

**PUBLIC NOTICE  
2012 CIVIL 562331**

U.S. Bank National Association, as Trustee, on Behalf of the Holder CSMC Mortgage-Backed Pass Through Certificates, Series 2007-6  
Plaintiff(s)  
vs.

Rachelle Demaria, Solely in her capacity as Heir of Joseph C. Demaria Aka Joseph Demaria, Deceased; David Demaria, Solely in his Capacity as Heir of Joseph C. Demaria aka Joseph Demaria, Deceased; Tanya D. Demaria; and The unknown heirs of Joseph C. Demaria aka Joseph Demaria, Deceased  
Defendant(s)

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

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

Your house (real estate) at 318 Park Avenue, Stroudsburg, PA 18360 is scheduled to be sold at Sheriff's sale on **January 27, 2022 at 10:00 AM** at public online auction conducted by Bid4assets (www.bid4assets.com/monroecountysheriffsales). In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the Borough of Stroudsburg, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a post in the easterly line of Center Street (now Park Avenue), as shown on map marked "Peter Robeson's Addition to the Borough of Stroudsburg", file in the Recorder's Office in Map Book Volume 1, Page 7; Thence by land formerly of C. B. Wallace, Lot No. 65, as shown on said map, North 78 degrees 15 minutes East 110 feet to a post; Thence along other lands of the said first parties, of which this lot was formerly a part, and parallel with said Park Avenue, North 11 degrees 45 minutes West 80 feet to a post, a corner of land now or formerly of Oscar R. Shafer, and Lot No. 68, as shown on said Map; Thence by said Lot, South 78 degrees 15 minutes West 110 feet to the easterly line of the said Center Street (now Park Avenue); thence by the same, South 11 degrees 45 minutes East 80 feet to the place of BEGINNING. BEING a part of Lots Nos. 66 and 67 on said Map and a part of Lots Nos. 2 and 3, Section C, on a Map marked "Lot Plan of Highland Park" filed in said Recorder's Office in Plot Book No. 1, Page 212 and 213, as a substitute for the first above mentioned map.

Tax code #: 18-7300-11-66-5797  
PIN #: 18-5/2/5/12

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

Lawyer Referral Service

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

PR - Nov. 12

**PUBLIC NOTICE  
3284 CIVIL 2020**

HVP, LLC  
Plaintiff

vs.  
ALAN BISIGNARO, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF LEONARD C. BISIGNARO

THOMAS BISIGNARO, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF LEONARD C. BISIGNARO  
Defendant(s)

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

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

Your house (real estate) at 214 FERN RIDGE ROAD F/K/A 118 FERN RIDGE ROAD, BLAKESLEE, PA 18610 is scheduled to be sold at Sheriff's sale on **Thursday, JANUARY 27, 2022 at 10:00 AM** at public online auction conducted by Bid4assets (www.bid4assets.com/monroecountysheriffsales). In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

**LEGAL DESCRIPTION**

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

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

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

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

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

IMPROVEMENTS: Residential property.  
Tax code #: 20/13B/1/113  
PIN #: 2063020298516

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913 Main Street  
Stroudsburg, PA 18360  
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(570) 424-7288**

PR - Nov. 12

**PUBLIC NOTICE  
COURT OF COMMON PLEAS  
OF SCHUYLKILL COUNTY,  
PENNSYLVANIA  
ORPHANS' COURT DIVISION  
No. A63-061-21  
Involuntary Termination**

In Re: D.W.M., a Minor  
Counsel of Record :

Mary Kathleen O'Connor, Esquire - for Petitioner  
Thomas J. Pellish, Esquire - Guardian Ad Litem

**FINAL DECREE**

BALDWIN, P.J.

AND NOW, this 19th day of October, 2021, at 9 a .m., upon consideration of the Petition for Involuntary

Termination of Parental Rights of the Unknown Natural Father of Minor Child D.W.M. Born to Desiree A. Marsh, and after hearing held thereon, the Court by clear and convincing evidence finds that the facts set forth in the petition have been demonstrated and proven to the satisfaction of the Court.

The Court further finds and concludes:

1. that this Court has jurisdiction;
2. that notice of the hearing on the petition for involuntary termination was provided to the unknown natural father of D.W.M., and to all persons entitled to notice;
3. that the child is in the custody of an agency, having been found under such circumstances that the identity or whereabouts of the natural father is unknown and cannot be ascertained by diligent search;
4. that the termination of the parental rights of the unknown natural father is best for the developmental, physical and emotional needs and welfare of D.W.M.;
5. and that the custody of D.W.M. is awarded to Schuylkill County Children & Youth Services, intermediary.

It is directed that all papers in this case and the testimony shall be withheld from public inspection and no person shall be allowed access thereto except upon Order of this Court granted upon cause shown.

BY THE COURT,  
Baldwin, P.J.

PR - Nov. 12

### PUBLIC NOTICE ESTATE NOTICE

Estate of Clifford L. Kunkle, late of Jackson Township, 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 his attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.

Robert L. Sawada  
305 Strawberry Hill Road  
Saylorsburg, PA 18353  
or to:

ARM Lawyers  
Jason R. Costanzo, Esq.  
202 Delaware Avenue  
Palmerton, PA 18071

PR - Oct. 29, Nov. 5, Nov. 12

### PUBLIC NOTICE ESTATE NOTICE

Estate of Emanuel F. Cambria a/k/a Emanuel Cambria, late of Pocono 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 them to the undersigned or her attorney within four (4) months from the date hereof and to file with the Clerk of the Courts of Common Pleas of the Forty-Third Judicial District, Monroe County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.

Lori Cambria Sauls, Ex.  
160 Trafalgar Road  
Doylestown PA 18901  
OR TO:

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

PR - Nov. 5, Nov. 12, Nov. 19

### PUBLIC NOTICE ESTATE NOTICE

Estate of JACQUELINE E. SERFASS, a/k/a JACQUELINE E. SERFASS, late of 2640 Mountain Road, Reeders, Monroe County, Pennsylvania 18352, deceased.

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

June Hallett, Executrix  
P.O. Box 166  
Shand Park, NJ 08904

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

PR - Oct. 29, Nov. 5, Nov. 12

### PUBLIC NOTICE ESTATE NOTICE

Estate of James Paul Voss, Jr., late of Pocono Township, 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 with the County where notice may be given to Claimant.

Andrea Nicole White  
31 Rhema Ct.  
Elizabethtown, PA 17022  
or to:

ARM Lawyers  
Jason R. Costanzo, Esq.  
202 Delaware Avenue  
Palmerton, PA 18071

PR - Nov. 5, Nov. 12, Nov. 19

### PUBLIC NOTICE ESTATE NOTICE

Estate of Jean S. Warner, a/k/a Jean Warner, late of 329 E. Brown Street, Stroudsburg, Monroe County, Pennsylvania, deceased.

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

Sally S. Edinger, Executrix  
c/o  
Todd R. Williams, Esquire  
712 Monroe Street  
P.O. Box 511  
Stroudsburg, PA 18360

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

PR - Nov. 5, Nov. 12, Nov. 19

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **John H. Anello**, deceased  
Late of Middle Smithfield Township, Monroe County  
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 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.  
Michael V. Anello, Administrator C.T.A.  
c/o

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

PR - Nov. 12, Nov. 19, Nov. 26

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Jonathan Santiago**, late of 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, 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.  
c/o

Ella Santiago  
35 Holly Forest Road  
Mount Pocono, PA 18344

Connie J. Merwine, Esquire  
501 New Brodheadsville Blvd. N.  
Brodheadsville, PA 18322

P - Oct. 29, Nov. 5, Nov. 12;  
R - Nov. 12, Nov. 19, Nov. 26

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Joseph P. Woolsey**, late of Stroud Township, 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 with the County where notice may be given to Claimant.  
Carol A. Potochnick, Administratrix

111 Duck Hollow Circle  
Stroudsburg, PA 18360

Stephen J. Evers, Esq.  
213 R. N. State St.  
Clarks Summit, PA 18411

PR - Oct. 29, Nov. 5, Nov. 12

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **LEONARD YASINSKI**, late of Polk 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 them to the undersigned or their attorney within four (4) months from the date hereof and to file with the Clerk of the Courts of Common Pleas of the Forty-Third Judicial District, Monroe County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.  
Katherine Shilenok-Wright and Dmitry Shilenok, Adms.

134 Indian Hannah Road  
West Chester PA 19382  
OR TO:

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

PR - Oct. 29, Nov. 5, Nov. 12

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **LILY SPANO**, late of Borough of East Stroudsburg, Monroe County, Pennsylvania, deceased.

Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same 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.  
Joan F. Welsh, Executrix  
135 Sunset Avenue  
Selden, NY 11784

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

PR - Nov. 5, Nov. 12, Nov. 19

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **MAUREEN LUNNEY**, a/k/a **MAUREEN PATRICIA LUNNEY**, late of the Township of Chestnuthill, County of Monroe, Commonwealth of Pennsylvania, Deceased

Letters Testamentary in the above named estate having been granted to the undersigned; all persons indebted to the Estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his attorney within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Monroe County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.  
Leo Lunney, Executor  
39 Lordville Road  
Equinunk, PA 18417

OR TO:  
CRAMER, SWETZ, McMANUS & JORDAN, P.C.  
Attorneys at Law  
By: Jeffrey L. Wright, Esquire  
711 Sarah Street  
Stroudsburg, PA 18360

PR - Oct. 29, Nov. 6, Nov. 12

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **PATRICK CURRY**, late of Borough of East Stroudsburg, Monroe County, Pennsylvania, deceased.

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

John Curry, Administrator  
2701 Wigwam Park Road  
East Stroudsburg, PA 18301

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

PR - Nov. 5, Nov. 12, Nov. 19

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Paul Chester Kramer a/k/a Paul C. Kramer**, late of Stroudsburg, Hamilton Township, Monroe County, Pennsylvania.

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

Kolinn P. Kramer, Co-Executor  
152 Goodale Road  
Stroudsburg, PA 18360

Kurt P. Kramer, Co-Executor  
178 Goodale Road  
Stroudsburg, PA 18360

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

PR - Nov. 5, Nov. 12, Nov. 19

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Peter R. Cegelka**, deceased  
Late of Coolbaugh Township, Monroe County

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

Robert T. Cegelka, Executor  
c/o

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

PR - Nov. 12, Nov. 19, Nov. 26

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF **RAYMOND HOWIE, a/k/a RAYMOND E. HOWIE**, late of Stroudsburg, Monroe County, Pennsylvania, deceased

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

Dennis Howie  
16 Little Mountain Road  
Old Tappan, NJ 07675

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

PR - Oct. 29, Nov. 5, Nov. 12

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Richard A. Guillod**, late of 1608 Stag Run, Pocono Lake, Monroe County, Pennsylvania, deceased.

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

Marie E. Guillod, Administratrix  
c/o

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

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

PR - Nov. 5, Nov. 12, Nov. 19

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Richard Brian Feely**, late of East Stroudsburg, Monroe County, Commonwealth of Pennsylvania, deceased.

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

Carol Ann Feely  
P.O. Box 323  
Marshalls Creek, PA 18335  
or to:

ARM Lawyers  
Jason R. Costanzo, Esq.  
202 Delaware Avenue  
Palmerton, PA 18071

PR - Oct. 29, Nov. 5, Nov. 12

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **RUDOLPH M. AUER**, late of Stroudsburg, Monroe County, Pennsylvania (died March 17, 2013)

Notice is hereby given that Letters of Administration for the Estate have been issued to **NANCY SMIGEL**, Administrator of the Estate.

All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to **John J. McGee**, Attorney for the Estate, P.O. Box 3298, Scranton, PA 18505.

P - Oct. 29, Nov. 5, Nov. 12; R - July 2, July 9, July 18

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **RUTH M. AUER**, late of Stroudsburg, Monroe County, Pennsylvania (died Nov. 17, 2017)

Notice is hereby given that Letters of Administration for the Estate of **RUTH M. AUER** have been issued to **NANCY SMIGEL**, Administrator of the Estate.

All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to **John J. McGee**, Attorney for the Estate, P.O. Box 3298, Scranton, PA 18505.

P - Oct. 29, Nov. 5, Nov. 12; R - July 2, July 9, July 18

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF **STEPHEN C. DeFAZIO**, OF **BLAKESLEE**, MONROE COUNTY, PENNSYLVANIA, DECEASED.

WHEREAS, Letters of Administration in the above named Estate have been granted to the undersigned, all persons indebted to the said Estate are requested to make immediate payment, and those having claims or demands to present the same without delay to:

**Beverly DeFazio**, Administratrix  
c/o

**Ralph J. Bellafatto**, Esquire  
4480 William Penn Highway  
Easton, PA 18045  
OR TO

**Ralph J. Bellafatto**, Esquire  
4480 William Penn Highway  
Easton, PA 18045  
Attorney

PR - Nov. 12, Nov. 19, Nov. 26

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Susan D. Templeton**, late of Monroe County, Pennsylvania, deceased.

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 their attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Forty-Third Judicial District, 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  
**Victor Templeton**, Co-Administrator  
**Robert Templeton**, Co- Administrator

**Connie J. Merwine**, Esquire  
501 New Brodheadsville Blvd. N.  
Brodheadsville, PA 18322

PR - Nov. 12, Nov. 19, Nov. 26

**PUBLIC NOTICE  
ESTATE NOTICE**

LETTERS TESTAMENTARY have been granted to **Robert B. Miller, Jr.**, Executor of the Estate of **Jean B. Miller**, deceased, who died on September 27, 2021.

**Jeffrey A. Durney**, Attorney, P.O. Box 536, Merchants Plaza, Tannersville, Pennsylvania 18372-0536 is counsel.

All persons having claims against the estate are requested to present them in writing within four (4) months from the date hereof and all persons indebted to the estate are requested to make payment to in care of the Attorney noted above.

**Robert B. Miller, Jr.** - Executor

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

PR - Oct. 29, Nov. 5, Nov. 12

**PUBLIC NOTICE  
ESTATE NOTICE**

Notice is hereby given that, in the estate of the decedent set forth below, the Register of Wills has granted Letters Of Administration to the person named. All persons having claims or demands against said estate are requested to make known the same, and all persons indebted to said estate are requested to make payment without delay to the Administrator or his attorney named below.

Estate of **Richard John Schaeffer a/k/a Richard J. Schaeffer**, Deceased, late of Tobyhanna Township, Monroe County, Pennsylvania.

Administrator:  
**Richard J. Schaeffer, Jr.**  
c/o Dumont & Watson, PC  
600 Alexander Rd., Ste. 1-1  
Princeton, NJ 08540

Attorney:  
**Alexander M. Watson, Esquire**  
Dumont & Watson, PC  
600 Alexander Rd., Ste. 1-1  
Princeton, NJ 08540

PR - Nov. 12, Nov. 19, Nov. 26

**PUBLIC NOTICE  
ESTATE NOTICE**

The Estate of **ARTHUR ANDREW DEMEYERE**, a/k/a **ARTHUR A. DEMEYERE**, late of the Middle Smithfield Township, Monroe County, Pennsylvania.

Letters of Administration have been granted to the undersigned, who requests all persons having claims or demands against the Estate of the Decedent to make known the same and all persons indebted to Decedent to make payments without delay to **Scott A. Demeyere**, Administration, or his attorney, **NICHOLAS R. SABATINE III, ESQUIRE**, 16 S. Broadway, Suite 1, Wind Gap, Pennsylvania, 18091.

PR - Nov. 12, Nov. 19, Nov. 26

**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 on 9/28/2021.

The corporation is incorporated under the Pennsylvania Business Corporation Law of 1988.

The name of the corporation is **Wolf IS Inc.**

PR - Nov. 12

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
NO. 4187-CV-2021**

**IN MORTGAGE FORECLOSURE**

**ESSA BANK & TRUST**

Plaintiff

vs.

**CLARA RAMIREZ**

Defendant

**TO: CLARA RAMIREZ**

On August 5th, 2021, a Complaint in Mortgage Foreclosure was filed in the above captioned matter. The Complaint avers that the Mortgage you delivered to Plaintiff on September 15, 2006, is in default as a result of your failure to make monthly payments for a period in excess of 30 days from January 1, 2020, through the date of filing.

As a result of your default, Judgement is demanded against you in the amount of \$41,444.78 together with 5.875% interest from July 26, 2021.

A complete copy of the Complaint is available by contacting the undersigned.

By Order dated October 4, 2021, the Court authorized Service by Special Order including Publication.

**NOTICE TO DEFEND**

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 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 relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

**Monroe County Bar Association**

**Find A Lawyer Program**

**913 Main Street**

**Stroudsburg, PA 18360**

**Telephone: (570) 424-7288**

**Fax: (570) 424-8234**

**NEWMAN, WILLIAMS, MISHKIN,**

**CORVELEYN, WOLFE & FARERI, P.C.**

**By: James V. Faren, Esq.**

PR - Nov. 12

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

**No.: 010088-CV-2019**

**FREEDOM MORTGAGE CORP.**

Plaintiff

vs.

**RICARDO PRICE**

Defendant

**NOTICE**

**NOTICE TO: RICARDO PRICE**

You are hereby notified on that on December 6, 2019, Plaintiff, FREEDOM MORTGAGE CORPORATION filed a Complaint against you in the Court of Common Pleas of MONROE County, Pennsylvania, Docket No. 010088-CV-2019, wherein Plaintiff seeks to enforce its rights under its loan documents.

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

**YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW.**

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

**Monroe County Bar Association**

**Find a Lawyer**

**913 Main Street**

**Stroudsburg, PA 18360**

**Telephone: (570) 424-7288**

**BROCK & SCOTT, PLLC**

**Attorney for Plaintiff**

**(844) 856-6646**

PR - Nov. 12

**PUBLIC NOTICE  
IN THE SUPERIOR COURT  
OF THE STATE OF WASHINGTON  
IN AND FOR THE COUNTY OF KING  
NO. 21-4-07031-4 SEA  
PROBATE NOTICE TO CREDITORS  
(RCW 11.40.030)**

**In Re the Estate of**

**LILLIAN S. OTTAVIANO, Deceased**

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced.

The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060.

This bar is effective as to claims against both Decedent's probate and non-probate assets.

**Date of first publication :**

**Nov. 5, 2021**

**Personal Representative :**

**Christina Ottaviano-Boury**

**Attorney for the Personal Representative :**

**Laura E. Hoexter**

**Address for Mailing or Service :**

**Laura E. Hoexter**

**Helsell Fetterman LLP**

**1001 Fourth Avenue, Suite 4200**

**Seattle, WA 98154**

**LAURA E. HOEXTER, WSBA #23246**

**Attorneys for the**

**Personal Representative**

**1001 Fourth Avenue, Suite 4200**

**Seattle, Washington 98154**

**Telephone No. (206) 292-1144**

**Facsimile No. (206) 340-0902**

PR - Nov. 5, Nov. 12, Nov. 19

**PUBLIC NOTICE**

**Monroe County  
Court of Common Pleas  
Number: 010438-CV-2019  
Notice of Action in  
Mortgage Foreclosure**

Lakeview Loan Servicing, LLC.,  
Plaintiff

v.  
Matthew Robert Snyder,  
Defendant

TO: **Matthew Robert Snyder**

Premises subject to foreclosure: 12702 Magnolia Drive, East Stroudsburg, Pennsylvania 18302.

**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 Assoc., Find a Lawyer Program, 913 Main Street, Stroudsburg, Pennsylvania 18360; (570) 424-7288

McCabe, Weisberg & Conway, LLC  
Attorneys for Plaintiff  
123 S. Broad St., Ste. 1400  
Philadelphia, PA 19109  
215-790-1010

PR - Nov. 12

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

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

**Thursday, XXXXXX, XXXX  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

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

Beginning at an iron pin in a stone row: Thence by the lands now or formerly of Robert W. Stadden North eighteen degrees thirty-two minutes fifty-three seconds West in a distance of three hundred twenty-one and thirty-two hundredths feet (321.32) to an iron pin in the stone row; thence by the same North thirty-one degree two minutes seconds West a distance of five hundred eighty-five and eighty hundredths feet (585.80) to an iron pin; thence along a Pennsylvania Power and Light Company right of way South eighty-one degrees forty-one minutes twenty-one seconds West a distance of three hundred eighty-six and seventeen hundredths feet (316.17) to an iron pin; thence by the lands now or formerly of John L. Plater South ten degrees nine minutes twenty-five seconds East a distance of five hundred eighty-five and twenty-two hundredths feet (585.22) to an iron pin; thence by the

same South seventy-six degrees ten minutes thirty-five seconds West a distance of eighty-one and twenty-seven hundredths feet (81.27) to an iron pin; thence by the same South forty degrees three minutes fourteen seconds East a distance of eighty-nine and seventy-nine hundredths feet (89.79) to an iron pin; thence by the same North forty-eight degrees thirty-six minutes fifteen seconds East a distance of one hundred seventy-five and thirty-eight hundredths feet (175.38) to an iron pin; thence the same South forty-two degrees twenty-nine minutes forty-five seconds East a distance of three hundred six and fifty-eight hundredths feet (306.58) to an iron pin; thence by the same South fifty-seven degrees thirty-four minutes fifteen seconds West a distance of one hundred ten and seventy-one hundredths feet (110.71) to an iron pin; thence by the same North fifty-seven degrees thirty-nine minutes twenty-five seconds West a distance of three hundred one and thirty-six hundredths feet (301.36) to an iron pin; thence by the lands now or formerly of Earl Hilliard South thirty-five degrees nine minutes forty-seconds East a distance of one hundred seventy-eight and twenty hundredths feet (178.20) to an iron pin' thence by the same South eighty degrees eighteen minutes forty seconds East a distance of one hundred forty-four and fifteen hundredths feet (144.15) to an iron pin' thence by the same North fifty-nine degrees twenty-two minutes no seconds East a distance of one hundred twenty-four and seventeen

hundredths feet (124.17) to an iron pin; thence by the same South thirty seven degrees fifteen minutes twenty seconds East a distance of one hundred ten and twenty-one hundredths feet (110.21) to an iron pin; thence by the same North sixty-eight degrees thirty-two minutes twenty-nine seconds East a distance three hundred seventeen and twenty-five hundredths feet (317.25) to the place of beginning. Containing ten acres, more or less.

Excepting and reserving unto Earl L. Hilliard and Eudors Hilliard, his wife, the grantors herein, their heirs and assigns, and granting unto John L. Plater and Sharron A. Plater, his wife, the grantees herein, their heirs and assigns, the easement of passage and right to use in common with each other and their respective heirs and assigns, two certain roadways, one being fifty feet in width and leading from the public township road to the dwelling house situate on the ten acre tract hereinabove described, and also a certain other road forty feet in width leading from the aforesaid fifty foot wide road to other remaining lands of sid Hilliards, said forty foot road being described as follows, viz:

"Beginning at an iron pin, being the last corner described above in the description of said ten acre tract; Thence North thirty-seven degrees fifteen minutes twenty seconds West a distance of one hundred ten and twenty-one one-hundredths feet; thence North thirty-nine degrees six minutes forty seconds West a distance of one hundred sixty-six and twenty-five one-hundredths feet; thence North seventy-one degrees eleven minutes twenty seconds West a distance of two hundred twenty-eight and sixty-three one-hundredths feet."

Excepting therefrom the following described property: Beginning at an existing iron pin in a stone row, said point of beginning being the beginning corner of a tract of land containing 10.0 acres more or less described in a deed of conveyance from Earl L. Hilliard and Eudora, his wife, to John L. Plater and Sharron A. Plater, his wife, dated Aug. 29, 1975 and recorded in the Office of the Recorder of Deeds in and for the County of Monroe at Stroudsburg, PA, in Deed Book 647, on pages 17 &c., thence (1) along the first course described in the aforementioned deed of conveyance North 18 degrees 32 minutes 53 seconds west 321.32 feet to an iron pin, thence (2) North 31 degrees 02 minutes 32 seconds west 585.80 feet to an iron pin in the southerly right of way line of the P.P.&I, Co. Easement, thence (3) along said wide line South 81 de-

greens 41 minutes 21 seconds west 175.0 feet to an iron pipe, thence (4) by a new line thru lands of the grantor, South 27 degrees 39 minutes 28 seconds east; 654.24 feet to an iron pin, thence (5) South 59 degrees 02 minutes 58 seconds west 225.0 feet to a railroad spike in a 40.0 feet right of way, thence (6) along said right of way South 42 degrees 29 minutes 45 seconds east 155.0 feet to a point, thence (7) South 37 degrees 15 minutes 20 seconds east 110.21 feet to an existing iron pin, thence (8) along lands of Robert Dippre North 68 degrees 32 minutes 29 seconds east 317.25 feet to the point and place of beginning, containing 5.011 acres of land be the same more or less.

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

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

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

TAX CODE: 12.9.1.8-7  
PIN NO.: 12637200216913

**EXHIBIT "A"**

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

XXXXXXXXXXXXXXXXXXXX

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR -

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2020 CIVIL 00516 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

Thursday, December 2, 2021

AT 10:00 A.M.

By accessing the web address:

www.bid4assets.com/monroecountysheriffsales

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

**LEGAL DESCRIPTION**

ALL that certain lot or parcel of land 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 southerly line of Turkey Ridge Drive a common corner of Lot No. 77 and Lot No. 78 as shown on a plan titled "Final Plan, Section No. 4, Evergreen Lake, Sheet 1 of three, Clark H. George owner and developer" dated April 12, 1976 and recorded in the Office for the Recording of Deeds at Stroudsburg, Pennsylvania, in Plot Book Volume 29, page 67; thence by said Lot No. 78, South 9 degrees 22 minutes 44 seconds East, 204.57 feet to an iron pin; thence by Lot No. 69, South 80 degrees 26 minutes 22 seconds West, 246.36 feet to an iron pin; thence by Lot No. 76, North 9 degrees 22 minutes 44 seconds West, 205.35 feet to an iron pin on the aforementioned southerly line of Turkey Ridge Drive; thence along said southerly line of Turkey Ridge Drive, North 80 degrees 37 minutes 16 seconds East, 246.36 feet to the place of beginning. Containing 1.159 acres of land. BEING Lot No. 77, Section 4, Evergreen Lake.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 132 TURKEY RIDGE DRIVE KUNKLETOWN, PA 18058

TAX CODE #: 13/8A/3/64  
PIN#: 13-6228-01-36-5837

BEING THE SAME PREMISES WHICH Todd L. Roth, et ux., by deed dated November 13, 2017 and recorded November 27, 2017, Monroe County Instrument No. 201729802, granted and conveyed unto Daniel M. Kelly.

TO BE SOLD AS THE PROPERTY OF DANIEL M. KELLY ON JUDGMENT NO. 2020-0051

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

**DANIEL M. KELLY**

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

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

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

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

less exceptions are filed within said time.

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
LEON P. HALLER, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Oct 29; Nov 5, 12

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

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

of Pennsylvania to 6544 CIVIL 2020 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, December 2, 2021  
AT 10:00 A.M.**

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN tract or parcel of land situate in the Township of Eldred, County of Monroe and State of Pennsylvania, designated as Tract No. 9 on a map of Smith Gap Woodlands as recorded in the Office for the Recording of Deeds at Stroudsburg, PA, in Plat Book 11, Page 167, bounded and described as follows, to wit: BEGINNING at a pipe on the Southern edge of a 40 foot road known as Mountain Road, being also a corner of Tract No. 2; thence along the Southern edge of said Mountain Road the following courses, South 56 degrees 58' East for 58.67 feet; thence on a curve to the left with a radius of 320 feet for 31.97 feet; thence South 62 degrees 42' East for 430.73 feet; thence on a curve to the right with a radius of 280 feet for 46.09 feet to a pipe, being also a corner of Tract No. 8; thence along Tract No. 8, South 36 degrees 44' West for 280.00 feet to a pipe; thence along the same South 30 degrees 32' 40" West for 81.85 feet to a pipe, being also a corner of Tract No. 10; thence along Tract No. 10, North 51 degrees 11' 20" West for 553.54 feet to a pipe, being also a corner of Tract No. 2; thence along Tract No. 2 North 33 degrees 02' East for 260.00 feet to the point of BEGINNING. Above described tract contains 3.933 acres and bearings are from the magnetic meridian of 1968.

Tax Parcel: 06/2/1/11-13

PIN # 06624400290630

Premises Being: 4032 Hemlock Rd, Kunkletown, PA 18058

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

**ALEXANDRA M. BROCKWAY, IN HER CAPACITY AS CO-ADMINISTRATRIX AND HEIR OF THE ESTATE OF SCOTT R. BROCKWAY A/K/A SCOTT RANDALL BROCKWAY A/K/A SCOTT BROCKWAY**

**MALLORY A. BROCKWAY, IN HER CAPACITY AS CO-ADMINISTRATRIX AND HEIR OF THE ESTATE OF SCOTT R. BROCKWAY A/K/A SCOTT RANDALL BROCKWAY A/K/A SCOTT BROCKWAY**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SCOTT R. BROCKWAY A/K/A SCOTT RANDALL BROCKWAY A/K/A SCOTT BROCKWAY, DECEASED**

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

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

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

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Matthew Fissel, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Oct 29; Nov 5, 12

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

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

of Pennsylvania to 6045 CIVIL 2016 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, December 2, 2021  
AT 10:00 A.M.**

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

ALL THOSE CERTAIN lots or parcels of land, situate lying and being in the Development of Monroe Lake Shores, Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, to wit:

Parcel I: Lots No. 21, Block 2, of Unit No. 1 as shown on the survey and original plat of Monroe Lake Shores, Monroe County, Pennsylvania, made by a Certified Land Surveyor and of Record in the Recorder of Deeds Office of Monroe County, Pennsylvania, in Plat Book 8, Page 95 (Indexed as Plot Book 8A, Page 95); and also recorded in Plot Book 8, Page 175 (Indexed as Plot Book 8A, Page 175).

Parcel II: Lots Nos. 20 and 22, Block No. 2, of the Unit No. 1, as shown on the survey and original plat of Monroe Lake Shores, Monroe County, Pennsylvania, made by a Certified Land Surveyor and of Record in the Recorder of Deeds Office of Monroe County, Pennsylvania, in Plat Book 8, Page 95 (Indexed as Plot Book 8A, Page 175).

Parcel III: Lots No. 23 and 25, Block No. 2 of the Unit No. 1 as shown on the survey and original plat of Monroe Lake Shores, Monroe County, Pennsylvania, made by a Certified Land Surveyor and of Record in the Recorder of Deeds Office of Monroe County, Pennsylvania, in Plat Book 8, Page 95 (Indexed as Plot Book 8A, Page 175).

BEING THE SAME PREMISES which Laura J. Biddulph by Deed dated July 11, 2014, and recorded October 16, 2014, in the Office of the Recorder of Deeds in and for the County of Monroe, Pennsylvania, as Instrument Number 201424546, in Book 2444, Page 8924 granted and conveyed unto Laura J. Pisciotta, a married woman.

BEING KNOWN AS: Lots 20, 21, 22, 23 & 25, Block No. 2, Unit 1 a/k/a 83 Monroe Lake, a/k/a 6123 Ash Road, East Stroudsburg, Township of Middle Smithfield, Monroe County, Pennsylvania 18302

PARCEL NUMBER; 09.14A.1-2.23

PIN NUMBER: 09731502950743

SEE DEED BOOK 2444, PAGE 8924

TO BE SOLD AS THE PROPERTY OF LAURA J. BIDDULPH F/K/A LAURA WALTON F/K/A LAURA J. PISCIOTTA.

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

**LAURA J. BIDDULPH, F/K/A LAURA WALTON, F/K/A LAURA J. PISCIOTTA**

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

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

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

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania

MATTHEW G. BRUSHWOOD, Esquire

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
PR - Oct 29; Nov 5, 12

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

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

of Pennsylvania to 2725 CIVIL 2020 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, December 2, 2021  
AT 10:00 A.M.**

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN parcel or lot situate in Ross Township, Monroe County, Commonwealth of Pennsylvania, and known as Lot 31, Section 6, of Chestnut Ridge Plantation, appearing in Plot Book 72, Page 34, recorded April 10, 2000, and described as follows:

BEGINNING at a point in the centerline of PA S.R. 3004, being a common corner to Lot No. 30 and Lot No. 31 as shown on a revised plan titled, "Revised Minor Subdivision of Lot 31 & 32, Section 6, Chestnut Ridge Plantation", dated March 3, 2000, and recorded April 10, 2000, in Plot Book 72, Page 34; thence in and along said center-line of PA S.R. 3004 North 42 Degrees 35 minutes 07 Seconds East 472.73 feet to a point; thence leaving said center-line of PA S.R. 3004, by Lot No. 32 South 47 degrees 27 minutes 53 seconds East (at 30.00 feet passing an iron pin) 568.23 feet to an iron pin; thence by the same South 19 degrees 58 minutes 02 seconds East 827.55 feet to an iron pin; thence by the same South 74 degrees 14 minutes 30 seconds West 123.00 feet to an iron pin; thence by the same South 19 degrees 58 minutes 02 Seconds East 300.00 feet to an iron pin in line of lands of LeRoy Bonser; thence by said lands of LeRoy Bonser South 74 degrees 14 minutes 30 seconds West 267.00 feet to an iron pin; thence by the aforementioned Lot No. 30 North 26 degrees 55 minutes 37 seconds West 1082.21 feet to an iron pin; thence by the same North 47 degrees 27 minutes 53 seconds West (at 320.00 feet passing an iron pin) 350.00 feet to the place of beginning.

CONTAINING 15.622 acres of lands and being Lot No. 31 as shown on the described Plan.

BEING THE SAME PREMISES which Guy Romano and Kathleen Romano by Deed dated April 26, 2000 and recorded on June 1, 2000, in the Office of the Monroe County Recorder of Deeds as Instrument# 200013407 granted and conveyed unto Guy Romano and Kathleen Romano, his wife, as tenants by the entireties.

Being Known as 1208 Kunkletown Road, Saylorsburg, PA 18353

Tax Code No. 15.88512

MAP No. 15624600937832

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

**Guy Romano and Kathleen Romano**

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

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

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

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania

Bradley J. Osborne, Esquire

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
PR - Oct 29; Nov 5, 12

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

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

of Pennsylvania to 2246 CIVIL 2021 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, December 2, 2021  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

All that certain message and tract or piece of land situate in the Township of Stroud, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at an iron in line of land of the Marvin Estate, said iron being the Southwest corner of land about to be conveyed to Frank A. and Erna Deighton; thence by the said Deighton lot, North twenty-one degrees forty-six minutes West two hundred thirteen feet to an iron in the public road leading from the State Highway that connects Route No. 611 at Wesley Chapel with Route No. 209 at Shafer's School House to Route No. 12 below Bartonville, said iron being also the Northwest corner of the said Deighton lot; thence in and along the said public road and by land of the Grantor, South eighty degrees fifty-seven minutes West one hundred twenty-four and five tenths feet to an iron in the middle of the said public road; thence leaving the said road and by the same, South nineteen degrees forty-five minutes East two hundred sixty-nine feet to an iron in line of land of the said Marvin Estate; thence by the said Marvin Estate, North fifty-six degrees East one hundred thirty-three and five tenths feet to the place of beginning.

BEING KNOWN AS: 1530 BRISLIN ROAD F/K/A 2209 BRISLIN ROAD, STROUDSBURG, PA 18360  
BEING THE SAME PREMISES WHICH RANDY LEROY MILLER AND LINDA J. MILLER, HUSBAND AND WIFE BY DEED DATED 3/27/2006 AND RECORDED 3/31/2006 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2262 AT PAGE 5250, GRANTED AND CONVEYED UNTO DAVID A. FINKEN AND CAROLYN J. FINKEN, HUSBAND AND WIFE.

PIN #: 17638002791548  
TAX CODE #: 17/17/1/67

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
DAVID A. FINKEN  
CAROLYN J. FINKEN**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Oct 29; Nov 5, 12

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

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

of Pennsylvania to 5788 CIVIL 2020 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, December 2, 2021  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or lots, parcel or place of ground situate in the Township of Stroud, Monroe County, Pennsylvania, being Lot No. 256, Section E, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania in Plot Book Volume 32, at Page No. 129. TAX CODE/PARCEL NUMBER 17.15E.1.256 PIN # 17638202967136

BEING the same premises which Jamie Edwards and Gina Edwards, by Deed dated July 28, 2017 and recorded December 11, 2017 in the Office of the Recorder of Deeds in and for the County of Monroe in Book 2502, Page 8868 et seq., granted and conveyed unto Eddie Kau in fee.

**NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVAL ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACES OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND, THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.** (This notion is set forth in the manner provided in Section 1 of the Act of July 17, 1957 P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any).

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

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

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

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

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Phillip D. Berger, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Oct 29; Nov 5, 12

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

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

of Pennsylvania to 1546 CIVIL 2020 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, December 2, 2021  
AT 10:00 A.M.**

By accessing the web address:

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN LOT OR PIECE OF LAND SITUATE IN THE TOWNSHIP OF SMITHFIELD, COUNTY FO MONROE AND STATE OF PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS LOT NO. 2 AS SHOWN ON A PLAN TITLED "SECTION 1, SUBDIVISION OF LANDS OF FRANK GABRIEL", PREPARED BY EDWARD C. HESS ASSOCIATES, INC., AND RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS & C., AT STROUDSBURG, PENNSYLVANIA IN THE FOR THE COUNTY OF MONROE IN PLOT BOOK VOLUME 37 PAGE 19.

BEING THE SAME PROPERTY AS CONVEYED FROM SHELDON M. KOPELSON, AND WILLIAM R. CARRIGAN AND MARY ANN CARRIGAN, HIS WIFE TO ROBERT J. DIETERICH AND ARLYNE DIETERICH, HUSBAND AND WIFE, AS DESCRIBED IN DEED BOOK 1392, PAGE 71, DATED 8/31/1984, RECORDED 9/5/1984.

THE SAID ARLYNE DIETERICH DIED ON AUGUST 8, 2011 AND HER INTEREST IN THE PROPERTY PASSED TO HER HUSBAND, ROBERT J. DIETERICH, SR. BY OPERATION OF LAW. THE SAID ROBERT J. DIETERICH, SR. DIED ON JUNE 7, 2019, INTESTATE.

PARCEL ID #: 16/6B/1/3

PIN #: 16731201193201

PROPERTY ALSO KNOWN AS: 2 GABRIEL ESTATES A/K/A 324 REMINGTON ROAD, EAST STROUDSBURG, PA 18301.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

TAMMY L. DIETERICH, ROBERT J. DIETERICH,

JR., AND GERALD DIETERICH AS KNOWN HEIRS OF ROBERT J. DIETERICH, SR. A/K/A ROBERT J. DIETERICH AND ALL UNKNOWN HEIRS OF ROBERT J. DIETERICH SR. A/K/A ROBERT J. DIETERICH

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Kevin J. Cummings, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Oct 29; Nov 5, 12

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

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

of Pennsylvania to 6498 CIVIL 2019 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, December 2, 2021  
AT 10:00 A.M.**

By accessing the web address:

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

**LEGAL DESCRIPTION**

ALL THE FOLLOWING lot(s) situate in the Township of Paradise, County of Monroe and State of Pennsylvania, marked and designated as Lot #1, as shown on Plotting 1, Timber Hill, Inc., Monroe County, Pennsylvania made by Albert E. Smith, Reg. Surv. And recorded in Monroe County, Pennsylvania, in Plot Book No. 10, Page 115.

BEING THE SAME PREMISES WHICH David S. Wengerd, by Deed dated April 18, 2005 and recorded April 22, 2005 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2222, Page 8549, granted and conveyed unto ANTHONY M. YOUNG.

And the said ANTHONY M. Young departed this life on November 23, 2015.

IMPROVEMENTS: Residential property.

TAX CODE NO. 11/3/1/38-6

PIN #11639503003029

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

VERNICER YOUNG A/K/A VERNICE KIRKLAND,

**SOLELY IN HER CAPACITY AS HEIR OF ANTHONY MARC YOUNG A/K/A ANTHONY M. YOUNG A/K/A ANTHONY YOUNG, DECEASED, TISHA KIRKLAND, SOLELY IN HER CAPACITY AS HEIR OF ANTHONY MARC YOUNG A/K/A ANTHONY M. YOUNG A/K/A ANTHONY YOUNG, DECEASED, TYSEL ELLIS, SOLELY IN HER CAPACITY AS HEIR OF ANTHONY MARC YOUNG A/K/A ANTHONY M. YOUNG A/K/A ANTHONY YOUNG, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANTHONY MARC YOUNG A/K/A ANTHONY M. YOUNG A/K/A ANTHONY YOUNG, DECEASED**

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

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

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

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

Ken Morris  
 Sheriff of Monroe County  
 Pennsylvania  
 Harry B. Reese, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Oct 29; Nov 5, 12

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6054 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, December 2, 2021  
 AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

An undivided (1/52) co-tenancy interest being designated as Interval No. 23 of Unit No. RV 139 of Phase IIIB, Area 2, River Village, Stage 1, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, mutual Ownership and Easements, dated February 22, 1980, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1016, page 103 and at the same has been amended by a Supplementary Declaration dated June 2, 1980 and recorded as aforesaid in Deed Book Volume 1037, page 309, and a further Supplementary Declaration dated August 20, 1981 and recorded as aforesaid in Deed

Book Volume 1130, page 67. The said Unit is more particularly shown and described on the Final Plans for Phase IIIB, River Village, Stage 2 Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, page 103 et. seq., and Plot Book Volume 47, page 27, subject however, to the right of Shawnee Development, Inc. to amend the said Final Plans to reflect the "as built" status of the Units.

**BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to SECURITY BANK AND TRUST COMPANY, Trustee, by deed dated October 14, 2002 and recorded on October 25, 2002 in Record Book Volume 2135 at Page 166 granted and conveyed unto Marcel D. Woodard, Fanny Woodard and Sharon E. Woodard.**

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

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

**Marcel D. Woodard, Fanny Woodard and Sharon E. Woodard**

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

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

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

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Oct 29; Nov 5, 12

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6382 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, December 2, 2021  
 AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

An undivided (1/52) co-tenancy interest being designated as Interval No. 8 of Unit No. RV 156 of Phase IIIB, Area 2, River Village, Stage 1, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, mutual Ownership and Easements, dated February 22, 1980, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1016, page 103 and at the same has been amended by a Supplementary Declaration dated June 2, 1980 and recorded as aforesaid in Deed Book Volume 1037, page 309, and a further Supplementary Declaration dated Au-

August 20, 1981 and recorded as aforesaid in Deed Book Volume 1130, page 67. The said Unit is more particularly shown and described on the Final Plans for Phase IIIB, River Village, Stage 2 Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, page 103 et. seq., and Plot Book Volume 47, page 27, subject however, to the right of Shawnee Development, Inc. to amend the said Final Plans to reflect the "as built" status of the Units.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to SECURITY BANK AND TRUST COMPANY, Trustee, by deed dated September 23, 2004 and recorded on December 21, 2004 in Record Book Volume 2211 at Page 3081 granted and conveyed unto Julia V. Camagong and Robert G. Roy, two single people.

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

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

Julia V. Camagong and Robert G. Roy  
TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Oct 29; Nov 5, 12

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

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

of Pennsylvania to 800 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

Thursday, December 2, 2021  
AT 10:00 A.M.

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

An undivided (1/52) co-tenancy interest being designated as Interval No. 46 of Unit No. RV 108 of Phase IIIB, Area 2, River Village, Stage 1, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, mutual Ownership and Easements, dated February 22, 1980, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1016, page 103 and at the same has been amended by a Supplementary Declaration dated June 2, 1980 and recorded as aforesaid in Deed Book Volume 1037, page 309,

and a further Supplementary Declaration dated August 20, 1981 and recorded as aforesaid in Deed Book Volume 1130, page 67. The said Unit is more particularly shown and described on the Final Plans for Phase IIIB, River Village, Stage 2 Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, page 103 et. seq., and Plot Book Volume 47, page 27, subject however, to the right of Shawnee Development, Inc. to amend the said Final Plans to reflect the "as built" status of the Units.

BEING THE SAME premises which United Penn Bank, successor by merger to Security Bank and Trust Company, Trustee, by deed dated November 11, 1991 and recorded on December 31, 1991 in Record Book Volume 1808 at Page 0965 granted and conveyed unto Roberta Sanders and Cathryn Hill.

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

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

Roberta Sanders and Cathryn Hill  
TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Oct 29; Nov 5, 12

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

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

of Pennsylvania to 4617 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

Thursday, December 2, 2021  
AT 10:00 A.M.

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

An undivided (1/52) co-tenancy interest being designated as Interval No. 12 of Unit No. RV 141 of Phase IIIB, Area 2, River Village, Stage 1, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, mutual Ownership and Easements, dated February 22, 1980, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1016, page 103 and at the same has been amended by a Supplementary Declaration dated June 2, 1980 and recorded as aforesaid in Deed Book Volume 1037, page 309,

and a further Supplementary Declaration dated August 20, 1981 and recorded as aforesaid in Deed Book Volume 1130, page 67. The said Unit is more particularly shown and described on the Final Plans for Phase IIIB, River Village, Stage 2 Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, page 103 et. seq., and Plot Book Volume 47, page 27, subject however, to the right of Shawnee Development, Inc. to amend the said Final Plans to reflect the "as built" status of the Units.

BEING THE SAME premises which Ronny E. Reid and Vicki Y. Reid, a married couple, by deed dated December 7th, 2015, and recorded on December 17th, 2015 in Record Book Volume 2464 at Page 5697 granted and conveyed unto Timothy Derrick, a single man.

BEING PART OF PARCEL NO. 16/2/1/1-11 and PIN NO. 16732100340877

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

Timothy Derrick  
TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Oct 29; Nov 5, 12

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

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

of Pennsylvania to 585 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

Thursday, December 2, 2021  
AT 10:00 A.M.

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

An undivided (1/52) co-tenancy interest being designated as Interval No. 11 of Unit No. RV 54 of Phase IIIB, Area 2, River Village, Stage 1, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, mutual Ownership and Easements, dated February 22, 1980, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1016, page 103 and at the same has been amended by a Supplementary Declaration dated June 2, 1980 and recorded as aforesaid in Deed Book Volume 1037, page 309,

and a further Supplementary Declaration dated August 20, 1981 and recorded as aforesaid in Deed Book Volume 1130, page 67. The said Unit is more particularly shown and described on the Final Plans for Phase IIIB, River Village, Stage 2 Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, page 103 et. seq., and Plot Book Volume 47, page 27, subject however, to the right of Shawnee Development, Inc. to amend the said Final Plans to reflect the "as built" status of the Units.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to United Penn Bank, by deed dated September 11, 1996 and recorded on February 5, 1997 in Record Book Volume 2033 at Page 2172 granted and conveyed unto Claus Wagner and Sharon Combs, Two Single People.

BEING PART OF PARCEL NO. 16.2.1.1-8 and PIN NO. 16732102562122

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

Claus Wagner and Sharon Combs  
TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Oct 29; Nov 5, 12

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

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

of Pennsylvania to 6025 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

Thursday, December 2, 2021  
AT 10:00 A.M.

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

An undivided (1/52) co-tenancy interest being designated as Interval No. 36 of Unit No. RV 88 of Phase IIIB, Area 2, River Village, Stage 1, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, mutual Ownership and Easements, dated February 22, 1980, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1016, page 103 and at the same has been amended by a Supplementary Declaration dated June 2, 1980 and recorded as aforesaid in Deed Book Volume 1037, page 309,

and a further Supplementary Declaration dated August 20, 1981 and recorded as aforesaid in Deed Book Volume 1130, page 67. The said Unit is more particularly shown and described on the Final Plans for Phase IIIB, River Village, Stage 2 Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, page 103 et. seq., and Plot Book Volume 47, page 27, subject however, to the right of Shawnee Development, Inc. to amend the said Final Plans to reflect the "as built" status of the Units.

BEING THE SAME premises which Mellon Bank, N.A. Successor Trustee to SECURITY BANK AND TRUST COMPANY, Trustee, by deed dated October 14, 2004 and recorded on January 27, 2005 in Record Book Volume 2214 at Page 5687 granted and conveyed unto Andrea Floyd.

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

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

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Oct 29; Nov 5, 12

**PUBLIC NOTICE**

**SHERIFF'S SALE**

**OF VALUABLE**

**REAL ESTATE**

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

of Pennsylvania to 5896 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, December 2, 2021**

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

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

**LEGAL DESCRIPTION**

An undivided (1/52) co-tenancy interest being designated as Interval No. 12 of Unit No. RV 61 of Phase IIIB, Area 2, River Village, Stage 1, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, mutual Ownership and Easements, dated February 22, 1980, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1016, page 103 and at the same has been amended by a Supplementary Declaration dated June 2, 1980 and recorded as aforesaid in Deed Book Volume 1037, page 309, and a further Supplementary Declaration dated Au-

gust 20, 1981 and recorded as aforesaid in Deed Book Volume 1130, page 67. The said Unit is more particularly shown and described on the Final Plans for Phase IIIB, River Village, Stage 2 Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, page 103 et. seq., and Plot Book Volume 47, page 27, subject however, to the right of Shawnee Development, Inc. to amend the said Final Plans to reflect the "as built" status of the Units.

BEING THE SAME premises which Gunter-Hayes & Associates, LLC, by deed dated November 18, 2013 and recorded on July 23, 2014 in Record Book Volume 2441 at Page 474 granted and conveyed unto Dawn Sclafani, sole owner.

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

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

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Oct 29; Nov 5, 12

**PUBLIC NOTICE**

**SHERIFF'S SALE**

**OF VALUABLE**

**REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4871 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, December 2, 2021**

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

By accessing the web address:

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

**LEGAL DESCRIPTION**

Tax Map No.: 19/8/1/32 Pin No. 19631300897868  
Beginning at a point in the middle of a road leading from Long Pond to Pocono Lake; thence in the said road, South 14 degrees 23 minutes East 400 feet to a point in the said road; thence along land now or late of William J. Warke, North 75 degrees 37 minutes East 436 feet to a point; thence along the same North 14 degrees 23 minutes West 400 feet to an iron pin; thence along land now or late of John and Beulah Zarlinsky, South 75 degrees 37 minutes West 436 feet to the place of beginning, containing Four (4) acres,

more or less.

Excepting and reserving thereout and therefrom 0.818 acres acquired by the Commonwealth of Pennsylvania Department of Highways for the construction of Service Road # 3 of L.R. 1009 and for the further relocation of Township Road T-580 as shown on a Commonwealth of Pennsylvania Department of Highways Project Map dated October 23, 1963 of L.R. 1009, sheet 56 of 69, Project #H-80-4 (513) 281 leaving a remainder of 3.182 acres of the original parcel.

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

**Jiri Pavek and Lauren Betzler**

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

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Oct 29; Nov 5, 12

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

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

of Pennsylvania to 1270 CIVIL 2021 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, December 2, 2021  
AT 10:00 A.M.**

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

ALL that certain lot, parcel or piece of land situate in the Township of Coolbaugh, County of Monroe, and Commonwealth of Pennsylvania, being Lots 101 & 102, Sterling Estates, shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in plot Book Volume 68, Page 68.

BEING Parcel No. 03/4A/3/2

PIN: 03635602852199

ALSO KNOWN AS 3106 Evergreen Circle f/k/a 101 Evergreen Circle, Tobyhanna, PA 18466

BEING the same premises DANIEL VILLABLANCA AND ODETTE CRUZ, N/B/M ODETTE VILLABLANCA

by deed dated 09/10/97 and Recorded 09/24/97 Deed Book 2040 Page 3273 and Instrument #199726345 in the Office of the Recorder of Deeds in Monroe County, granted and conveyed unto DANIEL VILLABLANCA AND ODETTE VILLABLANCA, HUSBAND AND WIFE.

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

**Odette Cruz and Daniel Villablanca**

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

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

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

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Jessica N. Manis, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Oct 29; Nov 5, 12

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

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

of Pennsylvania to 6306 CIVIL 2020 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, December 2, 2021  
AT 10:00 A.M.**

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN LOT OR TRACT OF LAND SITUATE IN THE TUNKHANNOCK TOWNSHIP, MONROE COUNTY, PENNSYLVANIA, SITUATE IN STONECREST PARK, AS SET FORTH AS FOLLOWS: SECTION N-2: LOT NO. 803 SET FORTH ON A PLAN OF LOTS OF STONECREST PARK RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS AND C., IN MONROE COUNTY, PENNSYLVANIA, IN PLOT BOOK 9, PAGE 213.

Tax ID: 20/8F/1/128 / Map #: 20632101464574

BEING THE SAME PREMISES THAT NORMA MILLER BY DEED DATED 10/25/2019 AND RECORDED ON 10/29/2019 AT THE OFFICE OF THE RECORDER OF DEEDS IN THE COUNTY OF MONROE IN THE COMMONWEALTH OF PENNSYLVANIA GRANTED AND CONVEYED TO MICHAEL BOBITKA.

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

Unknown Heirs, Personal Representatives, and Devises of Michael Charles Bobitka a/k/a Michael Bobitka, deceased

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

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

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

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
M. Troy Freedman, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Oct 29; Nov 5, 12

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

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

of Pennsylvania to 9292 CIVIL 2012, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, December 2, 2021  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

An undivided (1/52) co-tenancy interest being designated as Time Period 22 in that certain piece or parcel of land, together with the messuage (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. RV 48, on a certain "Declaration Plan Phase IIB of Stage I", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which UNITED PENN BANK, successor by merger to SECURITY BANK AND TRUST COMPANY, Trustee, by deed dated November 7, 1986 and recorded on January 9, 1987 in Record Book Volume 1533 at Page 550 granted and conveyed unto F. Wayne Young and Ellamae Young. The said F. Wayne Young died on December 15, 1994, sole title thereby vesting in Ellamae Young as surviving tenant by the entireties or surviving joint tenant with right of survivorship.

BEING PART OF PARCEL NO. 16.2.1.1-12 and PIN NO. 16732102561273

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

Ellamae Young

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Oct 29; Nov 5, 12

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6056 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, December 2, 2021  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN interest in land situate in Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 35 of Unit No. 019, of Phase IIIA, River Village, Stage I, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage I, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises River Village Owners Association, by deed Mellon Bank, N.A., Successor Trustee to SECURITY BANK AND TRUST COMPANY, Trustee, a Pennsylvania Banking Institution, and recorded July 5, 1996, in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed book Volume 2027 at Page 0161 granted and conveyed unto Frank Scudero and Michaelina Scudero, His Wife.

BEING PART OF PARCEL NO. 16.2.1.1-7-5C and PIN NO. 16732102772471

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

Frank Scudero and Michaelina Scudero  
TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Oct 29; Nov 5, 12

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

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

of Pennsylvania to 6268 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, December 2, 2021  
 AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN interest in land situate in Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 6 of Unit No. R-18, of Phase IIIA, River Village, Stage I, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage I, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises River Village Owners Association, by deed January 25, 2016, and recorded January 28, 2016, in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed book Volume 2466 at Page 3346 granted and conveyed unto JAB Property Investments, LLC.

BEING PART OF PARCEL NO. 16.2.1.1-7-5C and PIN NO. 16732102772471

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

**JAB Property Investments, 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 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.

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Oct 29; Nov 5, 12

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

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

of Pennsylvania to 5157 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, December 2, 2021  
 AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

An undivided one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 3 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-121 on a certain "Declaration Plan Phase II of Stage I", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises James L. Helfrich, sole surviving spouse, Phyllis K. Helfrich and James L. Helfrich were living together as husband and wife at the time of Phyllis K. Helfrich's death on 03/02/2016, by deed dated December 13, 2016, and recorded on December 22, 2016, in Record Book Volume 2483 at Page 9430 granted and conveyed unto Carl Bryant, sole owner.

BEING PART OF PARCEL NO. 16.3.3.3-1-121 and PIN NO. 16733101094867B121

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

**Carl Bryant**

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

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

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

Ken Morris

Sheriff of Monroe County  
Pennsylvania  
Jeffrey A. Durney, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Oct 29; Nov 5, 12

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

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

of Pennsylvania to 6284 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, December 2, 2021  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

An undivided (1/52) co-tenancy interest being designated as Time Period 43 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. RV 118, on a certain "Declaration Plan Phase IIB of Stage I", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Dave Dudley Hood and Dorian Evette Lewis-Hood, his wife, by deed dated October 21, 2011 and recorded on October 27, 2011 in Record Book Volume 2393 at Page 2657 granted and conveyed unto David Lewis and Shaila Lewis, a married couple.

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

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

**David Lewis and Shaila Lewis**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Oct 29; Nov 5, 12

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

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

of Pennsylvania to 5147 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, December 2, 2021  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

An undivided one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 10 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 93 on a certain "Declaration Plan Phase II of Stage I", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises Francis Trips, LLC, by deed dated January 5, 2010, and recorded on January 21, 2010 in Record Book Volume 2365 at Page 8050 granted and conveyed unto Steffish & Lafferty, P.C.

BEING PART OF PARCEL NO. 16.3.3.3-1-93 and PIN NO. 16732102998482B93

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

**Steffish & Lafferty, P.C.**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Oct 29; Nov 5, 12

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

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

of Pennsylvania to 6326 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, December 2, 2021  
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 27 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 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 Elaine R. Johnston, Janet E. Anderson and Wayne R. Johnston and Vicki J. Maloney, co-owners, by deed dated March 31, 1997 and recorded on June 6, 1997, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2036, at Page 7625, granted and conveyed unto Carol Bellino.

BEING PART OF PARCEL NO. 16.4.1.48-3A and PIN NO. 16732102878733B3A

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

Carol Bellino

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Oct 29; Nov 5. 12

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

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

of Pennsylvania to 6305 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, December 2, 2021  
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 32 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 16B 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 Jamie Cruises, LLC, by deed dated September 2, 2009, and recorded on September 15, 2009 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2359, at Page 7656, granted and conveyed unto Patrice Carey.

BEING PART OF PARCEL NO. 16.4.1.48-16B and PIN NO. 16732102878931B16B

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

Patrice Carey

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Oct 29; Nov 5, 12