Maskrey Jr., Esquire  
46 North Sixth Street  
Stroudsburg, PA 18360

Attorney for Estate

P - April 13, April 20, April 27

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF Ruth B. Heller, a/k/a Ruth Blakeslee Heller, late of Stroud Township, Monroe County, Pennsylvania, deceased.

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

Dee A. DeAngelo, Executrix

c/o Daniel P. Lyons, Esquire  
11 North Eighth Street  
Stroudsburg, PA 18360

PR - April 27, May 4, May 11

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE of Virginia A. Doll, late of Saylorsburg, Monroe County, Commonwealth of Pennsylvania, deceased.

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

James C. Doll  
c/o Mark A. Primrose, Esquire  
17 North Sixth Street  
Stroudsburg, PA 18360  
or to

Mark A. Primrose, Esquire  
17 North Sixth St.  
Stroudsburg, PA 18360

PR - April 20, April 27, May 4

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF WILLIAM EARL LEE, a/k/a DR. BISHOP WILLIAM E. LEE, late of Stroudsburg, Monroe County, Pennsylvania.

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

VERNA M. LEE, Administrator  
118 Michaels Run Road  
Stroudsburg, Pennsylvania 18360

Joseph P. McDonald Jr., Esq.  
1651 West Main Street

Stroudsburg, Pennsylvania 18360

PR - April 27, May 4, May 11

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of William Roderick Jantzen a/k/a William R. Jantzen, late of Stroud Township, Monroe County, Pennsylvania, deceased.

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

Alfonso A. Torres, Executor  
1534 North 5th Street  
Stroudsburg, PA 18360

NEWMAN, WILLIAMS, MISHKIN,  
CORVELEYN, WOLFE & FARERI, P.C.  
By: David L. Horvath, Esq.  
712 Monroe Street  
P.O. Box 511

Stroudsburg, PA 18360-0511

PR - April 27, May 4, May 11

**PUBLIC NOTICE  
ESTATE NOTICE**

Notice is hereby given that Letters Testamentary have been duly granted by the Register of Wills of Monroe County, Commonwealth of Pennsylvania, upon the Estate of Richard Maloney, late of Tannersville, Pennsylvania, to Lorraine Maloney, 122 Holmes St. Boonton, NJ 07005.

All persons who are indebted to said estate are requested to make payment without delay, and all persons having lawful claims against the same are requested to make said claims known without delay to the undersigned.

Lorraine Maloney  
122 Holmes St.

Boonton, NJ 07005

PR - April 20, April 27, May 4

**PUBLIC NOTICE  
FICTITIOUS NAME**

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on March 1, 2018 for Kurtz Settlement Services, LLC at 965 Route 490, Pocono Lake, PA 18347.

The name and address of the entity interested in the business is National Abstract Company Inc., 709 N. State Street, Clarks Summit, PA 18411.

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

PR - April 27

**PUBLIC NOTICE  
FICTITIOUS NAME**

NOTICE IS HEREBY GIVEN that Steven E. Harper Sr. of Monroe County, Pennsylvania, has filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania as of Feb. 28, 2018, an application for a certificate to do business under the assumed or fictitious name of Beyond The Court, said business to be carried on at 164 Escoll Drive, East Stroudsburg, PA 18301.

PR - April 27

**PUBLIC NOTICE  
INCORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation of a proposed business corporation to be organized under the provisions of the Pennsylvania Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, as amended.

The name of the Corporation is: **AP Management Services, Inc.**

The Articles of Incorporation were filed on September 11, 2017.

MURPHY & MURPHY, P.C.  
JAMES G. MURPHY, ESQUIRE  
106 N. Franklin St., Suite #2  
P.O. Box 97  
Pen Argyl, PA 18072

PR - April 27

**PUBLIC NOTICE  
INCORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation of a proposed business corporation to be organized under the provisions of the Pennsylvania Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, as amended.

The name of the Corporation is: **Takata Trans, Inc.**

The Articles of Incorporation were filed on April 09,

2018.

MURPHY & MURPHY, P.C.  
JAMES G. MURPHY, ESQUIRE  
106 N. Franklin St., Suite #2  
P.O. Box 97  
Pen Argyl, PA 18072

PR - April 27

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS  
OF MONROE COUNTY  
FAMILY COURT DIVISION  
ADOPTION BRANCH  
NO. 19 O.C.A. 2018  
IN RE: ADOPTION OF K.M.G.**

TO: PASCUAL COLON

A Petition for Involuntary Termination of Parental Rights was filed on April 3, 2018. A court date has been set for June 11, 2018 at 3:30 p.m. in the Monroe County Courthouse, Stroudsburg, PA.

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 parental rights or other rights important to you.

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

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

Monroe County Bar Association  
Find a Lawyer Program  
913 Main Street  
Stroudsburg, PA 18360  
570-424-7288

PR - April 27

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
No. 663 - Civil - 2017**

RIDGE TOP VILLAGE  
OWNERS ASSOCIATION  
Plaintiff

vs.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST, FROM, UNDER OR THROUGH

NICHOLS GUMBS,  
EDNA A GUMBS,  
ELEANOR HARRIS,  
MARGARET C HUGHES,  
AUDRY JENKINS,  
LORETTA LEWIS,  
MATTIE C RICE,  
JACK D SMITH JR,  
WILLIAM MICHAEL TASKER,  
MARGARET WILSON,  
GLESTER S HINDS,  
SHERIDAN A PARKS,  
WILNETTA J PARKS,  
CARL SHARROW,  
STELLA SHARROW,  
ANDREW S TSANG,  
DANIEL J MCCARTHY,

KAREN A MCCARTHY,  
 STEPHANIE SMITH,  
 RICHARD L HEIMER,  
 JAMES H GEER,  
 PRINCIE D GEER,  
 THOMAS S ESDELLE,  
 EUTRICE M ESDELLE,  
 JOYCE HETTICH,  
 CHARLES HETTICH,  
 GEORGE GRAY,  
 GLORIA GRAY,  
 EDWARD E. LABOO, DECEASED

Defendants

The Plaintiff, Ridge Top Village Owners Association, has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to Ridge Top Owners Association by virtue of your ownership of property in Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of dues, fees, and assessments. The Court has authorized service of the Complaint upon you by publication.

NOTICE

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

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

HAYES, JOHNSON & CONLEY, PLLC  
 By: JOEL D. JOHNSON  
 Attorney ID No. 322352  
 Attorneys for Plaintiff

RIDGETOP VILLAGE OWNERS ASSOCIATION  
 700 South 21st Street  
 Fort Smith, AR 72901  
 Telephone: 479/242-8814  
 Facsimile: 479/242-2715

PR - April 27

**PUBLIC NOTICE  
 IN THE COURT OF  
 COMMON PLEAS OF  
 MONROE COUNTY  
 FORTY-THIRD  
 JUDICIAL DISTRICT  
 COMMONWEALTH OF  
 PENNSYLVANIA  
 No. 683 - Civil - 2017**

RIDGE TOP VILLAGE  
 OWNERS ASSOCIATION  
 Plaintiff

vs.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST, FROM, UNDER OR THROUGH

CLARA M HUNT,  
 KENNETH MOORE,  
 LISA ODOM,

CALVIN O EDGHILL,  
 SARAH S EBON,  
 ROBERT H NOWICKI,  
 SHEILA S JACOBS,  
 CONRAD A DORN,  
 LOUISE KIRKLAND,  
 MYRA ROMERO,  
 LAVERNE T COOPER,  
 CLYDE L STONEQUIST,  
 EUNICE J CARTER,  
 JAMES CHARLES FOX,  
 ELEANOR HARRIS,  
 ROBERT K MILLS,  
 ELIZABETH M RIZZO,  
 W CLARKE SMITH,  
 DEBORAH L STOLTZ,  
 WILLIAM MICHAEL TASKER,  
 GEORGE E TRAVER,  
 WILLIAM W. DAVIS,  
 DORIS A. DAVIS,  
 ROSALINE DOLAK DE DAN and  
 RUTH GREICO , DECEASED

Defendants

The Plaintiff, Ridge Top Village Owners Association, has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to Ridge Top Owners Association by virtue of your ownership of property in Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of dues, fees, and assessments. The Court has authorized service of the Complaint upon you by publication.

NOTICE

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

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HAYES, JOHNSON & CONLEY, PLLC  
 By: JOEL D. JOHNSON  
 Attorney ID No. 322352  
 Attorneys for Plaintiff

RIDGETOP VILLAGE OWNERS ASSOCIATION  
 700 South 21st Street  
 Fort Smith, AR 72901  
 Telephone: 479/242-8814  
 Facsimile: 479/242-2715

PR - April 27

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
No. 9364 - Civil - 2016**

RIDGE TOP VILLAGE  
OWNERS ASSOCIATION  
Plaintiff  
vs.

REGINALD SCOTT, JR. , et al  
Defendants

AS TO SEPARATE DEFENDANTS:

WINSTON SMITH  
GLENCORA SMITH  
ANTHONY SMITH  
BEVERLY C SMITH  
CARMEN L. TORRES  
RONALD R TORRES  
GERALD P VAVRA  
BOGDON WASAZNIK  
VIOLET WOODS  
LEROY WOODS  
HELEN YEFKO  
SUSAN M RUSHTON  
RUSSIAN RIDERS, INC

The Plaintiff, Ridge Top Village Owners Association, has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to Ridge Top Owners Association by virtue of your ownership of property in Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of dues, fees, and assessments. The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

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

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HAYES, JOHNSON & CONLEY, PLLC  
By: JOEL D. JOHNSON  
Attorney ID No. 322352  
Attorneys for Plaintiff

RIDGETOP VILLAGE OWNERS ASSOCIATION  
700 South 21st Street  
Fort Smith, AR 72901  
Telephone: 479/242-8814  
Facsimile: 479/242-2715

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
No. 9576 - Civil - 2017**

RIDGE TOP VILLAGE  
OWNERS ASSOCIATION  
Plaintiff

vs.  
BG ASUX, LLC , et al  
Defendants

AS TO SEPARATE DEFENDANTS:

ROBERT G ROY  
PAOLO A ROY  
RAFAEL A ROY  
MARIA ISABEL GIL SANTOS  
GEOFFREY M ACOSTA  
THOMAS PALMER JR  
SHERIDA VAZQUEZ  
LESLIE VAZQUEZ  
WILLIE M ROBINSON  
LETTIE M GRIFFIN  
ALBERT A GOULDBOURNE  
BURLUTH F GOLDBOURNE

The Plaintiff, Ridge Top Village Owners Association, has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to Ridge Top Owners Association by virtue of your ownership of property in Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of dues, fees, and assessments. The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

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

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HAYES, JOHNSON & CONLEY, PLLC

By: JOEL D. JOHNSON  
Attorney ID No. 322352  
Attorneys for Plaintiff

RIDGETOP VILLAGE OWNERS ASSOCIATION  
700 South 21st Street  
Fort Smith, AR 72901  
Telephone: 479/242-8814  
Facsimile: 479/242-2715

PR - April 27



**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY  
PENNSYLVANIA**

**DOCKET NO.: 7818 CV 2017  
CIVIL ACTION: LAW**

Daniel C. Kerrick, Esq.  
PA ID No. 95063  
Greenspoon Marder, P.A.  
1201 N. Orange Street, Suite 7225  
Wilmington, DE 19801  
302-268-6239

Attorneys for Plaintiff  
FV-I Inc., In Trust for Morgan Stanley Mortgage Capital Holdings, LLC  
Plaintiff

vs.  
**Elba Iris Castro**  
85 Lake of the Pines  
East Stroudsburg, PA 18302-9313  
Defendant

**COMPLAINT - CIVIL ACTION  
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 of relief requested by the plaintiff. You may lose money or property or other rights important to you.

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Lawyer Referral Service

**Monroe County Bar Association  
Find a Lawyer Program  
913 Main Street  
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 sentir una comparencia escrita o en persona o con un abogado y entregar a la corte en forma escrita sus defensas o sus objeciones a las demandas en contra de su persona. Sea a visado que si usted no se defiende, la corte toma ra medidas y puede continuar la demanda en contra suya sin previo aviso o notificacion. Ademas, la corte puede decidir a favor del demandante y requiere que usted cumpla con todas las provisiones de esta demanda. Usted puede perder dinero o sus propiedades o otros de rechos importantes para usted.

USTED DEBE LLEVAR ESTE DOCUMENTO A SU ABOGADO INMEDIATAMENTE, SI USTED NO TIENE UN ABOGADO, LLAME OVAYA A LA SIGUIENTE OFICINIA. ESTA OFICINA PUEDE PROVEERLE INFORMACION ACERA DE COMO CONSEGUIR UN ABOGADO.

SI USTED NO PUEDE PAGAR POR LOS SERVICIOS

DE UN ABOGADO, ES POSIBLE QUE ESTA OFICINA LE PUEDA PROVEER INFORMACION SOBRE AGENCIAS QUE OFREZCAN SERVICIOS LEGALES SIN CARGO O BAJO COSTO A PERSONAS QUE CALIFICAN.

PR - April 27

**PUBLIC NOTICE  
NAME CHANGE**

NOTICE IS HEREBY GIVEN that on March 28, 2018, the Petition for Change of Name, was filed in the Monroe County Court of Common Pleas, requesting an order to change the name of Daniel Kohl Weiss to Daniel Kohl Engle .

The Court has fixed the day of June 11, 2018, at 3:15 p.m. in Courtroom No. 6, of the Monroe County Courthouse, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner (Erika K. Engle on behalf of minor) should not be granted.

PR - April 27

**PUBLIC NOTICE  
NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
COURT OF COMMON PLEAS  
CIVIL DIVISION  
MONROE COUNTY  
No. 9693 CV 2017**

JPMORGAN CHASE BANK, N.A.

Plaintiff

vs.

ISMAEL RODRIGUEZ

Defendant

**NOTICE**

To ISMAEL RODRIGUEZ

You are hereby notified that on December 28, 2017, Plaintiff, JPMORGAN CHASE BANK, N.A., 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. 9693 CV 2017. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 1,2,3 JONQUIL ROAD, A/K/A 563 EDELWEISS RD, EAST STROUDSBURG, PA 18302-7508 whereupon your property would be sold by the Sheriff of MONROE County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

**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.

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Lawyer Referral Service:

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

Court Judgment of \$79,231.81 obtained by LAKEVIEW LOAN SERVICING, LLC (the mortgagee) against the above premises.

**PHELAN HALLINAN DIAMOND & JONES, LLP**  
 Attorney for Plaintiff

PR - April 27

**PUBLIC NOTICE**  
**NOTICE OF SHERIFF'S SALE**  
**IN THE COURT OF**  
**COMMON PLEAS**  
**OF MONROE COUNTY,**  
**PENNSYLVANIA**  
**NO. 4397-CV-2012**

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE HOLDERS OF THE HSI ASSET SECURITIZATION CORPORATION TRUST 2007-HE1 v.

**BRIAN CRAWFORD and**  
**SCOTT BARTOLACCI**  
 NOTICE TO: **BRIAN CRAWFORD and**  
**SCOTT BARTOLACCI**

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

Being Premises: 80 ANALOMINK STREET, EAST STROUDSBURG, PA 18301  
 Being in EAST STROUDSBURG BOROUGH, County of MONROE, Commonwealth of Pennsylvania,  
 TAX CODE: 05-4/16/10  
 TAX PIN: 05-7301-16-94-1230  
 TAX CODE: 05-4/16/11  
 TAX PIN: 05-7301-16-94-0164  
 Improvements consist of residential property.

Sold as the property of **BRIAN CRAWFORD and SCOTT BARTOLACCI**

Your house (real estate) at 80 ANALOMINK STREET, EAST STROUDSBURG, PA 18301 is scheduled to be sold at the Sheriff's Sale on **6/28/2018** at **10:00 AM** at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115 to enforce the Court Judgment of \$279,768.01 obtained by DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE HOLDERS OF THE HSI ASSET SECURITIZATION CORPORATION TRUST 2007-HE1 (the mortgagee) against the above premises.

**PHELAN HALLINAN DIAMOND & JONES, LLP**  
 Attorney for Plaintiff

PR - April 27

**PUBLIC NOTICE**  
**NOTICE OF SHERIFF'S SALE**  
**IN THE COURT OF**  
**COMMON PLEAS**  
**OF MONROE COUNTY,**  
**PENNSYLVANIA**  
**NO. 5405-CV-2017**

LAKEVIEW LOAN SERVICING, LLC v.

**MARC WINTER**  
 NOTICE TO: **MARC WINTER**

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

Being Premises: 8083 ELIZABETH LANE, TOBYHANNA, PA 18466-3524  
 Being in COOLBAUGH TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania,  
 Tax# 03/8E/1/335  
 Pin# 03-6358-05-27-4740  
 Improvements consist of residential property.

Sold as the property of **MARC WINTER**  
 Your house (real estate) at 8083 ELIZABETH LANE, TOBYHANNA, PA 18466-3524 is scheduled to be sold at the Sheriff's Sale on **6/28/2018** at **10:00 AM** at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115 to enforce the

**PUBLIC NOTICE**  
**NOTICE OF SHERIFF'S SALE**  
**IN THE COURT OF**  
**COMMON PLEAS**  
**OF MONROE COUNTY,**  
**PENNSYLVANIA**  
**NO. 9253 CV 2015**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-KS9 Vs.

**WILLIAM AYALA**  
 NOTICE TO: **WILLIAM AYALA**  
**NOTICE OF SHERIFF'S SALE**  
**OF REAL PROPERTY**

Being Premises: 4235 BIRCHWOOD BOULEVARD, A/K/A 2130 FREEDOM WAY, POCONO SUMMIT, PA 18346

Being in Smunip, County of MONROE, Commonwealth of Pennsylvania, 3/14F/2/273

Improvements consist of residential property.  
 Sold as the property of **WILLIAM AYALA and ALICIA AYALA**

Your house (real estate) at 4235 BIRCHWOOD BOULEVARD, A/K/A 2130 FREEDOM WAY, POCONO SUMMIT, PA 18346 is scheduled to be sold at the Sheriff's Sale on **06/28/2018** at **10:00 AM**, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$159,054.70 obtained by, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-KS9 (the mortgagee), against the above premises.

**PHELAN HALLINAN DIAMOND & JONES, LLP**  
 Attorney for Plaintiff

PR - April 27

**PUBLIC NOTICE**  
**ORGANIZATION NOTICE**

NOTICE IS HEREBY GIVEN that a Certificate of Organization-Domestic Limited Liability Company has been filed and approved with the Department of State, Harrisburg, Pennsylvania, on April 3, 2018 under the Business Corporation Law of 1988, as amended, fo the organization of: **J.END Home Investors Group, LLC** .

**Mark A. Primrose, Esquire**  
 17 North Sixth Street  
 Stroudsburg, PA 18360

PR - April 27

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1605 CIVIL 2017, I, Todd A. Martin, 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 , May 31, 2018**  
**AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
**ALL THAT CERTAIN** interest in land situate in **Smithfield Township** , Monroe County, Pennsylvania, known as **Interval No. 26 of Unit No. RT-28 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.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated October 3, 2005 and recorded on October 19, 2005, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2244 at Page 5213 granted and conveyed unto Josefina Buzeta, Maria Shapiro, Ramesh Buzeta, Ramico Buzeta, Ramilo Buzeta, Ramiro Buzeta, Jr. and Ramcid Buzeta.

Being part of Parcel No. 16/3/2/28-28 and Pin No. 16732102687198

ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 35 of Unit No. RT-209 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.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated October 3, 2005 and recorded on October 19, 2005, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2244 at Page 5208 granted and conveyed unto Josefina Buzeta, Maria Shapiro, Ramesh Buzeta, Ramico Buzeta, Ramilo Buzeta, Ramiro Buzeta, Jr. and Ramcid Buzeta.

Being part of Parcel No. 16/110606 and Pin No. 16732102593759U209

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

**JOSEFINA BUZETA  
MARIA SHAPIRO  
RAMESH BUZETA  
RAMICO BUZETA  
RAMILO BUZETA  
RAMIRO BUZETA, JR  
RAMCID BUZETA**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JEFFREY A DURNEY, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4432 CIVIL 2017, I, Todd A. Martin, 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 , May 31, 2018**

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

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

**TWO UNDIVIDED one fifty-second (1/52) co-tenancy interests being designated as Use Period Nos. 29 and 30 in that certain piece of parcel of land, together with the message (and veranda, if any), situate in the Township of Smithfield, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 32C on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.**

**BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated May 9, 1975 and recorded on June 12, 1975 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 631, at Page 207, granted and conveyed unto John E. Hurley and Ann Hurley. The said John E. Hurley died in November, 1976, sole title thereby vesting in Ann Hurley as surviving tenant by the entireties.**

Being part of Parcel No. 16/4/1/48-32C and Pin No. 16732102888132B32C

**AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 18 in that certain piece of parcel of land, together with the message (and veranda, if any), situate in the Township of Smithfield, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 37C on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.**

**BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated August 25, 1980 and recorded on September 5, 1980 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 1054, at Page 271, granted and conveyed unto Ann M. Hurley.**

Being part of Parcel No. 16/4/1/48-37C and Pin No. 16732102876953B37C

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

**ANN HURLEY A/K/A  
ANN M. HURLEY**

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

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

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**JEFFREY A DURNEY, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - April 27; May 4, 11

less exceptions are filed within said time.

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**JEFFREY A DURNEY, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2241 CIVIL 2017, I, Todd A. Martin, 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 , May 31, 2018  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
**AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 6 in that certain piece or parcel of land, situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-113 on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.**

**BEING THE SAME premises which Security Bank and Trust Company Trustee, by deed dated June 1, 1978 and recorded on July 5, 1978 in Record Book Volume 876 at Page 229 granted and conveyed unto Jean T. Fleming, Sydney W. Fleming, Thomas W. Fleming, Robert B. Fleming, Linda F. Bondy, A.A. Bondy, III and Louis S. Moore.**

Being part of Parcel No. 16/3/3/3-1-113 and Pin No. 16733101092799B113

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

**JEAN T FLEMING  
 SYDNEY W FLEMING  
 THOMAS W FLEMING  
 ROBERT B FLEMING  
 LINDA F BONDY  
 A.A. BONDY, III  
 LOUIS S MOORE**

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

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

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

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2235 CIVIL 2017, I, Todd A. Martin, 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 , May 31, 2018  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
**AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 49 in that certain piece or parcel of land, situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-117 on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.**

**BEING THE SAME premises which United Penn Bank, Successor by Merger to Security Bank and Trust Company, Trustee, by deed dated August 16, 1989 and recorded on October 27, 1989 in Record Book Volume 1708 at Page 145 granted and conveyed unto David C. Britt, John T. Williams and Nathan L. Mew. Being part of Parcel No. 16/3/3/3-1-117 and Pin No. 16733101093834B117**

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

**DAVID C BRITT  
 JOHN T WILLIAMS  
 NATHAN L MEW**

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**JEFFREY A DURNEY, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3648 CIVIL 2017, I, Todd A. Martin, 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, May 31, 2018  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED (1/52) co-tenancy interest being designated as Time period(s) 7 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 130, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.**

**BEING THE SAME premises which United Penn Bank, Successor by Merger to Security Bank and Trust Company, Trustee, by deed dated December 28, 1988 and recorded on March 8, 1989 in Record Book Volume 1670 at Page 633 granted and conveyed unto Wendell M. Hinds and Glenda A. Hinds.**

**Being part of Parcel No. 16/2/1/1-10 and Pin No. 16732101450770**

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

**WENDELL M. HINDS  
GLENDA A. HINDS**

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

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

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

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JEFFREY A DURNEY, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4221 CIVIL 2017, I, Todd A. Martin, 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, May 31, 2018  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 37 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 42, o a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.**

**BEING THE SAME premises which Gunter-Hayes & Associates, LLC, Successor Trustee, by deed dated February 22, 2013 and recorded on March 26, 2013 in Record Book Volume 2417 at Page 5509 granted and conveyed unto Dennis Drobenak and Bonnie Drobenak.**

**Being part of Parcel No. 16/2/1/1-12 and Pin No. 16732102561273**

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

**DENNIS DROBENAK  
BONNIE DROBENAK**

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

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

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

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JEFFREY A DURNEY, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 157 CIVIL 2015, I, Todd A. Martin, 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 , May 31, 2018  
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 29 in that certain piece or parcel of land, situate in the **Township of Smithfield** , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-72F on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Gunter-Hayes & Associates, LLC, Successor Trustee, by deed dated January 28, 2010 and recorded on March 5, 2010 in Record Book Volume 2367 at Page 5903 granted and conveyed unto Elinor M. Sparta and Virginia Arango. Being part of Parcel No. 16/3/3/3-1-72F and Pin No. 16732102995042B72F

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
ELINOR M. SPARTA  
VIRGINIA ARANGO**

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

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

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

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania**

**JEFFREY A DURNEY, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3249 CIVIL 2014, I, Todd A. Martin, 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 , May 31, 2018  
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 51 in that certain piece or parcel of land, situate in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-63D on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Ferdinand D. Melino and Penelope J. Melino, by deed dated April 8, 1996 and recorded on May 9, 1996 in Record Book Volume 2025 at Page 1323 granted and conveyed unto Jamie Ruiz and Joan A. Ruiz. Being part of Parcel No. 16/3/3/3-1-63D and Pin No. 16732102994144B63D

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
JAMIE RUIZ  
JOAN A. RUIZ**

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

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

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

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania**

**JEFFREY A DURNEY, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4429 CIVIL 2017, I, Todd A. Martin, 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 , May 31, 2018  
AT 10:00 A.M.**

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

**AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 11 in that certain piece or parcel of land, situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-106 on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.**

**BEING THE SAME premises which Edward Matheisen and Florence Matheisen, by deed dated December 18, 1981 and recorded on January 4, 1982 in Record Book Volume 1157 at Page 280 granted and conveyed unto Ronald J. Petrosky and Jo Ann Petrosky. Being part of Parcel No. 16/3/3-1-106 and Pin No. 16733101091634B106**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
RONALD J PETROSKY  
JO ANN PETROSKY**

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

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

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

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania**

**JEFFREY A DURNEY, ESQUIRE**

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2224 CIVIL 2017, I, Todd A. Martin, 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 , May 31, 2018  
AT 10:00 A.M.**

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

**AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 6 in that certain piece or parcel of land, situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-114 on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.**

**BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated April 5, 1978 and recorded on May 25, 1978 in Record Book Volume 868 at Page 127 granted and conveyed unto Harold G. Moyle and Jacquelyn O. Moyle. Being part of Parcel No. 16/3/3-1-114 and Pin No. 16733101093702B114**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
HAROLD G. MOYLE  
JACQUELYN O. MOYLE**

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

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

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

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania**

**JEFFREY A DURNEY, ESQUIRE**

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3678 CIVIL 2014, I, Todd A. Martin, 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 , May 31, 2018  
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 18 in that certain piece or parcel of land, situate in the **Township of Smithfield** , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-127 on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which LeVern L. Dudenbostel, by deed dated November 29, 2001 and recorded on December 14, 2001 in Record Book Volume 2110 at page 8205 granted and conveyed unto Dawn M. Monahan-Roach and James A. Roach, Jr. Being part of Parcel No. 16/3/3/3-1-127 and Pin No. 16733101096973B127

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
DAWN M. MONAHAN-ROACH  
JAMES A. ROACH, JR.**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

JEFFREY A DURNEY, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1496 CIVIL 2014, I, Todd A. Martin, 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 , May 31, 2018  
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 25 in that certain piece of parcel of land, together with the mesuage (and veranda, if any), situate in the **Township of Smithfield** , County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 35D on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Fairway House Property Owners Association, by deed dated January 2, 1998 and recorded on February 13, 1998 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2044, at Page 9430, granted and conveyed unto Glen Langan and Barbara Langan.

Being part of Parcel No. 16/4/1/48-35D and Pin No. 16732102887027B35D

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
GLEN LANGAN  
BARBARA LANGAN**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

JEFFREY A DURNEY, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 27; May 4, 11



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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3681 CIVIL 2014, I, Todd A. Martin, 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 , May 31, 2018  
AT 10:00 A.M.**

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

**AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 37 in that certain piece or parcel of land, situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-101 on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.**

**BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated November 3, 1998 and recorded on November 17, 2005 in Record Book Volume 2248 at Page 3156 granted and conveyed unto Vernon Wayne Hansley, Sr.**

**Being part of Parcel No. 16/3/3/3-1-101 and Pin No. 16733101090523B101**

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

**VERNON WAYNE HANSLEY, SR**

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

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

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

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania**

**JEFFREY A DURNEY, ESQUIRE**

**Sheriff's Office**

**Stroudsburg, PA**

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

**PR - April 27; May 4, 11**

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3715 CIVIL 2014, I, Todd A. Martin, 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 , May 31, 2018  
AT 10:00 A.M.**

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

**AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 35 in that certain piece or parcel of land situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-111 on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.**

**BEING THE SAME premises which Nelson M. Kauffman and Nikki D. Kauffman, by deed dated October 4, 1981 and recorded on February 8, 1983 in Record Book Volume 1258 at Page 152 granted and conveyed unto Edward Betlow and Helen Betlow.**

**Being part of Parcel No. 16/3/3/3-1-111 and Pin No. 16733101092762B111**

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

**EDWARD BETLOW**

**HELEN BETLOW, DECEASED**

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

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

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

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania**

**JEFFREY A DURNEY, ESQUIRE**

**Sheriff's Office**

**Stroudsburg, PA**

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

**PR - April 27; May 4, 11**

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2228 CIVIL 2017, I, Todd A. Martin, 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 , May 31, 2018  
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 20 in that certain piece or parcel of land, situate in the **Township of Smithfield** , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-108 on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Security Bank and Trust company, Trustee, by Deed dated July 25, 1986 and recorded on October 18, 1986 in Record Book Volume 1516 at page 147 granted and conveyed unto Edward A. Beasley and Shirley A. Beasley. Being part of Parcel No. 16/3/3/3-1-108 and Pin No. 16733101091686B108

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

**EDWARD A BEASLEY  
SHIRLEY A BEASLEY**

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

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

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

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania**

**JEFFREY A DURNEY, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4571 CIVIL 2017, I, Todd A. Martin, 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 , May 31, 2018  
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use period No. 12 in that certain piece of parcel of land, together with the mesuage (and veranda, if any), situate in the **Township of Smithfield** , County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 3A on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Joan C. Affleck and Avery L. Mortimer, by deed dated August 7, 2014 and recorded on August 19, 2014 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2442, at Page 3102, granted and conveyed unto Sunshine Clearing Services, LLC. Being part of Parcel No. 16/4/1/48-3A and Pin No. 16732102878733B3A

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

**SUNSHINE CLEARING  
SERVICES, LLC**

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

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

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

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania**

**JEFFREY A DURNEY, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4434 CIVIL 2017, I, Todd A. Martin, 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 , May 31, 2018  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 29 in that certain piece or parcel of land, situate in the **Township of Smithfield** , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-111 on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

**BEING THE SAME** premises which Richard L. Platt and Joan P. Platt, by deed dated October 1, 2015 and recorded on October 23, 2014 in Record Book Volume 2445 at Page 1845 granted and conveyed unto Sage Forteen, LLC.

Being part of Parcel No. 16/3/3/3-1-11 and Pin No. 16733101092762B111

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

**SAFE FORTEN, LLC**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JEFFREY A DURNEY, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3341 CIVIL 2017, I, Todd A. Martin, 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 , May 31, 2018  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 46 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the **Township of Smithfield** , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 116, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

**BEING THE SAME** premises which Olivera and Jacqueline Olivera, by deed dated June 1, 2013 and recorded on October 15, 2013 in Record Book Volume 2428 at Page 79034 granted and conveyed unto Dean Milliner.

Being part of Parcel No. 16/2/1/1-10 and Pin No. 16732101450770

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

**DEAN MILLINER**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JEFFREY A DURNEY, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2637 CIVIL 2017, I, Todd A. Martin, 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 , May 31, 2018  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 41 in that certain piece or parcel of land, situate in the **Township of Smithfield** , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-120 on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

**BEING THE SAME** premises which Raymond L. Harzinski and Shelvajejan Harzinski, by deed dated October 6, 2012 and recorded on January 8, 2013 in Record Book Volume 2413 at Page 7479, granted and conveyed unto Rodney A. Mason.

Being part of Parcel No. 16/3/3/3-1-120 and Pin No. 16733101094837B120

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
RODNEY A. MASON**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
**JEFFREY A DURNEY, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10707 CIVIL 2014, I, Todd A. Martin, 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 , May 31, 2018  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time period No. 17 in that certain piece or parcel of land, situate in the **Township of Smithfield** , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-125 on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

**BEING THE SAME** premises which Rubnarine Ramnath and Kaloutie Rupnarine, by deed dated July 16, 2005 and recorded on September 21, 2005 in Record Book Volume 2240 at Page 7897 granted and conveyed unto Shelene D. Kissoon.

Being part of Parcel No. 16/3/3/3-1-125 and Pin No. 16733101095971B125

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
SHELENE D. KISSOON**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
**JEFFREY A DURNEY, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2170 CIVIL 2017, I, Todd A. Martin, 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 , May 31, 2018  
AT 10:00 A.M.**

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

**AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 1 in that certain piece or parcel of land, situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-123 on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.**

**BEING THE SAME premises which Richard A. Wothers and Arlene M. Wothers, his wife, by deed dated July 19, 2013 and recorded on November 14, 2013 in Record Book Volume 2430 at Page 3480 granted and conveyed unto Kristen Kerns.**

**Being part of Parcel No. 16/3/3/3-1-123 and Pin No. 16733101095809B123**

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

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

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

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

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JEFFREY A DURNEY, ESQUIRE**

**Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 27; May 4, 11**

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10780 CIVIL 2014, I, Todd A. Martin, 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 , May 31, 2018  
AT 10:00 A.M.**

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

**AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 12 in that certain piece or parcel of land, situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-66C on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.**

**BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated January 21, 1977 and recorded on November 9, 1983 in Record Book Volume 1309 at Page 233 granted and conveyed unto Betty L. Forman.**

**Being part of Parcel No. 16/3/3/3-1-66C and Pin No. 16732102995203B66C**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
BETTY L. FORMAN**

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

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

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

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JEFFREY A DURNEY, ESQUIRE**

**Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 27; May 4, 11**

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2635 CIVIL 2017, I, Todd A. Martin, 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 , May 31, 2018  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** interest in land situate in **Smithfield Township , Monroe County, Pennsylvania,** known as Interval No. 36 of Unit No. RT-18 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.

**BEING THE SAME** premises which Mellon Bank, N.A. Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated February 21, 1997 and recorded on September 2, 1997, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2039 at Page 5948 granted and conveyed unto Brian F. Boatswain and Dawn W. Boatswain.

Being part of Parcel No. 16/88017/U18 and Pin No. 16732102587083

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

**BRIAN F. BOATSWAIN  
DAWN W. BOATSWAIN**

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

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

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

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JEFFREY A DURNEY, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 350 CIVIL 2017, I, Todd A. Martin, 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 , May 31, 2018  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** interest in land situate in **Smithfield Township , Monroe County, Pennsylvania,** known as Interval No. 13 of Unit No. RT-136 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.

**BEING THE SAME** premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company Trustee, by deed dated May 14, 2005 and recorded on August 3, 2005, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2234 at Page 8503 granted and conveyed unto Charlene O. Bastien and Shawn Bastien.

Being part of Parcel No. 16/88137/U136 and Pin No. 16732101495129U136

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

**CHARLENE O BASTIEN  
SHAWN BASTIEN**

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

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

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

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JEFFREY A DURNEY, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8700 CIVIL 2016, I, Todd A. Martin, 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 , May 31, 2018**

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

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

**ALL THAT CERTAIN** interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 45 of Unit No. RT-121 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.

**BEING THE SAME** premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust company, Trustee, by deed dated June 5, 2000 and recorded on July 14, 2000, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2081 at page 4599 granted and conveyed unto Comelia Y. Banfield and Anthony Simmons.

Being part of Parcel No. 16/88122/U121 and Pin No. 16732101398145U121

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

**COMETIA Y BANFIELD**

**ANTHONY SIMMONS**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

JEFFREY A DURNEY, ESQUIRE

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1488 CIVIL 2014, I, Todd A. Martin, 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 , May 31, 2018**

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

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
**AN UNDIVIDED** one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 14 in that certain piece of parcel of land, together with the mesuage (and veranda, if any), situate in the **Township of Smithfield**, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 7B on a certain "Declaration Plan-Phase of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

**BEING THE SAME** premises which William J. Sells and Clara J. Sells, by deed dated May 15, 1995 and recorded on June 6, 1995 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2008, at page 1198, granted and conveyed unto Donald Walters, Jr.

Being part of Parcel No. 16/4/1/48-7B and Pin No. 16732102879833B7B

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

**DONALD WALTERS, JR**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

JEFFREY A DURNEY, ESQUIRE

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4436 CIVIL 2017, I, Todd A. Martin, 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 , May 31, 2018**

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

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
**AN UNDIVIDED** one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 2 in that certain piece of parcel of land, together with the mesuage (and veranda, if any), situate in the **Township of Smithfield**, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 45B on a certain "Declaration Plan-Phase

1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Bernard Sosnoski and Jean Sosnoski, by deed dated April 2, 2014 and recorded on April 22, 2014 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2436, at Page 8242, granted and conveyed unto Sage Fourteen, LLC.

Being part of Parcel No. 16/4/1/48-45B and Pin No. 16732102886214B45B

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
SAFE FORTEEN, LLC**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JEFFREY A DURNEY, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 167 CIVIL 2015, I, Todd A. Martin, 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 , May 31, 2018  
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 13 in that certain piece or parcel of land, situate in the **Township of Smithfield** , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-78C on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Charles R. Hessner and Veronica M. Hessner, by deed dated March 1, 1980 and recorded on March 17, 1980 in Record Book Volume 1019 at Page 307 granted and conveyed unto Edward Mulroy and Helen Mulroy.  
Being part of Parcel No. 16/3/3/3-1-78C and Pin No. 16732102997452B78C

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

**EDWARD MULROY  
HELEN MULROY**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JEFFREY A DURNEY, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4451 CIVIL 2017, I, Todd A. Martin, 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 , May 31, 2018  
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 44 in that certain piece of parcel of land, together with the message (and veranda, if any), situate in the **Township of Smithfield** , County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 45B on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated April 6, 1983 and recorded on July 19, 1983 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 1276, at Page 83, granted and conveyed unto Josephine F. Klein.

Being part of Parcel No. 16/4/1/48-45B and Pin No. 16732102886214B45B

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

**JOSEPHINE F KLEIN**

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

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



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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JEFFREY A DURNEY, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4435 CIVIL 2017, I, Todd A. Martin, 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 , May 31, 2018  
AT 10:00 A.M.**

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

**AN UNDIVIDED** one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 24 in that certain piece of parcel of land, together with the mesuage (and veranda, if any), situate in the Township of Smithfield, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 30F on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

**BEING THE SAME PREMISES** which Michael Capik, by deed dated July 11, 2013 and recorded on September 18, 2013 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2427, at Page 4219, granted and conveyed unto Chris Givings, LLC.

Being part of Parcel No. 16/4/1/48-30F and Pin No. 16732102888198B30F

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

**CHRIS GIVINGS, LLC**

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

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

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

Todd A. Martin  
Sheriff of Monroe County

Pennsylvania

JEFFREY A DURNEY, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2602 CIVIL 2017, I, Todd A. Martin, 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 , May 31, 2018  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** interest in land situate in Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 1 of Unit No. RT-110 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.

**BEING THE SAME** premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated January 23, 2001 and recorded on June 11, 2001, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2097 at Page 9949 granted and conveyed unto Gregory Bufford and Marsha Bufford. Being part of Parcel No. 16/88111/U110 and Pin No. 16732101397000U110

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

**GREGORY BUFFORD  
MARSHA BUFFORD**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JEFFREY A DURNEY, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1173 CIVIL 2017, I, Todd A. Martin, 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 , May 31, 2018  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 5 of Unit No. RT-100 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.

**BEING THE SAME** premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated February 11, 1997 and recorded on July 22, 1997, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2038 at Page 1947 granted and conveyed unto John J. Boyle and Harriet E. Boyle. Being part of Parcel No. 16/88101/U100 and Pin No. 16732101385847U100

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

**JOHN J. BOYLE  
HARRIET E. BOYLE**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JEFFREY A DURNEY, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2640 CIVIL 2014, I, Todd A. Martin, 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 , May 31, 2018  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
AN UNDIVIDED one fifty-second (1/52) co-tenancy interests being designated as Use Period No. 10 in that certain piece of parcel of land, together with the mesuage (and veranda, if any), situate in the Township of **Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 50F on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

**BEING THE SAME** premises which Edward P. Rudinski and Ruth M. Rudinski, by deed dated November 29, 2010 and recorded on December 8, 2010 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2380, at Page 187, granted and conveyed unto Yvonne Barkas. Being part of Parcel No. 16/4/1/48-50F and Pin No. 16732102886349B50F

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

**YVONNE BARKAS**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JEFFREY A DURNEY, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5568 CIVIL 2017, I, Todd A. Martin, 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 , May 31, 2018  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
**ALL THAT CERTAIN** interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 48 of Unit No. RT-248 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.

BEING THE SAME premises which Gunter-Hayes & Associates, LLC, Successor Trustee, by deed dated October 24, 2013 and recorded on June 17, 2014, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2439 at Page 4446 granted and conveyed unto Gerald Aponte and Doreen Aponte.

Being part of Parcel No. 16/110855 and Pin No. 16732203408225

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

**GERALD APONTE  
DOREEN APONTE**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JEFFREY A DURNEY, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4569 CIVIL 2017, I, Todd A. Martin, 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 , May 31, 2018  
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 37 in that certain piece of parcel of land, together with the mesuage (and veranda, if any), situate in the Township of Smithfield , County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 36F on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Holly L. Paulsen, by deed dated May 5, 2014 and recorded on May 28, 2014 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2438, at page 5031, granted and conveyed unto Anthony Abraham.

Being part of Parcel No. 16/4/1/48-36F and

Pin No. 16732102876986B36F

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

**ANTHONY ABRAHAM**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JEFFREY A DURNEY, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2608 CIVIL 2017, I, Todd A. Martin, 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 , May 31, 2018  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
ALL THAT CERTAIN interest in land situate in **Smithfield Township** , Monroe County, Pennsylvania, known as Interval No. 20 of Unit No. RT-213 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.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated October 25, 2002 and recorded on January 17, 2003, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2142 at page 4847 granted and conveyed unto Robert Burns.

Being part of Parcel No. 16/110817 and Pin No. 16732102593869U213

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

**ROBERT BURNS**

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

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

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
 JEFFREY A DURNEY, ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2651 CIVIL 2016, I, Todd A. Martin, 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 , May 31, 2018  
 AT 10:00 A.M.**

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

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

**BEGINNING** at a spike in the centerline of Township Road No. 556, said point being the northeasterly corner of lands granted and conveyed by Robert L. Williams unto Frank Cesano by deed dated October 25, 1966 and recorded in Deed Book Vol. 342, page 791, said point also being distant 26.3 feet from a 12 inch Red Oak Tree and distant 22.7 feet from a 12 inch Hickory Tree; thence along the center of the aforesaid Township Road North 73 degrees 22 minutes East 33.5 feet to a point; thence leaving said road and by lands of Wayne Stiff South 23 degrees 48 minutes East 244.4 feet to a point; thence by the same North 66 degrees 10 minutes East 6.8 feet to a point; thence by lands of Richard Kymer, South 23 degrees 48 minutes West 215.00 feet to a point; thence by the same along a curve to the left having a radius of 30 feet for an arc length of 47.12 feet to a point; thence by lands of said Richard Kymer, by lands of Karl H. Rother, and by lands of Richard O. Miller, Sr. North 66 degrees 10 minutes East 690.3 feet in line with lands of Gard O'Harra, Jr.; thence by lands of said O'Harra, Jr. South 23 degrees 41 minutes East 521.2 feet to a stone corner; thence by Lot No. 23, Woodland Trails and lands of James R. Lukenda South 65 degrees 11 minutes West 760 feet to a corner; thence by lands now or formerly of William C. Cramer North 23 degrees 48 minutes West 1029.1 feet to the place of **BEGINNING**.

**CONTAINING 9.7 acres, more or less.**

**TOGETHER** with the right of the Grantees, their heirs and assigns, to the use in common with other likewise entitled to ingress, egress and regress, in and over and along the following described right of way;

**BEGINNING** at a point in the centerline of a right of way having a width of forty (40) feet from which the southeasterly corner of lands of Karl H. Rother bears North 23 degrees 48 feet West distant twenty (20) feet; Thence along the centerline of said forty (40) foot right of way, South 66 degrees 10 feet West three hundred eighty (380) feet to a point; Thence along the same North 23 degrees 48 feet West two hundred six-

ty five (265) feet to a point; Thence along a line from which the westerly side of a right of way, having a width of thirty three and two tenths (33.2) feet is parallel to and distant twenty (20) feet in a westerly direction and the easterly side of said right of way, having a width of thirty three and two tenths (33.2) feet is parallel to and distant thirteen and two tenths (13.2) feet in an easterly direction, North 23 degrees 48 feet West, two hundred forty six (246) feet more or less, to a point in the center of Township Road 556.

The above description prepared by RKR Hess Associates, November 15, 1983 from a map entitled 'Map of Lands situate in Middle Smithfield Township, Monroe County, Pennsylvania, belonging to Gard O'Harra, Sr. prepared by Michael A. Policelli as revised June, 1970.

**BEING** part of the same premises which Marlin E. Martz and Florinda L. Martz, his wife, by their deed dated February 28, 1979 and recorded March 12, 1979 in the Office of the Recorder of Deeds of Monroe County, at Stroudsburg, Pennsylvania, in Deed Book Volume 936, Page 63, granted and conveyed unto Gard H. O'Harra, Sr. and Dolores O'Harra, his wife, in fee; and Dolores O'Harra departed this life on September 17, 1983, thereby vesting title to the above described premises in Gard H. O'Harra, Sr. as sole surviving tenant by the entireties.

This is a parent-child conveyance and therefore, exempt from Pennsylvania and Local Realty Transfer Taxes.

Parcel Identification No. 14/6/1/52-6, Map #: 14-7304-04-70-4600

Being the same premises which Gard H. O'Hara, Sr., unmarried widower, dated 4/13/1987 recorded 5/8/1987 in Deed Book 1552, Page 634 conveyed unto Caryl Williams and Robert L. Williams, her husband, in fee.

The said Robert L. Williams departed this life on 7/2/2014.

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

**DEBORAH WINES AS  
 DEVEISEES OF THE ESTATE OF ROBERT L. WILLIAMS,  
 DECEASED  
 DAVID G. WILLIAMS  
 AS DEVEISEES OF THE ESTATE OF ROBERT L. WILLIAMS,  
 DECEASED  
 ROBERT L. WILLIAMS AS  
 DEVEISEES OF THE ESTATE OF ROBERT L. WILLIAMS,  
 DECEASED  
 DANA WHITBY AS EXECUTOR AND DEVEISEE OF THE ESTATE OF ROBERT L. WILLIAMS  
 MATTHEW WILLIAMS AS  
 DEVEISEES OF THE ESTATE OF ROBERT L. WILLIAMS,  
 DECEASED**

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

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

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

Todd A. Martin

Sheriff of Monroe County  
Pennsylvania  
TYLER J WILK, ESQUIRE

Pin #: 05730111772203

Tax Code #: 05-5/2/2/2

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

**JANINE LOUISE GARCIA A/K/A**

**JANINE ATAIDE**

**AS ADMINISTRATRIX OF THE ESTATE OF CANDIDO ATAIDE, DECEASED**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

MATTHEW K FISSEL, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5318 CIVIL 2015, I, Todd A. Martin, 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 , May 31, 2018**

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

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

**ALL THOSE TWO CERTAIN lots or pieces of land situate in the Borough of East Stroudsburg , County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:**

**PARCEL #1: BEGINNING** at a point on the North side of a forty foot wide street called Berwick Heights Road, said point being distant three hundred fifty feet on a bearing of South eighty degrees forty five minutes East from a concrete monument at the corner of Lots Nos. 101 and 102 on the hereinafter mentioned plotting, thence along Lot No. 95 of said plotting North nine degree fifteen minutes East one hundred fifty feet to the Northeast corner of said last mentioned lot, thence South eighty degrees forty five minutes East along land of the Stroud Realty Company one hundred seven and nine-tenths feet to the Northwesterly corner of Lot No. 92 on said plotting thence South twelve degrees fifty one and forty eight one-hundredths minutes West along said Lot No. 92, one hundred fifty feet to a corner on the North side of said Berwick Heights Road, thence along the North side of said road North eighty degrees forty five minutes West one hundred feet to the place of Beginning. Containing 15,525 square feet, more or less. Being Lots Nos. 93 and 94 on plan of lots of Stroud Realty Company, Berwick Development, recorded in the Office for the Recording of, &c., at Stroudsburg, in and for the County of Monroe in Plot Book Vol. 4, Page 93.

**PARCEL #2: BEGINNING** at a point on the northerly side of Berwick Heights Road, a corner of Lots Nos. 92 and 93 as shown on map of lots of Stroud Realty Company, Berwick Development, East Stroudsburg, Pennsylvania, recorded in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book Vol. 4, Page 93; thence by Lot No. 93 North twelve degrees fifty one and forty eight one-hundredths minutes East one hundred fifty feet to a point; thence by lands of Chester Bogart on a curve to the right having a radius of 743.69 feet an arc length of sixty two and sixty three one-hundredths feet; thence by Lot No. 91 South seventeen degrees twenty one and forty eight one-hundredths minutes West one hundred fifty feet to a point; thence along the northerly side of Berwick Height Road on a curve to the left having a radius of 593.69 feet an arc length of fifty feet to the place of BEGINNING. BEING Lot No. 92 as shown on said map of Berwick Development.

**BEING THE SAME PREMISES** which Judite R. Cossu now known as Judite R. Timpson, by deed dated 9/14/2003 and recorded 9/16/2003 in Book 2167 Page 4297 conveyed to Candido Ataide and the said Candido Ataide departed this life on 5/30/2014, vesting title solely in Janine Louise Garcia a/k/a Janine Ataide as Administratrix of the Estate of Candido Ataide.

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 638 CIVIL 2016, I, Todd A. Martin, 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 , May 31, 2018**

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

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
**ALL THAT CERTAIN lot, parcel of land situate in Paradise Township , County of Monroe, Commonwealth of Pennsylvania, bounded and described as follows, to wit:**

**BEGINNING** at a point in the center of State Route No. 314 (33 foot wide Lower Swiftwater Road), said point being a common corner with lands of Edgar T. Wicks and Karlene M. Wicks as is illustrated on a plan prepared by Martin and Robbins - Registered Surveyors titled "Minor Subdivision/Annexation Plan, Subdivision of Lands of John Reginald Keiper and Mary V. Keiper and lands of Michael V. Caprista and Dawn Caprista" plan revision dated 14 August 1998 and is recorded in the Monroe County Register and Recorder's Office in Plot Book Volume 70, Page 161:

- 1) Thence along said lands of Edgar T. Wicks, North 31 degrees 56 minutes 15 seconds East, (at 16.51 feet passing the northwesterly right-of-way line of State Route No. 314 and at 16.63 feet passing an iron pipe), a total distance of 243.43 feet to an iron pin;
- 2) Thence along the remaining lands of John Reginald Keiper and Mary V. Keiper, South 51 degrees 23 minutes 38 seconds East a distance of 245.44 feet to an iron pin;
- 3) Thence, along the same and along the southwesterly side of a 50 foot wide Private lane, South 38 degrees 36 minutes 22 seconds West a distance of

188.95 feet to an iron pin;  
 4) Thence, along the same, on a curve to the right having a radius of 30.00 feet, an arc length of 52.56 feet and a chord bearing and distance of South 88 degrees 47 minutes 54 seconds West, 46.09 feet to an iron pin; 5) Thence, along the same and through State Route No. 314, South 48 degrees 59 minutes 27 seconds West a distance of 16.50 feet to a point in the center of said road.  
 6) Thence, along the centerline of said State Route No. 314; on a curve to the left having a radius of 353.95 feet an arc length of 114.69 feet and a chord bearing and distance of North 50 degrees 17 minutes 32 seconds West, 114.19 feet to a point of tangency;  
 7) Thence, along the same, North 59 degrees 34 minutes 30 seconds West, a distance of 65.28 feet to the place of BEGINNING.

CONTAINING 1.223 acres.  
 BEING commonly known as 314 Lower Swiftwater Road, Swiftwater, PA 18370

BEING Parcel Number 11/6/2/25-2  
 PIN 11637400489309

BEING the same premises John Reginald Keiper a/k/a John R. Keiper and mary V. Keiper, his wife, by Deed dated October 14, 1998, and recorded November 3, 1998, in the Office of the Recorder of Deeds in and for the County of Monroe, Deed Book 2055, Page 6769, granted and conveyed unto David S. Keiper and Susan M. Keiper, in fee.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
 DAVID S KEIPER  
 SUSAN M KEIPER**

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania

KEVIN J CUMMINGS, ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1401 CIVIL 2017, I, Todd A. Martin, 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 , May 31, 2018  
 AT 10:00 A.M.

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

ALL THAT CERTAIN piece or parcel of land situated in the Township of Tobyhanna , County of Monroe and State of Pennsylvania, more particularly bounded

and described as follows, to wit:  
 BEGINNING at a point on the southwesterly sideline of 50.00 foot wide Woodbury Drive and in the dividing line between Lots Nos. 19 and 20 on plot of lots known as "Green Wood Acres", Block 2, as prepared by Edward C. Hess, P.E., dated June 23, 1967 and recorded 23 October 1967 in the Recorder of Deeds Office in and for Monroe County in Plot Book Vol. 11, Page 85;

THENCE from said beginning point and along the dividing line between Lots Nos. 19 and 20, South 51 degrees 39 minutes 50 seconds West, two hundred and thirty-three one-hundredths (200.33) feet to a point common to Lots Nos. 1, 2, 19 and 20;

THENCE from said point along the line between Lots 2 and 19, North 35 degrees 02 minutes West, one hundred (100) feet to a point common to Lots Nos. 2, 3, 18 and 19;

THENCE from said point and along the line between Lots Nos. 18 and 19, North 51 degrees 39 minutes 50 seconds East, two hundred and thirty-three one-hundredths (200.33) feet on the aforesaid southwesterly sideline of Woodbury Drive;

THENCE from said point and along said southwesterly side line of Woodbury Drive, South 35 degrees 02 minutes East, one hundred (100) feet to a point, the place of beginning.

Being Lot No. 19, Section "D", Block 2, Greenwood Acres.

TAX I.D. #: 19/19A/1/105  
 PIN 3: 19539402567729

Being Known As: 107 Woodbury Drive Blakeslee, PA 18610 f/k/a Lot 19 Woodbury Drive, Greenwood Avenue, Tobyhanna, PA 18347 a/k/a Lot 19 Section D, Greenwood Acres, Pocono Lake, PA.

Title to said premises is vested in Robert J. McIntyre, by Deed from Robert J. McIntyre and Dolores McIntyre dated February 5, 2004 and recorded February 11, 2004 in Deed Book 2181, Page 6267. The said Robert J. McIntyre died on September 10, 2011 without a will or appointment of an Administrator.

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

**CHERYL T. MCINTYRE, KNOWN SURVIVING HEIR OF ROBERT J. MCINTYRE  
 FERN BROWN, KNOWN SURVIVING HEIR OF ROBERT J. MCINTYRE  
 KERRY E. MCKOY, KNOWN SURVIVING HEIR OF ROBERT J. MCINTYRE  
 APRIL MCINTYRE, KNOWN SURVIVING HEIR OF ROBERT J. MCINTYRE  
 UNKNOWN SURVIVING HEIRS OF ROBERT J. MCINTYRE**

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

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania

ANDREW MARKOWITZ, ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6400 CIVIL 2017, I, Todd A. Martin, 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, May 31, 2018

AT 10:00 A.M.

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

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

Beginning at a point in the center line of a proposed 33 foot wide public road, said point being the south-westerly corner of land herein described and the southeasterly corner of Lot Number two on map of "Berties Green Acres" dated August 1964; thence leaving said proposed public road and along Lot Number two North 20 degrees 40 minutes West 150.31 feet, (crossing the Jackson Township line) to a point, the northeasterly corner of Lot Number two to a point along line of lands now or formerly of Henry Voige; thence along lands of Henry Voige, North 70 degrees 10 minutes East 150.00 feet (crossing the Hamilton Township line) to a point in a second public road known as Legislative Route 45021 leading from Neola to Snyder'sville; thence in and along said Legislative Route 45021 south 20 degrees 40 minutes East 150.31 feet to a point where Legislative Route 45021 intersects first mentioned 33 foot wide proposed public road; thence in and along centerline of the proposed 33 foot wide public road South 70 degrees 10 minutes West 150.00 feet to the point and place of beginning.

Containing 0.52 Acres.

Being Lot No. 1 as shown on Map of "Berties Green Acres" dated August 1964 and recorded in Plot Book No. 9 page 107.

Excepting and Reserving those portions taken for the 33 foot wide proposed public road and Legislative Route 45021.

Under and subject to the conditions and restrictions as set forth in Deed Book Volume 707, page 119.

BEING known and numbered as 540 Bertie's Road, aka, 1 Bertie's Road, Stroudsburg, PA 18360.

Being the same property conveyed to Christopher L. Horton who acquired title by virtue of a deed from McCarthy Investment Group, LLC, dated April 17, 2006, recorded April 18, 2006, at Instrument Number 200616101, and recorded in Book 2264, Page 3581, Office of the Recorder of Deeds, Monroe County, Pennsylvania.

TAX CODE: 07/14A/1/52

PIN NO: 07626902568769

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

**KATHERINE RUSSAW HORTON, AKA KATHERINE OLIVIA RUSSAW HORTON, ADMINISTRATRIX TO THE ESTATE OF CHRISTOPHER L. HORTON, AKA CHRISTOPHER LINWOOD HORTON**

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

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

MEREDITH WOOTERS, ESQUIRE

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8838 CIVIL 2013, I, Todd A. Martin, 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, May 31, 2018

AT 10:00 A.M.

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

**ALL THAT CERTAIN** parcel or tract of land situate in the Township of Middle Smithfield, County of Monroe and State of Pennsylvania designated as Parcel "C" on a minor subdivision of lands of Josephine A. Squires et al as recorded in the Office for the Recording of Deeds etc. in and for the County of Monroe at Stroudsburg, Penna. in map file 61-115, bounded and described as follows, to wit:

BEGINNING at a point on the edge of and sixteen and one-half feet from the center of Legislative Route 45014, said point being also a corner of Parcel C, thence along the said parcel C, South 15 degrees, 01 minute 55 seconds East 306.33 feet to a point on the edge of a private access drive serving parcels C and D, thence along the edge of the said private access drive, South 89 degrees 12 minutes 08 seconds West 169.87 feet to a point in line of parcel D, thence along the said parcel D, North 21 degrees 52 minutes 17 seconds West 255.05 feet to a point on the edge of and sixteen and one-half feet from the center of the above mentioned L.R. 45041, thence along the edge of and sixteen and one-half feet from the center of the said L.R. 45014, North 68 degrees 07 minutes 43 seconds East 35.63 feet to a point, thence along the same, North 71 degrees 09 minutes 53 seconds East 106.94 feet to a point, thence still along the edge of and sixteen and one-half feet from the center of L.R. 45014, North 74 degrees 58 minutes 05 seconds East 98.85 feet to the point of BEGINNING. CONTAINING 1.159 acres.

SUBJECT to all reservations and covenants as set forth on the above referenced plan and all right-of-ways as they may exist on the subject property.

Parcel No. 09/116721

Pin No. 09734404641975

Being Known As: RD 6 Box 6734 n/k/a 508 Lower Lakeview Drive, East Stroudsburg, Pennsylvania 18301.

Title to said premises is vested in Roy M. Squires, II a/k/a Roy M. Squires, if by deed from Joseph R. Squires and Leisa M. Squires, husband and wife, dated May 4, 1994 and recorded May 4, 1994 in Deed Book 1950, Page 1272

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

**ROY M. SQUIRES, II A/K/A  
ROY M. SQUIRES**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
**ANDREW MARKOWITZ,  
ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1415 CIVIL 2017, I, Todd A. Martin, 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 , May 31, 2018  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
ALL THAT CERTAIN lots or parcels of land situate in the Township of Hamilton, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the westerly side of Woods Way, a common corner of Lot 25 and Lot 26 as shown on a plan titled "Final Site Plan, THE WOODS, Hamilton and Stroud Townships, Monroe County, Pennsylvania" prepared by RKR Hess Associates, last revised May 20, 1991 and recorded June 28, 1993 in Map file 65-113; thence by Lot 26 North 43 degrees 31 minutes 59 seconds West 208.19 feet to a point; thence by Lot 23, North 46 degrees 28 minutes 02 seconds East 95.00 feet to a point; thence by the same North 35 degrees 52 minutes 27 seconds East 106.71 feet to a point; thence by the same North 35 degrees 52 minutes 27 seconds East 106.71 feet to a point; thence by Lot 24, South 88 degrees 10 minutes 18 seconds East 188.41 feet to a point on the Westerly line of Woods Way; thence along said westerly line along a curve to the right having a radius of 325.00 feet for an arc length of 253.20 feet (chord bearing and distance being South 24 degrees 08 minutes 52 seconds West 264.85 feet) to a point of tangency; thence by the same South 46 degrees 28 minutes 01 seconds West 03.92 feet to the place of BEGINNING. CONTAINING 1.313 acres, more or less.

BEING THE SAME PREMISES which David R. Klebe and Helen Klebe by their deed dated July 22, 2002; recorded July 23, 2002 in Monroe County Record book Volume 2127 at page 1389, granted and con-

veyed unto Christine Curich Hentze and Robert Hentze, husband and wife, Grantors herein, in fee.

**UNDER AND SUBJECT to restrictions, reservations, conditions, covenants, easements and notes set forth in the chain of title.**

TAX I.D. #: 07/1/12112  
PIN #: 07638000595754

Being Known As: 108 Woods Way, Stroudsburg, Pennsylvania 18360

Title to said premises is vested in Christopher Grace by deed from Robert Hentze and Christine Curich Hentze, husband and wife, dated August 31, 2010 and recorded September 16, 2010 in Deed Book 2375, Page 9153.

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

**CHRISTOPHER GRACE**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
**LAUREN M MOYER, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1345 CIVIL 2017, I, Todd A. Martin, 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 , May 31, 2018  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Stroud, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at an iron the northerly line of Avenue C, said iron being the most easterly corner of Lot 447 as shown on map entitled, "Section 3 Plan of Lots, Fifth St. Corp.", dated October 18, 1966 and revised January 20, 1967, and recorded in the Monroe County Recorder's Office in Plot Book 11, Page 5; thence along Lot 447, N 20°19'00" W 180.00 feet to an iron in line of lands of the Beagle Club of Monroe County; thence along said lands of the Beagle Club of Monroe County, N 69°41'00" E 100.00 feet to an iron, the most westerly corner of Lot 445 as shown on said map, thence along Lot 445, S 20°19'00" E 180.00 feet to an iron on the northerly line of Avenue C; thence along the northerly line of Avenue C, S 69°41'00" W 100.00 feet to the place of beginning. Being Lot 446 as



shown on said map. Under and subject to the following conditions and restrictions, viz:

Where any building or structure is erected upon the herein conveyed premises, the approval of Fifth St. Corp. of the plans and specifications for such building or structure and location upon the lot shall first be secured; and no trailer, mobile home, tent, shack or any structure of a temporary character shall be placed, erected or used on this lot at any time nor shall any unlicensed automobile be allowed to remain upon the premises at any time.

Also under and subject to all the conditions, restrictions and reservations in the chain of title.

BEING THE SAME PREMISES which Shirley Gutierrez, an unmarried woman, by Deed dated 10/11/2006 and recorded 10/19/2006, in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2284, 7558, Instrument #200644796, granted and conveyed unto Ahmed E. Omer, an unmarried man.

Tax ID #: 17/113289  
PIN #: 17730113220683

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
AHMED E. OMER**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
SAMANTHA GABLE, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 805 CIVIL 2017, I, Todd A. Martin, 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 , May 31, 2018  
AT 10:00 A.M.

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
ALL THAT CERTAIN tract or parcel of land located in **Stroud Township** , Monroe County, Pennsylvania, and known as: Manorhome Site Number 7 located on Cabinsglade Court as shown on the Final Plans Phase 1. Blue Mountain Lake, a Planned Unit Development, approved by the Stroud Township Board of Supervisors on 3-17-1993 and filed of record in the Office of the Recorder of Deeds of Monroe County, Pennsylvania on 5-11-1993 in Plot Book 65 Pages 80,

81 and 82, and as the same may be further defined by 'as built' plans to be filed of record upon completion Manorhome on said Manorhome Site (the 'Premises') together with the conditional rights to use the Common Areas of the Blue Mountain Lake Properties and the Yards and Cluster 1 (Manorhome) Common Areas and Limited Common Areas appurtenant thereto.

CPN: 17\112456  
TITLE TO SAID PREMISES VESTED IN Ella H. Kaiser, by Deed from Monroe Mountainside, LP., a Pennsylvania Limited Partnership by its General Partner Monroe Mountainside, LLC., dated 08/02/2002, recorded 08/05/2002, in Book 2128, Page 2724.

Ella H. Kaiser died on 06/28/2015, leaving a Will dated 02/04/2008. Letters Testamentary were granted to Fred Kaiser Jr. a/k/a Fred Kaiser on 11/13/2015 in Monroe County, No. 4515-0596. Decedent's surviving devisee(s) are Fred Kaiser Jr. a/k/a Fred Kaiser, Sean Jamar Kaiser, Shaniya Jashae Kaiser and Logan Diante Lemar Kaiser.

TAX CODE: 17/112456  
TAX PIN: 17730201488376

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

**FRED JR. KAISER A/K/A FRED KAISER, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF ELLA H. KAISER**  
**SEAN JAMAR KAISER, IN HIS CAPACITY AS TRUSTEE AND DEVISEE OF THE ESTATE OF ELLA H. KAISER**

**SHANIYA JASHAE KAISER, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF ELLA H. KAISER**  
**LOGAN DIANTE LEMAR KAISER, IN HIS CAPACITY AS BENEFICIARY OF THE ESTATE OF ELLA H. KAISER**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JENNIE C TSAI, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8327 CIVIL 2016, I, Todd A. Martin, 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 , May 31, 2018  
AT 10:00 A.M.

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

ER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN piece or parcel of land situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown as Lot 1 on a plan titled "Minor Subdivision of Lands of Russell T. Dotter and Arline G. Dotter, his wife" dated January 31, 2006 (last revised 3/1/06), as prepared by Frank J. Smith Jr., Inc., Professional Land Surveyors of Marshalls Creek, Pa., and recorded in Plot Book 78 Page 62, more fully described as follows, to wit:

BEGINNING at a point at or near the centerline of Kings Pond Road (TR 524), said point being the most southerly common corner of Lot 1 and Lot 2 as shown on the above mentioned plan;

THENCE 1.) In and along said Kings Pond Road, North 31 degrees 27 minutes 11 seconds West 162.18 feet to a point;

THENCE 2.) Crossing said Kings Pond Road and by Smithfield Village - Section II, North 36 degrees 11 minutes 53 seconds East (passing an iron pipe at 15.98 feet and iron pins at 25.00 feet and 27.07') 449.51 feet to an iron pipe;

THENCE 3.) By lands of Village of the Eagle (Future Section 1-B), South 31 degrees 23 minutes 02 seconds East 128.90 feet to an iron pin;

THENCE 4.) By said Lot 2, South 26 degrees 59 minutes 56 seconds West 192.95 feet to an iron pin;

THENCE 5.) By the same, South 36 degrees 11 minutes 53 seconds West (passing an iron pin at 244.52 feet) 271.55 feet to the place of BEGINNING.

CONTAINING 1.485 Acres.

BEING THE SAME PREMISES which Russell T. Dotter and Arline G. Dotter, husband and wife, by Deed dated 4/27/2006 and recorded 4/28/2006, in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2265, Page 8180, granted and conveyed unto Darline Anne Dotter.

Tax ID #: 16/113503

PIN #: 16731303229333

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

SUSAN LONGO, ADMINISTRATRIX OF THE ESTATE OF DARLINE A. DOTTER A/K/A DARLINE ANNE DOTTER, DECEASED

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
SAMANTHA GABLE, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3414 CIVIL 2015, I, Todd A. Martin, 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, May 31, 2018

AT 10:00 A.M.

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

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. 23, as shown on a map entitled Final Plan Map of Lands of Five Springs Estates, recorded in Plot Book Volume 61, page 45, bounded and described as follows, to wit:

BEGINNING at an iron on the easterly side of Meadow View Court, being No. 24, S 81 degrees 59 minutes 06 seconds E (Magnetic Meridian) for 220.12 feet to an iron in line to Lot No. 12, Five Springs Estates, thence along Lots No. 12, 13, and 14, S 37 degrees 30 minutes 38 seconds W for 432.20 feet to an iron, a corner of Lot No. 16, Five Springs Estates, thence along Lot No. 16 and 17, N 34 degrees 50 minutes 13 seconds W for 300.00 feet to an iron, a corner of Lot No. 22, Five Springs Estates, thence along Lot No. 22, N 51 degrees 12 minutes 43 seconds E for 164.34 feet to an iron on the westerly side of a cul-de-sac at the southerly end of Meadow View Court, thence along a said cul-de-sac on a curve to the right having a radius of 50.00 feet an arc length of 116.24 feet to the place of beginning.

Containing 1.836 acres more or less.

Title to said premises vested in Brian Bolan and Lynda Bolan, her husband as tenants by the entireties, and Helen Zirpoli, and between the two entities there exists a joint tenancy with right of survivorship a not as tenants in common, by Deed from Antoinette Horgan, widow, dated 08/23/2002, recorded 08/30/2002, in Book 2130, Page 3472.

Helen Zirpoli was a co-record owner of the mortgaged premises as a joint tenant with the right of survivorship. By virtue of Helen Zirpoli's death on or about 03/30/2008, her ownership interest was automatically vested in the surviving joint tenant(s).

TAX CODE:08/86127

TAX PIN: 08626901284222

Property Address: 23 Meadow View Court a/k/a 116 Saddle Court, Stroudsburg, PA 18360.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

BRIAN BOLAN  
LYNDA BOLAN A/K/A  
LYNDA J. BOLAN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

less exceptions are filed within said time.

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
 ABIGAIL BRUNNER, ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5723 CIVIL 2017, I, Todd A. Martin, 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 , May 31, 2018  
 AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot, parcel or piece of land situate in the **Township of Tobyhanna**, County of Monroe, and Commonwealth of Pennsylvania, designated as Lot No. 117, Section B-1, Locust Lake Village, Tobyhanna Township, Monroe County, Pennsylvania, on August 1967, Leo A. Achterman, Jr., P.E., East Stroudsburg, PA, bounded and described as follows to wit:

**BEGINNING** at a point in the northerly line of Martha's Lane, and at the southwesterly corner of Lot No. 118, thence westwardly along the northerly line of Martha's Lane by a curve to the left having a radius of 770 feet for an arc distance of 168.95 feet to a point; thence westwardly and northwardly by a curve to the right having a radius of 40 feet for an arc distance of 59.87 feet to a point in the easterly line of Martha's Court; thence North 15 degrees 34 minutes West along the easterly line of Martha's Court for a distance of 69.41 feet to a point; thence North 74 degrees 26 minutes East along the southerly line of Lot No. 116 for a distance of 245.14 feet to a point; thence South 15 degrees 10 minutes West along the westerly line of Lot No. 118 for a distance of 146.36 feet to a point, the place of **BEGINNING**.

**UNDER AND SUBJECT** to and **TOGETHER** with the rights and privileges, conditions, covenants and restrictions as set forth in Deed Book Volume 353, Page 1131, and in Plot Book 11, Page 87.

**SUBJECT** to a right of way granted to Pennsylvania Power and Light Company recorded in Deed Book Volume 356, Page 583.

**TITLE TO SAID PREMISES VESTED** in Sharon Lee Vika, single woman, and Roxanne Moyer, single woman, as Joint Tenants with Right of Survivorship, by Deed from Sharon Lee Vika, single woman, dated 08/13/2001, recorded 08/29/2001, in Book 2103, Page 4572.

**TAX CODE:** 19/12B/1/6

**TAX PIN:** 19630502687706

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

**SHARON LEE VIKA  
 ROXANNE MOYER**

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

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

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
 PETER WAPNER, ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7011 CIVIL 2017, I, Todd A. Martin, 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 , May 31, 2018  
 AT 10:00 A.M.**

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

**ALL THAT CERTAIN** tract, piece or parcel of land situate in the **Township of Pocono**, County of Monroe and Commonwealth of Pennsylvania, being shown and designated as Lot No. 33 on a certain map entitled "Final Plan; Deer Mountain Lake; Pocono Township, Monroe County, Pennsylvania, Scale: 1" - 100'; September 1973" as prepared by Lawrence R. Bailey, Registered Surveyor, Stroudsburg, Pennsylvania, said map being recorded in Monroe County Plat Book Volume 20, page 99.

**BEING** the same premises which Robert L. Sheridan and Helen Sheridan, husband and wife, by their Deed dated December 1, 2006, 2006 and Recorded in the Office of Recorder of Deeds in and for Monroe County, Stroudsburg, Pennsylvania, as in Record Book Volume 2291, Page 6733; granted and conveyed unto Brian Campbell, Sr., single man, and Maureen Kent, single woman, mortgages hereof in fee.

**TITLE TO SAID PREMISES VESTED** in Brian Campbell, Sr. single man and Maureen Kent, single woman, as Joint Tenants with Right of Survivorship and not as Tenants in Common, by Deed from Robert L. Sheridan, Jr., Executor under the Last Will and Testament of Robert L. Sheridan, late and Nan Sheridan Massabni and Robert L. Sheridan, Jr., and Richard M. Sheridan, heirs under the Last Will and Testament of the said Robert L. Sheridan dated 12/01/2006, recorded 12/26/2006, in Book 2291, Page 6733.

Brian H. Campbell, Sr. a/k/a Brian Campbell, Sr. was a co-record owner of the mortgaged premises as a joint tenant with the right of survivorship. By virtue of Brian H. Campbell, Sr. a/k/a Brian Campbell, Sr.'s death on or about 11/23/2012, her ownership interest was automatically vested in the surviving joint tenant(s).

**TAX CODE:** 12/12A/2/61

**TAX PIN:** 12636402762409

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

**MAUREEN E. KENT A/K/A  
 MAUREEN E. CAMPBELL A/K/A  
 MAUREEN KENT**

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

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in ac-

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**PETER WAPNER, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5858 CIVIL 2017, I, Todd A. Martin, 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 , May 31, 2018  
 AT 10:00 A.M.**

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

**ALL THAT CERTAIN** piece or parcel or tract of land, situated in the **Township of Tobyhanna** , County of Monroe and Commonwealth of Pennsylvania, being Lot No. 1110 on the map or plan bearing title or legend "Section F, Locust Lake Village, Tobyhanna Township, Monroe County, Pennsylvania, Scale 1"=1', Leo A. Achterman, Jr., P.E., East Stroudsburg, PA. Revised 2 April 1965", bounded and described as follows, to wit:

**BEGINNING** at a point in the southeasterly line of Hemlock Drive and at the western-most corner of Lot No. 1109; thence southwestwardly along the southeasterly line of Hemlock Drive by a curve to the right having a radius of 1440 feet for an arc distance of 89.36 feet to a point, the northern-most corner of Lot No. 1111; thence South 67°0'35" East along the northeasterly line of Lot No. 1111 (a line radial to said curve) for a distance of 178.85 feet to a point; thence North 25°14'20" East along part of the northwesterly line of Lot No. 1106 for a distance of 24.64 feet to a point; thence North 19°00' East along part of the northwesterly line of Lot No. 1107 for a distance of 75.88 feet to a point; thence North 70°33'55" West along the southwestery line of Lot No. 1109 (a line radial to said curve) for a distance of 177.64 feet to a point, the place of **BEGINNING**.

Tax Code: 19/11A/1/154  
 PIN #19-6306-04-53-6900

BEING known as 150 White Pine Drive, Pocono Lake f/k/a 1110 Hemlock Drive, Pocono Lake, PA 18347.

BEING the same premises Richard L. Garretson, Sr., and June Garretson, his wife, by deed dated April 4, 2008, and recorded April 7, 2008, in the Monroe County Recorder of Deeds Record Book Volume 2330, Page 7832, granted and conveyed to Robert Sweeney, Jr., and Crystal L. Sweeney, his wife.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
 ROBERT SWEENEY, JR**

**CRYSTAL L. SWEENEY**

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

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**JACK M SEITZ, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6872 CIVIL 2017, I, Todd A. Martin, 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 , May 31, 2018  
 AT 10:00 A.M.**

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

**ALL THAT CERTAIN** tract, piece or lot of land situated in the **Township of Chestnuthill** , County of Monroe and Commonwealth of Pennsylvania, being Lot No. 206, 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 southerly side of Rainbow Terrace being also a corner of Lot No. 205, Birch Hollow Estates;

Thence along the southerly side of Rainbow Terrace the following two courses and distances:

- (1) North 71 degrees 55 minutes 48 seconds East (Magnetic Meridian 1966) 61.51 feet to an iron;
- (2) ON a curve to the right having a radius of 275.08 feet an arc distance of 291.24 feet to an iron, a corner of Lot No. 207 Birch Hollow Estates;

Thence along Lot No. 207 Birch Hollow Estates the following two courses and distances:

- (1) South 42 degrees 36 minutes 34 seconds West 71.07 feet to an iron;
- (2) South 61 degrees 41 minutes 59 seconds East 140.00 feet to an iron, a corner of Lot No. 208 Birch Hollow Estates;

Thence along Lot No. 208 Birch Hollow Estates South 71 degrees 55 minutes 48 seconds West 101.55 feet to an iron;

Thence along Lot No. 205 Birch Hollow Estates North 18 degrees 04 minutes 12 seconds West 200.00 feet to the place of beginning.

Containing 1.060 acres more or less.

BEING THE SAME PREMISES which Lawrence Schocket and Sandra Schocket, his wife, by deed dated 9/4/1998 and recorded 9/10/1998 in Book 2053 Page 2613 conveyed to Michael Bonafede, single.

Pin #: 02632003446806

Tax Code #: 02/17B/1/206

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

**MICHAEL BONEFEDE**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

**MATTHEW K FISSEL, ESQUIRE**

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3873 CIVIL 2016, I, Todd A. Martin, 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 , May 31, 2018**

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

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

**ALL THAT CERTAIN** message and triangular lot, tract, piece or parcel of land, situate on Tanite Road in the **Township of Stroud**, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at an iron pipe which marks the northwestern corner of land of Lawrence Staples and is driven on the southerly right of way of the public road leading from Route 209 to the site of the old tanite factory, known as the "Tanite Road", **THENCE** along the said right of way on a slight curve to the left, the chord of which bears North seventy seven degrees fifteen minutes West one hundred twenty four and eight tenths feet to a pipe corner of the lot of MacNammers; thence along the MacNammers line.

South eleven degrees twenty minutes West one hundred ninety six feet to a pipe corner, thence along lot of Laverne Staples North forty three degrees forty five minutes East two hundred twenty eight feet to the place of **BEGINNING**. **CONTAINING .0281 Acre**, more or less.

Being the same premises which Robert L. Christman and Shirley M. Christman, his wife, by deed dated January 29, 1962 and recorded in the Office for the Recording of Deeds, in and for the county of Monroe, at Stroudsburg, Pennsylvania, in Deed Book No. 303, Page 368, granted and conveyed unto Ray L. Everit and Mildred A. Everit, his wife. The said Mildred A. Everit departed this life on September 8, 1982 thereby vesting title to the above described premises solely in Ray L. Everitt as surviving tenant by entireties.

Commonly Known as: RR2 Box 2018 aka 235 Tanite Road, Stroudsburg, PA 18360

TAX PARCEL NO.: 17/12/5/54-5

PIN NO.: 17639002580276

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

**RICHARD W. EVERITT**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

**PATRICK J WESNER, ESQUIRE**

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7403 CIVIL 2017, I, Todd A. Martin, 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 , May 31, 2018**

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

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

**ALL THAT CERTAIN** lot, parcel or piece of land situate in the **Township of Stroud**, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 7 of the Plan entitled "Subdivision by Acherman Associates, Consulting Engineers, dated July 31, 1985, and recorded in the Office for the Recording of Deeds of Monroe County at Stroudsburg, Pennsylvania, in the Plot Book 57, Page 230, bounded and described as follows, to wit:

**BEGINNING** at an iron pin on the southerly line of Metzgar Road, T-509, said iron being the most westerly corner of Lot No. 6 as shown on the map entitled "Subdivision of Lands of Stropo Land Associates", revised 31 July 1985; thence along Lot No. 6, S 43 degrees 01 minutes 13 seconds E 425.77 feet to an iron pin in line of Lot No. 10 as shown on said map; thence along Lot No. 10 S 54 degrees 43 minutes 23 seconds W 240.95 feet to an iron pin, the most easterly corner of Lot No. 8 as shown on said map; thence along Lot No. 8, N 34 degrees 21 minutes 52 seconds W 411.37 feet to an iron on the southerly line of Metzgar Road; thence along the southerly line of Metzgar Road in a northeasterly direction on a curve to the left having a radius of 1175 feet an arc length of 177.51 feet to the place of **BEGINNING**.

**BEING Lot No. 7** as shown on said map.

**TITLE TO SAID PREMISES VESTED IN Pedro Castillo and Roxana Castillo, his wife, by Deed from Pedro Castillo and Roxana Castillo, his wife, dated**

12/21/2007, recorded 01/24/2008, in Book 2325, Page 8635.

TAX CODE: 17/1/1/17-7

TAX PIN: 17639300446209

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

**PEDRO CASTILLO  
ROXANA CASTILLO**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JENNIE C TSAI, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1541 CIVIL 2017, I, Todd A. Martin, 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 , May 31, 2018**

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

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

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

**BEGINNING** at an iron pin on the northerly line of High Point Drive, a common corner of Lot No. 43 and Lot No. 33 as shown on a plan titled "Final Plan, High Point Estates, sheet 1 of 2", dated June 6, 1988, and recorded November 16, 1988, in Plot Book Vol. 60, page 459; Thence along said northerly line of High Point Drive North 72 degrees 39 minutes 54 seconds West 165.00 feet to an iron pin; Thence by Lot No. 45 North 17 degrees 20 minutes 06 seconds East 270.00 feet to an iron pin on the southerly line of Lot No. 63; Thence by said Lot No. 63 and Lot No. 64 South 72 degrees 39 minutes 54 seconds East 165.00 feet to an iron pin; Thence by the afore-mentioned Lot No. 43 South 17 degrees 20 minutes 06 seconds West 270.00 feet to the place of **BEGINNING**.

**CONTAINING** 1.023 acres of land, more or less.

**BEING** Lot No. 44 as shown on the above described plan.

**UNDER AND SUBJECT** to Restrictions, Conditions, etc., of record.

**BEING THE SAME PREMISES** which Robert Shupp and Kathleen Shupp, husband and wife, by Deed dated 9/14/2000 and recorded 10/16/2000, in the Office

of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2085, Page 6770, Instrument #200036084, granted and conveyed unto Charles H. Sokolowski, a married individual.

Tax ID #: 13/85890

PIN #: 13621800296050

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

**CHARLES H. SOKOLOWSKI**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

SAMANTHA GABLE, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7420 CIVIL 2017, I, Todd A. Martin, 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 , May 31, 2018**

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

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

**ALL THAT CERTAIN** lot, parcel or piece of land, situate in the **Township of Ross**, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 6, Woodhaven II, as shown on lands of Truco, Inc., and recorded in the Office for the Recording of Deeds, etc. at Stroudsburg, Monroe County, Pennsylvania, in Plat Book 23, Page 15.

**UNDER AND SUBJECT** to covenants and restrictions as contained in Deed Book Volume 605, Page 221.

**ALSO UNDER AND SUBJECT** to a right of way granted by Milton Aronauer unto Transcontinental Gas Pipe Line Corporation, the same being more specifically described in Deed Book Volume 400, Page 310 and recorded in the office for the Recording of Deeds, etc., at the Courthouse, Stroudsburg, Monroe County, Pennsylvania. Said right of way is described on a Plan prepare by Lawrence R. Bailey, R.S.

**TITLE TO SAID PREMISES VESTED** in William S. Wiersma and Tracy A. Wiersma, his wife, by Deed from Robert E. Olson and Christine M. Olson, his wife, dated 12/23/1993, recorded 01/13/1994, in Book 1931, Page 1332.

**TRACY A. WIERSMA** was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of **TRACY A. WIERSMA's** death on or about 03/12/2014, her ownership interest was automatically vested in the surviving tenant by the entirety.

Property Address: 5585 Wood Haven Drive a/k/a 2335  
Woodhaven Drive Saylorsburg, PA 18353

TAX CODE: 15/8A/2/20

TAX PIN: 15626601261699

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

**WILLIAM S WIERSMA**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ABIGAIL BRUNNER, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2793 CIVIL 2017, I, Todd A. Martin, 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 , May 31, 2018**

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

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

**ALL THAT CERTAIN** plot or parcel of land, with the dwelling unit now situated thereon, or to be erected thereon, designated as Unit "A" of Building Site No. 20, Phase 2 of NorthSlope at Shawnee Mountain, situate in **Middle Smithfield Township**, Monroe County, Pennsylvania as those Unit and Building designations appear on a certain plat or plotting entitled "Phase 2 of NorthSlope at Shawnee Mountain" recorded in Monroe County Office for Recording of Deeds at Stroudsburg, PA at file no(s) 58-354 and 58-355.

**UNDER AND SUBJECT**, nevertheless, to the "Declaration of Protective Covenants, Restrictions and Easements, as Restated, for Phase 2, NorthSlope at Shawnee Mountain" as the same is recorded in the aforesaid Office in Record Book Vol. 1537, Page 140.

**TOGETHER** with the rights accruing to grantee(s) pursuant to nonexclusive easements as set forth in the Grant of Easements from Shawnee Holding, Inc., dated June 19, 1986, and recorded in Record Book Vol. 1494, Page 1670.

**BEING THE SAME PREMISES** which Andy Pauker and Elaine Handel, by Deed dated 8/18/2005 and recorded 8/26/2005, in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2237, Page 7868, Instrument #200538567, granted and conveyed unto Raymond J. Redmond and Sabu P. Ethakkan.

Tax ID #: 09/8A/2/20-1A

PIN #: 09733304512044A1

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

**RAYMOND J REDMOND  
SABU P ETHAKKAN**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
SAMANTHA GABLE, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2565 CIVIL 2016, I, Todd A. Martin, 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 , May 31, 2018**

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

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

**ALL THAT CERTAIN** lot or tract of land situate in the Township of Jackson, County of Monroe and State of Pennsylvania, designated as Tract #7, Block 5, on a map of Forest Lane, Section Two, to be recorded in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a pipe on the northern edge of a 40-foot road, being Township Route #463 from Reeders to Long Pond, being also a corner of Lot #6, thence along the northern edge of Township Route #463, North 83 degrees (11 minute 10 seconds West for 132.89 feet to a pipe being also a corner of Lot #8, thence along Lot #8, North 6 degrees 58 minutes 50 seconds East for 676.72 feet to a point in line of lands of the Pohoqualine Fish Association, thence along lands of the Pohoqualine Fish Association, South 81 degrees 48 minutes 50 seconds East for 132.92 feet to a point, being also a corner of Lot #6, thence along Lot #6, South 6 degrees 58 minutes 50 seconds West for 673.98 feet to the point of BEGINNING.

**TITLE TO SAID PREMISES VESTED** in John T. Broadwater, Jr. and Kimberly A. Broadwater, married, by Deed from Marion Depompe, widow, dated 05/03/2013, recorded 05/09/2013, in Book 2419, Page 9099.

TAX CODE: 08/10/1/5-67

TAX PIN: 08634102981821

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

**JOHN T. BROADWATER**

**KIMBERLY BROADWATER AKA  
KIMBERLY A. BROADWATER  
AKA K BROADWATER**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
**PETER WAPNER, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2215 CIVIL 2015, I, Todd A. Martin, 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 , May 31, 2018  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
**ALL THAT CERTAIN** tract or parcel of land located in **Stroud Township**, Monroe County, Pennsylvania and known as Estate Lot Site Number 461 located on Water Tower Circle a/k/a Viewmont Circle, as shown on the Final Plans Phase 3, Blue Mountain Lake, a Planned Unit Development, approved by the Stroud Township Board of Supervisors as of March 9, 1998 and filed of record in the Office of the Recorder of Deeds of Monroe County, Pennsylvania March 27, 1998 in Plot Book 70 at Page 44.

The said Estate Lot is not separately assessed and is part of Property I.D. No. 17/2/1/9.

The improvements being known as 167 Water Tower Circle f/k/a 461 Water Tower Circle f/k/a 537 Blue Mountain Lake, East Stroudsburg, PA 18301.

**UNDER AND SUBJECT**, nevertheless, to all reservations, restrictions, covenants, conditions, easements, leases and rights of way appearing of record. **BEING THE SAME PREMISES** which Cednant Mobility Financial Corporation, A Delaware Corporation, by Deed dated 3/10/2005 and recorded 7/29/2005 in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2234 and Page 3670, granted and conveyed unto Mark S. Gelbs and Eileen Gelbs, husband and wife.

Tax ID #: 17/90699  
PIN #: 17730303207029

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
MARK S. GELBS  
EILEEN GELBS**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
"All Property Owners' Associations (POA) who wish to

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
**SAMANTHA GABLE, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3572 CIVIL 2017, I, Todd A. Martin, 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 , May 31, 2018  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
**ALL THAT CERTAIN** lot/lots, parcel or piece of ground situated in the Township of Coolbaugh , County of Monroe, State of Pennsylvania, being Lot No. 816, Section K (ext) (erroneously missed in prior deed), as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 24, page 51, 53 and 55.

**TITLE TO SAID PREMISES VESTED IN Dolores Espinoza**, by Deed from SS Nicholas, Constantine and Helen Greek Orthodox Church, dated 12/12/2011, recorded 12/15/2011, in Book 2395, Page 5576.

Mortgagor Dolores Espinoza, a/k/a Dolores Espinoza died on 08/18/2016, and upon information and belief, her surviving heir is Brian Platt.

TAX CODE: 03/9F/1/70

TAX PIN: 03636913030343

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

**BRIAN PLATT IN HIS CAPACITY AS HEIR OF DOLORES ESPINOZA A/K/A DOLORES ESPINOZA, DECEASED**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DOLORES ESPINOZA A/K/A DOLORES ESPINOZA, DECEASED**

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

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



f's Sale."

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JENNIE C TSAI, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7232 CIVIL 2017, I, Todd A. Martin, 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 , May 31, 2018**

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

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot or tract of land situate in the Township of Middle Smithfield , County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:**

BEING known as Lot No. 16, as shown on a certain plan entitled Final Subdivision Plan for Keystone Hollow Corporation, Keystone Tract Subdivision Plan (Phase 1), as recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania as Instrument No. 200324545, and Map Book 75, Page 82 which lot is the same as designated in the Declaration of Summerglen at the Poconos, a Planned Community recorded in Record Book 2356, Page 4774 and Record Book 2226, Page 1631 and any all Amendments thereto, as the same may change from time to time.

**TITLE TO SAID PREMISES VESTED IN Jerome Johnson, by Deed from D, E & S Properties, Inc. t/a Classic Quality Homes, dated 10/05/2016, recorded 10/11/2016, in Book 2479, Page 3708.**

Property Address: 217 Courtney Drive, East Stroudsburg, PA 18302-7964

TAX CODE: 09/97034

TAX PIN: 09734300069918

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

**JEROME JOHNSON**

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

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

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

Todd A. Martin

Sheriff of Monroe County  
Pennsylvania

PETER WAPNER, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5827 CIVIL 2017, I, Todd A. Martin, 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 , May 31, 2018**

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

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THOSE TWO (2) certain lots situate in the Township of Coolbaugh , County of Monroe, and State of Pennsylvania, being more particularly described as follows, to wit:**

Lots Nos. 212 and 213, Section C, as shown on "Plotting of Pocono Farms, Inc., Coolbaugh Township, Monroe County, Pennsylvania, made by Bellante & Clauss", and recorded in Monroe County, Pennsylvania in Plot Book No. 11, Page 33. Title to said Premises vested in Caroline T. Wrightson by Deed from Eric D. Austin and Nadine Austin dated May 23, 2005 and recorded on May 24, 2005 in the Monroe County Recorder of Deeds in Book 2226, Page 5290 as Instrument No. 200522233.

Being known as: 213 Winchester Drive a/k/a 309 Winchester Drive, Tobyhanna, PA 18466

Tax Parcel Number: 03/7C/1/8

Pin: 03635704517856 and

Tax Pin Number: 03/7C/1/160

Pin: 03635704517986

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

**CAROLINE T. WRIGHTSON**

**A/K/A CAROLINE WRIGHTSON**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ROGER FAY, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 27; May 4, 11

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

**Thursday , May 31, 2018**

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6598 CIVIL 2017, I, Todd A. Martin, 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 , May 31, 2018  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
PARCEL NO.: 02/6B/1/46  
PIN NO.: 02634103109776

**ALL THE FOLLOWING** lot situate in the **Township of Chestnuthill**, County of Monroe and State of Pennsylvania, marked and designated as Lot Number 77, Section 5, as shown on "Plotting of Sierra View", Chestnuthill Township, Monroe County, Pennsylvania, made by VEP & Assoc., Inc. and recorded in Monroe County, Pennsylvania in Plot Book No. 33, page 41.

Under and subject to covenants, conditions and restrictions as appear in the chain of title.

Being the same premises conveyed to Serge Wirhanowsky and Sandra Wirhanowsky, husband and wife, by Deed of First Horizon Home Loan Corp. by Wells Fargo Home Mortgage, Inc. its Attorney in Fact, dated November 15, 2002 and recorded in Monroe County Deed Book 2137, Page 6792.

Property Address: 77 Grand Mesa Drive a/k/a 1225 Grand Mesa Drive, Effort, PA 18330

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
SANDRA WIRHANOWSKY  
SERGE WIRHANOWSKY**

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

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

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

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
M TROY FREEDMAN, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 27; May 4, 11

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

**Thursday , May 31, 2018**

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4588 CIVIL 2016, I, Todd A. Martin, 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

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
**ALL THAT CERTAIN** lot, piece or parcel of land situate in **Tobyhanna Township**, County of Monroe, and Commonwealth of Pennsylvania, being Lot 5641, Section C III B, Emerald Lakes, as shown on a plan of Lots recorded in the Office of Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 17, Page 111

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

**BEING** property known and numbered as 1570 Clover Road a/k/a 5641 Clover Road Long Pond, PA 18334 **BEING** the same premises in which Kelley S. Michiels by deed dated April 13, 2017 and recorded on April 27, 2007 in the Office of Recorder of Deeds in and for Monroe County at Book 2303, Page 5060, and Instrument #200716312, conveyed unto Jason S. Michiels and Kelley S. Michiels, husband and wife.

Parcel No. 19/3I/2/4  
PIN: 19634404731438

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
JASON S. MICHIELS  
KELLEY S. MICHIELS**

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

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

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

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
BRADLEY J OSBORNE, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5707 CIVIL 2017, I, Todd A. Martin, 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 , May 31, 2018**

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

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
**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 50, Section 2, Lake of the Pines, as shown on a plan of lots recorded in the Office of the Recorder of the Deeds in and for the County of Monroe, in Plot Book Volume 17, Page 53.

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

TITLE TO SAID PREMISES VESTED IN Michael J. Gaynor and Colleen F. Gaynor, by Deed from Simon Charlat and Marina Charlat, dated 10/24/2003, recorded 10/28/2003, in Book 2172, Page 1593.

Michael J. Gaynor was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Michael J. Gaynor's death on or about 03/15/2015, her ownership interest was automatically vested in the surviving tenant by the entirety.

TAX CODE: 09/4C/2/109

TAX PIN: 09734404610817

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

**COLLEEN F. GAYNOR**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
PETER WAPNER, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4773 CIVIL 2017, I, Todd A. Martin, 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 , May 31, 2018

AT 10:00 A.M.

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

**ALL THAT CERTAIN** lot, parcel or piece of land situate in the Township of Pocono , County of Monroe, and Commonwealth of Pennsylvania, being Lot 10, Section 3, Sunset Pocono, as shown on a plan of lots recorded in Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 19, Page 59.

Title to said Premises vested in Edward H. Elliott and Isabella M. Elliott by Deed from Edward H. Elliott and Isabella M. Elliott, Erroneously misspelled Isabella M. Elliott dated October 1, 1998 and recorded on October 15, 1998 in the Monroe County Recorder of Deeds in Book 2054, Page 8177 as Instrument No. 199834264.

Being Known as: 377 Sunrise Drive, Henryville, PA 18332 a/k/a Henryville, PA 18322.

Tax Parcel Number: 12/5B/3/11

Tax Pin Number: 12637403320573

**SEIZED AND TAKEN IN EXECUTION AS THE**

**PROPERTY OF:  
EDWARD H ELLIOTT  
ISABELLA M ELLIOTT**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ROGER FAY, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6836 CIVIL 2016, I, Todd A. Martin, 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 , May 31, 2018

AT 10:00 A.M.

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

**ALL THAT CERTAIN** lot or parcel of land, situate in the Township of Chestnuthill , County of Monroe and Commonwealth of Pennsylvania, and located in the development known as "Sierra View", Section Seven, said plan being filed at Stroudsburg, PA, in the Office of the Recording of Deeds in and for the County of Monroe in Plot Book 33, Pages 33, 36 and 37 and being Lot Number 68.

TAX I.D. #: 02/86568

PIN #: 02633103314225

Being Known As: 3005 Allegheny Drive a/k/a 3005 Clubhouse Drive, Blakeslee, PA 18610 f/k/a Lot 58 Vista Drive, Effort, PA 18330.

Title to said premises is vested in Djamenful Dubuisson and Dominique Dubuisson by deed from Carol Wagner dated June 22, 2005 and recorded July 21, 2005 in Deed Book 2233, Page 3482.

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

**DJAMENFUL DUBUISSON  
DOMINIQUE DUBUISSON**

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

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**LAUREN M MOYER, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2632 CIVIL 2017, I, Todd A. Martin, 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 , May 31, 2018  
 AT 10:00 A.M.**

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

**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 73, as set forth on the Final Subdivision Plan for Knoll Acres at Wooddale Section 2, being recorded at Stroudsburg, Monroe County, Pennsylvania in Plot Book 76, Pages 172, 173, 174, 175 and 176.**

Title to said premises is vested in Michael J. Armstrong and Heidie Armstrong, husband and wife, by deed from LTS Development, LLC, successor by merger to LTS Development, Inc. dated 08/25/2006, recorded 08/30/2006, in book 2279, page 1821, Instrument #200637049.

Commonly Known As: 12 East Ridge Lane fka 73 Knoll Acres II, East Stroudsburg, PA 18301  
 TAX PARCEL NO.: 09/97746  
 PIN NO.: 09731400290770

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

**MICHAEL J. ARMSTRONG  
 HEIDIE ARMSTRONG**

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

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**PATRICK J WESNER, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 70 CIVIL 2015, I, Todd A. Martin, 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 , May 31, 2018  
 AT 10:00 A.M.**

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

**ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Pocono , County of Monroe, and State of Pennsylvania being Lot 13, Section 3, as on Map titled Final Plan Section No. 3 Sunset Pocono, being recorded in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book No. 19, Page 59.**

**TITLE TO SAID PREMISES VESTED IN Daniel J. Prussman and Nicole M. Bellmund, as joint tenants with the right of survivorship and not as tenants in common, by Deed from Michael J. Lynch and Constance A. Lynch, h/w, dated 12/28/2007, recorded 01/07/2008 in Book 2324, Page 6895.**

**TAX CODE: 12/5B/3/14  
 TAX PIN: 12637403325806**

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

**DANIEL J. PRUSSMAN  
 NICOLE M. BELLMUND A/K/A  
 N M. BELLMUND**

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**PETER WAPNER, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6377 CIVIL 2017, I, Todd A. Martin, 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 , May 31, 2018  
 AT 10:00 A.M.**

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

ER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot/lots, parcel or piece of ground situated in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot No. 122, Section L, as shown on map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 24, Pages 7, 9 and 11.

Title to said Premises vested in Melvin D. Noped and Julie Lynn Noped by Deed from Melvin D. Noped dated May 3, 2015 and recorded on May 8, 2015 in the Monroe County Recorder of Deeds in Book 2453, Page 5180 as Instrument No. 201510171.

Being known as: 2466 Hidden Ln a/k/a 2466 Highland Terrace, Tobyhanna, PA 18466

Tax Parcel Number: 03/9B/2/10

Tax Pin Number: 03635915620740

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

**JULIE LYNN NOPED**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ROGER FAY, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6984 CIVIL 2017, I, Todd A. Martin, 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, May 31, 2018

AT 10:00 A.M.

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot Number Forty-One (41), Unit 1 on a Map of Section Twelve (12), Lake Naomi, Pocono Pines, Tobyhanna Township, Monroe County, Pennsylvania and recorded in Plot Book No. 14, Page 29, in the Monroe County Recorder's Office.**

BEING the same premises which Frederick Abrams and Glenna Abrams by Deed dated June 9, 2000 in the Office for the Recorder of Deeds in and for Monroe County, at Stroudsburg, Pennsylvania in Record Book Volume 2080, Page 0861, granted and conveyed unto Janice L. Dougherty, single individual.

TAX PARCEL NO.: 19/5F/2/43

PIN NO.: 19633504632368

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

**JANICE L DOUGHERTY**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JAMES V FARERI, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 326 CIVIL 2013, I, Todd A. Martin, 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, May 31, 2018

AT 10:00 A.M.

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot of land situate in Jackson Township, Monroe County, Pennsylvania:**  
Being Known AS 405 Silver Fox Lane, n/k/a 704 Silver Fox Lane, (Jackson Township), Stroudsburg PA 18360

Parcel Number: 8/91885

Pin Number: 08637000296171

Improvements: Residential Property

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

**VINCENT DELUZIO A/K/A**

**VINCENT DELUZIO, JR.**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER VINCENT DELUZIO, SR., DECEASED TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

Todd A. Martin

Sheriff of Monroe County  
 Pennsylvania  
**ERIC KISHBAUGH, ESQUIRE**

Thursday , May 31, 2018

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 66 CIVIL 2017, I, Todd A. Martin, 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 , May 31, 2018**

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

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN** lot, parcel or piece of land situate in the Township of Coolbaugh , County of Monroe and Commonwealth of Pennsylvania, being Lot No. 1104, of Whispering Glen as shown on plan of lots recorded in the Office of the Recorder of Deeds of Monroe County in Plot Book Volume 56, page 63. BEING the same premises which Mary Alice Kainer, widow by Deed dated 2/20/2009, recorded 2/24/2009 in Deed Book 2349, page 997 granted and conveyed unto Shakeria A. Campbell, in fee. Being Known As Tax Parcel #3/4C/2/20; 03-6366-01-08-0740

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
 SHAKERIA A. CAMPBELL**

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

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**MARTHA E VON ROSENSTIEL,  
 ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4279 CIVIL 2014, I, Todd A. Martin, 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

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN** lot of land situate in Township of Coolbaugh , Monroe County, Pennsylvania:

Being Known As 5310 Buckingham Circle n/k/a 348 Coach Rd, Tobyhanna, PA 18466

Parcel Number: 03/4D/1/122

Pin Number: 03636601299892

Improvements: Residential property  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**SHERLON LANCE OWENS  
 A/K/A SHERLON OWENS  
 JULIETTE OWNES A/K/A  
 JULIETTE OWENS**

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

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**WALTER WILLIAM GOULDSBURY, III,  
 ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5891 CIVIL 2017, I, Todd A. Martin, 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 , May 31, 2018**

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

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN** lot of land situate in Township of Coolbaugh , Monroe County, Pennsylvania: Being Known As 322 L. Highview Drive n/k/a 2647 L Highview Drive (Coolbaugh Township), Tobyhanna, PA 18466

Parcel Number: 3/9D/1/72

Pin Number: 03635916738814

Improvements: Residential property  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**LANIECE C. MOBLEY**

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

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ELIZABETH L WASSALL, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4492 CIVIL 2016, I, Todd A. Martin, 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 , May 31, 2018  
AT 10:00 A.M.

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot of land situate in Township of Hamilton , Monroe County, Pennsylvania:**

Being Known As 592 Brick Church Rd n/k/a 106 Jakobsen Way, Sciota, PA 18354  
Parcel Number: 07/112366  
Pin Number: 07627800246242

Improvements: Residential property  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**BRUCINDA HENNING KRESS  
DONALD E KRESS, JR**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ELIZABETH L WASSALL, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7531 CIVIL 2017, I, Todd A. Martin, 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 , May 31, 2018  
AT 10:00 A.M.

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot of land situate in Township of Tobyhanna , Monroe County, Pennsylvania:**

Being Known As 2907 Crystal Drive n/k/a 135 Crystal Drive, Pocono Summit, PA 18334

Parcel Number: 19/3F/1/122  
Pin Number: 19634403417877

Improvements: Residential property  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**DAVID R. WARD**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
NICOLE LABELLETTA, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 27; May 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1515 CIVIL 2017, I, Todd A. Martin, 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 , May 31, 2018  
AT 10:00 A.M.**

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

**Parcel No. 1:**

**ALL THAT CERTAIN** tract, parcel, 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 pipe at the intersection of the southerly side of a street forty feet in width leading to Dreher Avenue with the easterly side of a right-of-way thirty feet in width, from which the northeasterly corner of lands conveyed by Russell L. Mervine, et ux., to David S. Katz, et ux., by Deed dated April 4, 1941, and recorded in the Office for the Recording of Deeds, &c., at Stroudsburg, Pennsylvania in Deed Book Volume 137, Page 149, bears North sixty-four degrees forty-five minutes West distant thirty feet; thence along the easterly side of said thirty foot right of way and by lands of Russell L. Mervine South twenty-five degrees fifteen minutes West fifty-six and two tenths feet to a pipe; thence along and by the same South right degrees forty-one minutes East one hundred seventy-four and two tenths feet to a pipe at the intersection of the easterly side of said thirty foot right-of-way with the easterly end of the center line of a twenty foot right-of-way; thence along the center line of a twenty foot right-of-way and by lands of Russell L. Mervine South eighty one degrees eighteen minutes West two hundred sixty-five and one-tenth feet to a pipe in line of lands of the Estate of Flora Kautz, deceased, at the westerly end of said twenty foot right-of-way; thence by lands of the Estate of Flora Kautz, deceased, South thirty-six degrees thirty minutes East three hundred fifty-nine and three-tenths feet to a pipe; thence by lands of David S. Katz, of which this tract was formerly a part, North eighty-one degrees eighteen minutes East three hundred feet to a pipe; thence by the same North eight degrees forty-two minutes West four hundred twenty-three and fifty-two hundredths feet to a pipe in the southerly side of the said forty-foot Street; thence along the southerly side of the said forty foot street, North sixty-four degrees forty-five minutes West two hundred five and fifty-six hundredths feet to the place of **BEGINNING**. **CONTAINING** three and fifty-eight hundredths acres, more or less.

**TOGETHER** with the following easement contained in the hereinafter recited deed, viz:

"**ALSO** the use in common with the grantors, their heirs and assigns, of the thirty foot right-of-way adjoining the first and second property lines of the above-described tract, and also the use in common with the grantors, their heirs and assigns, et al., of a certain forty foot wide proposed street leading from the thirty foot right-of-way to Dreher Avenue, for the purpose of ingress, egress, and regress by all lawful means whatever and for the construction and maintenance of public or private telephone and electric lines, water mains and sewers, which is more fully described in deed from Russell L. Mervine, et ux., to David S. Katz, et ux., by deed dated July 3, 1942, and recorded in the aforesaid Recorder's Office in Deed Book Volume 141, page 286."

**EXCEPTING AND RESERVING** from the above-described premises all that certain tract or piece of land and the easements in connection therewith as shown on map of West & Devoos Realty Company, a/k/a Dreher Avenue Realty Company, prepared by Gannett Fleming Corddry & Carpenter, Inc., Engineers, Harrisburg, Pennsylvania, referred to as Claim No. 4501593 and dated August 1, 1958, being a portion of Interstate 80, and also Legislative Route 794, Section 1-B, and also excepting portion of access road, all as shown on the aforesaid plan, a copy of which is also filed in the Recorder's Office in Stroudsburg, Pennsylvania.

**EXCEPTING AND RESERVING** two advertising sign structures owned by a prior record owner of this Parcel 1 as described in a deed from Seymour and Lea Katz to John & Marilyn Smith, LLC, recorded on November 13, 2000, in Deed Book 2087, Page 449, which signs are currently located on the premises and any reasonable vertical expansions of the structures of the advertising signs as may be necessary to maintain the signs at their present size or accommodate any expansions of the advertising signs permitted by applicable governmental authorities so long as that expansion does not unreasonable interfere with the grantee's use of the premises.

**AND ALSO EXCEPTING AND RESERVING** unto the owners of the advertising signs, their heirs and assigns, for so long as the existing advertising signs or their replacements may exist on the premises, the airspace from a point 75 feet above the ground surface to a point 500 feet above the ground surface to permit and unimpeded site line to the advertising signs.

**AND SUBJECT TO AN EASEMENT** in favor of the owners of the advertising signs, their heirs and assigns, allowing them the full free, liberty, and right at all times hereafter and forever to have and use a passageway for ingress, egress, and regress to the advertising signs located on the premises or any replacements thereof as may necessary from time to time for maintenance, replacement, repair, improvements, or other access necessary for maintenance or replacement of the advertising signs. The precise location of this access right-of-way shall remain undefined unless either party shall petition a court of competent jurisdiction to define the location of the right-of-way. The purpose of maintaining the right-of-way in an undefined location is to permit the Grantees, their heirs and assigns, to conduct activities on the premises as they deem most expeditious while, nevertheless, maintaining free and uninterrupted access to the advertising signs, for their owners and their heirs and assigns.

**PARCEL 1** HEREIN BEING THE PREMISES designated as "Parcel 1" in a deed from the United States Marshal, by its Deed dated September 26, 2003, recorded on September 29, 2003, in the Monroe County Recorder's Office in Book 2168, Page 9082 granted and conveyed to Unity Bank.

**Parcel No. 2:**

**ALL THAT CERTAIN** tract, parcel, 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 point on the southerly line of the street to Katz's Scrap Yard, said point also being a corner of lands of Charles L. Wilson et ux; thence along the sideline of said street the following four (4) courses and distances: (1) North eighty-five degrees twelve minutes forty-seven seconds East sixty and sixty-four one-hundredths feet to a point; (2) Along a curve to the right having a radius of two hundred six and one one-



hundredth feet for an arc length of one-hundred seventy-eight and twelve one-hundredths feet (chord bearing and distance South seventy degrees one minute five seconds East one-hundred seventy-two and sixty-two one hundredths feet) to a point; (3) South forty-five degrees fourteen minutes fifty-eight seconds East six hundred eighty-seven and forty-eight one-hundredths feet to a point; and (4) North forty-four degrees forty-five minutes two seconds East fifty feet to a point in line of lands of now or formerly of David S. Katz, et ux; thence by lands now or formerly of said Katz, et ux, South forty-five degrees fourteen minutes fifty-eight seconds East three hundred sixty-five feet, more or less to a point; thence by the same North seventy-five degrees fifteen minutes East three hundred twenty-seven and four tenths feet to a point in the center of the McMichael's Creek; thence up the center of said creek and by lands of Charles L. Wilson, et ux, South twenty-three degrees five minutes fifty-one seconds East sixteen feet, more or less to a point; thence by the same South twenty-two degrees twelve minutes thirteen seconds West fifty-two and ninety-two one-hundredths feet to a point, a corner of lands of LaBar Development Company; thence up the center of said Creek and by lands of LaBar Development Company the following seven (7) courses and distances: (1) South seventy-six degrees seven minutes fifty-nine seconds West two hundred forty-six and seventeen one-hundredths feet to a point; (2) South eighty-nine degrees twenty-five minutes thirty-seven seconds West two hundred feet to a point; (3) South sixty-two degrees fifty minutes twenty-five seconds West two hundred fifty-eight and fifty one-hundredths feet to a point; (4) South eighty degrees thirty-two minutes seventeen seconds West sixty and eighty-three one-hundredths feet to a point; (5) North seventy-eight degrees forty-one minutes twenty-four seconds West one-hundred one and ninety-eight one-hundredths feet to a point; (6) North thirty-nine degrees forty-eight minutes twenty seconds West seventy-eight and ten one-hundredths feet to a point; and (7) North twenty-two degrees forty-five minutes forty-three seconds West one-hundredth fifty-five and eight one-hundredths feet to a point, a corner of lands of the aforesaid Charles L. Wilson, et ux; thence up the center of said Creek and by lands of Wilson, et ux, North twenty-nine degrees twenty-six minutes forty-five seconds West two hundred forty and fifty-nine one hundredths feet to a point; thence by the lands of the Commonwealth of Pennsylvania as taken for channel relocation of the McMichael's Creek North fifty-eight degrees thirty-six minutes forty-seven seconds East sixty feet to a point; thence by the same North thirty-one degrees twenty-three minutes thirteen seconds West one-hundred eighty-nine and eighty-five one-hundredths feet to a point; thence by the same along a curve to the left having a radius of four hundred fifty feet for an arc length of two hundred one and seventy-three one-hundredths feet (chord bearing and distance North forty-four degrees thirteen minutes forty-six seconds West two hundred and four one-hundredths feet) to a point; thence by lands of Charles J. Wilson, et ux, North twenty-one degrees forty-eight minutes five seconds West one-hundred seventy-two sixty-seven one-hundredths feet to the place of BEGINNING. CONTAINING 8.2 acres, more or less.

EXCEPTING AND RESERVING thereout and therefrom those premises conveyed by Leamour, Inc., a Pennsylvania corporation, to Michael Katz, married, by deed dated October 13, 1997, recorded in the Monroe County Recorder's Office on October 14, 1997, in Record Book 2040, Page 9370, also identified as Lot 1 on the approved Subdivision Plan recorded with the Monroe County Recorder of Deeds at Plot Book 69, Page 194.

AND ALSO EXCEPTING AND RESERVING those additional premises conveyed to Michael Katz, described as follows:

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

BEGINNING at an iron on the southwesterly line of Katz Road, said iron being the most easterly corner of Lot 1 (now lands of Michael Katz), as shown on map entitled "Final Plan, Subdivision of Lands, Leamour, Inc., 29 August 1996 Revised 4/14/1997" as recorded in Plot Book 69 Page 194; thence along the southwesterly line of Katz Road as shown on said map, S 44°49'12" E. 80.00 feet to an iron; thence by the residual of Lot 2 as shown on said map, S 45°10'48" W (at 230.00 feet passing an Iron) 328.12 feet to a point in McMichael Creek in line of lands now or formerly LaBar Village; thence by said lands now or formerly of LaBar Village, N 29°00'59" W 83.14 feet to a point, the most southerly corner of the said Lot 1; thence along the said Lot 1, now lands of the Grantee, N 45°10'48" E (at 60.76 feet passing an iron) 305.48 feet to the place of BEGINNING. Containing 0.582 acre, more or less.

The herein described parcel shall be joined to and become an inseparable part of Lot 1 in an approved Subdivision Plan recorded with the Monroe County Recorder of Deeds at Plot Book 69, Page 194, and may not be conveyed separate and apart therefrom except by prior approval of the Borough of Stroudsburg.

Also being part of the premises PNC Bank, N.A. conveyed to Leamour, Inc. via its deed dated March 12, 1996, recorded in Monroe County Record Book 2023, page 1216.

AND ALSO EXCEPTING AND RESERVING unto the owners of the advertising signs described above, and their successors and assigns, the absolute and unqualified right to occupy so much of the premises hereby conveyed as are currently occupied by two advertising sign structures currently located on the premises and any reasonable expansions of the structures of the advertising signs as may be necessary to maintain the signs at their present size or accommodate any expansions of the advertising signs permitted by applicable governmental authorities so long as that expansion does not expand the ground area occupied by the sign structures.

AND ALSO EXCEPTING AND RESERVING, unto the owners of the aforesaid advertising signs and their successors and assigns, for so long as the existing advertising signs or their replacements may exist on the premises, the airspace from a point 75 feet above the ground surface to a point 500 feet above the ground surface to permit and unimpeded site line to the advertising signs.

AND SUBJECT TO AN EASEMENT in favor of the owners of the advertising signs, their heirs and assigns, allowing them the full, free, liberty, and right at all times hereafter and forever to have and use a passageway for ingress, egress, and regress to the advertising signs located on the premises or any replacements thereof as may be necessary from time to time for maintenance, replacement, repair, improvements, or other access necessary for maintenance or replacement of the advertising signs. The precise location of this access right-of-way shall remain undefined unless either party shall petition a court of competent jurisdiction to define the location of the right-of-way. The purpose of maintaining the right-of-way in an undefined location is to permit the Grantees of the signs, their heirs and assigns, to conduct activities on the premises as they deem most expeditious while, nevertheless, maintaining free and uninterrupted access to the advertising signs for the owners thereof.

PARCEL 2 HEREIN BEING "Parcel 2" of the premises described in a deed from the United States Marshal, by its Deed dated September 26, 2003, recorded on September 29, 2003, in the Monroe County Recorder's Office in Book 2168, Page 9082 granted and conveyed to Unit Bank.

Parcel No. 3:

ALL THAT CERTAIN tract, parcel, or piece of land situate in the Borough of Stroudsburg, County of Monroe, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

**Lot No. 1:** BEGINNING at a point on the southwesterly right-of-way line of Interstate Route 80, said point being 64.54 feet southwesterly of Station 255 + 99.60; thence along the southwesterly right-of-way line of said Interstate Route 80, S 67°32'40" E 349.61 feet to a point; thence by the same, S 67°07'40" E 163 feet more or less to the middle of McMichael's Creek; thence up the middle of the McMichael's Creek in a generally southerly direction the various meanders thereof, 578 feet more or less to a point; thence by lands now or formerly of Flora Kautz Estate, S 84°00'00" W (passing an iron pipe at 145.01 feet more or less) 230 feet more or less to an iron pipe; thence by the same, N 36°30'00" W 437.29 feet to an iron pipe; thence by lands now or formerly of the S&H Realty Co., N 81°18'00" E 300.00 feet to an iron pipe; thence by the same, N 8°42'00" W 349.91 feet to the place of BEGINNING. CONTAINING 5.23 acres, more or less.

SUBJECT to the slope easements of said Interstate Route 80.

ALSO SUBJECT to the easement for channel changes for the construction of said Interstate Route 80, and such other easements of record.

Granting also such rights of ingress, egress, and regress as may be vested in the hereinabove described property by the creation of a certain access road in the course of construction of said Interstate Route 80.

**Lot No. 2:** BEGINNING at an iron pipe on the northeasterly line of a Katz Road, forty feet in width, said iron pipe being the most westerly corner of lands of Seymour Katz, said iron pipe being also on the center line of the hereinafter described right-of-way; thence along the northeasterly line of said Katz Road, N 36°30'00" W 301.07 feet to a point; thence along the limited access line of Interstate 80, N 15°15'40" E 89.22 feet to a point; thence along the southwesterly right-of-way line of the Dreher Avenue Entrance Ramp on a curve to the right having a radius of 1092.28 feet an arc length of 142.98 feet (the chord bearing and distance being S 70°59'20" E 142.87 feet) to a point; thence along the same, N 22°45'40" E 16.99 feet to a point on the southwesterly limited access right-of-way line of said Interstate Route 80, said point being 68.24 feet southwesterly of Station 261 + 08.89; thence along the southwesterly right-of-way line of said Interstate Route 80, S 67°32'40" E 273.41 feet to a point, said point being the most northerly corner of said lands of Seymour Katz, said point being 66.26 feet southwesterly of Station 258 + 35.48; thence along said lands Seymour Katz, S 8°41'00" E 154.46 feet to an iron pipe; thence along the same and along the center line of the said hereinafter described twenty foot right-of-way, S 81°18'00" W 265.10 feet to the place of BEGINNING. CONTAINING 2.07 acres, more or less.

Subject to the slope easement for Interstate Route 80 and the Dreher Avenue Entrance Ramp.

Subject to the rights of ingress, egress, and regress in common with others over a certain right-of-way twenty feet in width, the center line thereof coinciding with the seventh course of the hereinabove described parcel.

Granting also unto the Grantee hereof, their successors and assigns, the right of ingress, egress, and regress in common with others over a certain right-of-way twenty feet in width, the center line of which extends S 81°18'00" W 265.10 feet from the seventh corner of the above described parcel.

Granting also unto the Grantee hereof such rights of ingress, egress, and regress as may be vested in the hereinabove described property by the creation of a certain access road, now known as Katz Road, in the course of the construction of said Interstate Route 80.

**Lot No. 3:** BEGINNING at a point on the northerly right-of-way line of Interstate Route 80, said point being 64.52 feet northeasterly of Station 255 + 96.43; thence along said right-of-way line, N 30°24'00" W 36.97 feet to a point; thence along lands of the Stroudsburg Cemetery, S 64°45'00" E 390.00 feet to a point; thence by the same S 76°00'00" E 180 feet more or less to a point; thence by the same, S 22°00'00" E 51.16 feet more or less to a point on the said northeasterly right-of-way line of Interstate 80; thence along the northeasterly right-of-way line of Interstate Route 80, N 67°08'40" W 229.11 feet more or less to a point; thence by the same, N 66°42'40" W 346.45 feet to the place of BEGINNING. CONTAINING 0.22 acre, more or less.

SUBJECT to the slope easements of said Interstate Route 80.

ALSO SUBJECT to the easement for channel changes for the construction of said Interstate Route 80.

PARCEL 3 HEREIN BEING the same premises identified as "Parcel 3, Lots 1, 2 and 3" in a Deed from the united States Marshal, by its Deed dated September 26, 2003, recorded on September 29, 2003, in the Monroe County Recorder's Office in Book 2168, Page 9082 granted and conveyed to Unity Bank.

BEING the same premises which Unity Bank by indenture bearing the date of June 29, 2004, and being recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, on June 29, 2004 in Record Book Volume 2194, Page 7112, granted and conveyed unto Luigi Spagnolo.

TAX PARCELS NOS.: 18-4/1/6/42, 18-4/1/6/44-1, 18-4/1/6/4, 18-4/1/6/43 & 18-4/1/6/46

PIN NOS.: 18-7300-10-36-1125, 18-7300-10-25-8796, 18-7300-10-35-3998, 18-7300-10-26-8331,

18-7300-10-36-2510

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

FABRIZIO SPAGNOLO AND ELISA D. SPAGNOLO, CO-ADMINISTRATORS OF THE ESTATE OF LUIGI SPAGNOLO, DECEASED

ELISA D. SPAGNOLO, CO-ADMINISTRATORS OF THE ESTATE OF LUIGI SPAGNOLO, DECEASED

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JAMES V FARERI, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - April 27; May 4, 11