

**PUBLIC NOTICE  
ESTATE NOTICE**

**ESTATE OF JOSEPH DILLON**, Deceased March 3, 2022, of Chestnuthill Township, Monroe County.

Letters Testamentary in the above-named estate have been granted to the Executor Kent Michael Dillon. 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 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.

Kent Michael Dillon, Executor  
c/o Law Office of David A. Martino, Esquire  
1854 PA Rte 209, P.O. Box 420  
Brodheadsville, PA 18322

David A. Martino, Esquire  
1854 PA Rte 209, P.O. Box 420  
Brodheadsville, PA 18322

May 13, 20, 27

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**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Deborah L. Naugle**, late of Tobyhanna 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.

Elizabeth G. Naugle  
1823 Bradfield Drive  
Mount Joy, PA 17552  
or to:

ARM Lawyers  
Jason R. Costanzo, Esq.  
115 East Broad Street  
Bethlehem, PA 18018

May 13, 20, 27

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**PUBLIC NOTICE  
ESTATE NOTICE**

**ESTATE OF GEORGE WILFRED TULLOCH, AJK/A GEORGE W. TULLOCH**, late of East Stroudsburg, Monroe County, Pennsylvania deceased.

Letters of Administration in the above-named estate having been granted to the undersigned, all persons indebted to the Estate are requested to make immediate payment, and those having claims are directed to present the same 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.

Marsha P. Tulloch  
453 Somerset Drive  
East Stroudsburg, PA 18301

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

May 13, 20, 27

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**PUBLIC NOTICE  
ESTATE NOTICE**

**ESTATE OF ROLLAND H. STERNER**, Deceased January 14, 2022, of Polk Township, Monroe County.

Letters Testamentary in the above-named estate have been granted to the Executrix, Shirley M. Sterner. 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 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.

Shirley M. Sterner, Executrix  
c/o Law Office of David A. Martino, Esquire  
1854 PA Rte 209, P.O. Box 420  
Brodheadsville, PA 18322

David A. Martino, Esq.  
1854 PA Rte 209, PO Box 420  
Brodheadsville, PA 18322

May 13, 20, 27

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**PUBLIC NOTICE  
ESTATE NOTICE**

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Joan Gajkowski, Executrix of the estate of **Ruth Bardar**, late of Chestnuthill Township, Monroe County, Pennsylvania, who died on February 1, 2022. All persons indebted to said Estate are required to make payment and those having claims or demands to present the same without delay to the Executrix, C/O Biagio V. Musto, II, Esquire, 171 William Street, Pittston, PA 18640-1719.  
May 13, 20, 27

**PUBLIC NOTICE  
ESTATE NOTICE**

**ESTATE OF KATHLEEN F. SPITZFADEN a/k/a KATHLEEN SPITZFADEN**, late of Chestnuthill Township, Monroe County, Pennsylvania, deceased.  
Letters Testamentary in the above-named Estate having been granted to the undersigned, all persons indebted to the Estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Forty-third Judicial District, a particular statement of claim duly verified by an affidavit setting forth an address within the County where notice may be given to claimant.  
Kimberly Bassett, Executrix  
4536 Pine Ridge Drive West  
Bushkill, PA 18324

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

May 13, 20, 27

**PUBLIC NOTICE  
ESTATE NOTICE**

LETTERS TESTAMENTARY have been granted to Linda Mellow, Executrix of the **Estate of Betty J. Argot**, deceased, who died on November 29, 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 it in care of the Attorney noted above.

Linda Mellow - Executrix

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

May 13, 20, 27

**PUBLIC NOTICE  
ESTATE NOTICE**

**ESTATE OF John Roberts A/K/A John J Roberts** of Coolbaugh Township, Monroe County, Pennsylvania, October 25, 2020 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 with the County where notice may be given to Claimant.  
Adele Dempsey  
371 Echo Lake Rd  
Tobyhanna, PA 18466  
May 20, 27, Jun 3

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Andrew J. Komonchak**, late of the Township of Ross, County of Monroe Commonwealth of Pennsylvania, Deceased  
Letters of Administration in the above named estate having been granted to the undersigned; all persons indebted to the Estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his attorney within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Monroe County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.  
Andrew Komonchak, Administrator  
21 Windmill Lane, Apt. 22  
New Castle, DE 19720  
OR TO:

CRAMER, SWETZ, McMANUS & JORDAN, P.C.  
Attorneys at Law  
By: F. Andrew Wolf, Esquire  
711 Sarah Street  
Stroudsburg, PA 18360

May 20, 27, Jun 3

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **ROSEMARIE JONES**, late of the Township of Stroud, Monroe County, Pennsylvania, deceased.

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

**Peter Gannon, Administrator**

8211 Woodchuck Court  
East Stroudsburg, PA 18301

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

May 20, 27, Jun 3

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**PUBLIC NOTICE****NOTICE OF FICTITIOUS NAME**

NOTICE IS HEREBY GIVEN that an application was filed with the Department of State of the Commonwealth of Pennsylvania in Harrisburg under the Fictitious Names Act on April 14, 2022, to register the fictitious name "**Blossom Speech and Feeding**", in relation to the conduct of a business with a principal office at 187 Godfreys Gate, Stroudsburg, Pennsylvania 18360. The name and address of the limited liability company owning or interested in said business is: Lauren Bair, M.A. CCC-SLP, LLC, 187 Godfreys Gate, Stroudsburg, Pennsylvania 18360.

CRAMER, SWETZ, McMANUS & JORDAN, P.C.  
By: William B. Cramer, Esquire  
711 Sarah Street  
Stroudsburg, Pennsylvania 18360

May 27

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

The following Executors, Administrators, Trustees, or Guardians have filed Accounts and Statements of Proposed Distribution in the

Office of the Clerk of the Orphans' Court  
Division:

In Re: **ESTATE OF RICKY MACK, DECEASED**,  
First and Final Account of Linda Musto,  
Administrator

**LAURELWOOD CEMETERY TRUST UNDER  
DEED DATED AUGUST 12, 1999 AS AMENDED  
WITH STONEMOR PENNSYLVANIA, LLC**, of  
Regions Bank – Trustees

**NOTICE**

All parties interested are notified that the above Accounts and Statements of Proposed Distribution will be presented for Confirmation to a Judge of the Orphans' Court on 6<sup>th</sup> day of June, 2022 at 9:30 AM.

All objections to the above Account and/or Statements of Proposed Distribution must be filed with the Clerk of Court of the Orphans' Court Division before the above specified time.

George J. Warden  
Clerk of Orphans' Court

May 20, 27

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**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **George Szatala a/k/a George E. Szatala**, late of 8719 Twin Lake Drive, Kunkletown, Monroe County, Pennsylvania, deceased.

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

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

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

May 20, 27, Jun 3

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**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **EDWARD STEPHEN STYS a/k/a EDWARD S. STYS** late of Jackson Township, Monroe County, Pennsylvania (died April 9, 2022). Notice is hereby given that Letters Testamentary for the Estate of EDWARD STEPHEN STYS a/k/a EDWARD S. STYS have been issued to CYNTHIA M. STYS, Executor 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 CYNTHIA M. STYS, c/o Jule Gaige, Attorney for the Estate, 615 Clay Avenue, Third Floor, Scranton, PA 18510.  
May 20, 27, Jun 3

**PUBLIC NOTICE  
ESTATE NOTICE**

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

Cheryl E. Vogeley, Administratrix  
193 Fawn Valley Road  
Stroudsburg, PA 18360

OR TO:

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

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

May 20, 27, Jun 3

**PUBLIC NOTICE  
EXECUTOR NOTICE**

Estate of **Emilio Albano** late of the Township of Tunkhannock, Monroe County, Pennsylvania. Any person or persons having claim against or indebted to estate present same to Executor: Mary Rosario, c/o Gregory & Associates, PC, 307 Eire Street, Honesdale, PA 18431.

Nicholas D. Gregory, Esq.

May 27, Jun 3, 10

**PUBLIC NOTICE  
ARTICLES OF INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed in the Department of State of the Commonwealth of Pennsylvania for **TO ENJOY LIFE, INC.**, on May 9, 2022.

This corporation is incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

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

May 27

**PUBLIC NOTICE**

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania, Act of December 21, 1988(P.L. 1444, no. 177), by the following corporation:

**Sitaras Family Group, Inc.**

May 27

**PUBLIC NOTICE  
ESTATE NOTICE**

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

Tasha Delp  
1695 Aspen Terrace  
Tobyhanna, PA 18466 or to:

ARM Lawyers  
Jason R. Costanzo, Esq.  
115 E. Broad Street  
Bethlehem, PA 18018

May 27, Jun 3, Jun 10

**PUBLIC NOTICE  
FICTITIOUS NAME REGISTRATION**

Notice is hereby given that a Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania for **Bowen Blendz** with an address located at 2716 Rt 611, Tannersville PA 18372 in Monroe County. The individual interested in this business is Steven Bowen located at 110 Log Cabin Lane, Henryville PA 18332. This is filed in compliance with 54 Pa.C.S. 311.

May 27

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of Victor Manuel Garcia-Nieves, late of Borough of East Stroudsburg, Monroe County, Commonwealth of Pennsylvania, deceased.

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

Iris V. Garcia

32 Oak Leaf Lane

East Stroudsburg, PA 18301

or to:

ARM Lawyers  
Jason R. Costanzo, Esq.  
115 E. Broad Street  
Bethlehem, PA 18018

May 27, Jun 3, 10

**PUBLIC NOTICE  
ESTATE NOTICE**

**ESTATE OF MICHAEL DALE ERICKSON**, Deceased December 27, 2021, of Stroud Township, Monroe County.

Letters of Administration in the above-named estate have been granted to the Administrators, Robert Michael Erickson and Elizabeth J. Erickson. 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 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. Robert Michael Erickson and Elizabeth J. Erickson, Administrators  
c/o

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

May 27, Jun 3, 10

**PUBLIC NOTICE  
ESTATE NOTICE**

**ESTATE OF Joseph Franza**, late of Saylorsburg, Monroe County, Commonwealth of Pennsylvania, deceased.

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

Elma Jarder

c/o

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

May 27, Jun 3, 10

**PUBLIC NOTICE  
NOTICE OF INCORPORATION**

**NOTICE** is hereby given of the filing of Articles of Incorporation with the Pennsylvania Department of State effective on or about April 13, 2022 for the purpose of establishing a Business Corporation under the Pennsylvania Business Corporation Law of 1988, as amended. The name of the proposed corporation is "**East Coast Speed Service, Inc.**"

KEVIN A. HARDY ATTORNEY AT LAW, P.C.

Kevin A. Hardy, Esquire

Attorney ID No.: 62273

P.O. Box 818

Stroudsburg, PA 18360

(570) 424-3312

May 27

**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 Testamentary to the persons named. All persons having claims against the said Estate are requested to make known to them or their attorneys and all persons indebted to said Decedent are requested to make payment without delay to the Executor below:

**Estate of Faith M. Harder, Deceased**  
Late of Pocono Township, Montgomery County  
Executor: Jeremy Z. Mittman;  
593 Bethlehem Pike, Suite 10  
Montgomeryville, PA 18936

Jeremy Z. Mittman, Esquire  
593 Bethlehem Pike, Suite 10  
Montgomeryville, PA 18936

May 27, Jun 3, 10

**PUBLIC NOTICE**

NOTICE IS HEREBY GIVEN that a Certificate of Organization has been filed with the Department of State of the Commonwealth of Pennsylvania for the purpose of creating an LLC.

The name of the Organization is: **POCONO SPORTS ACADEMY, LLC**

The Certificate of Organization was filed on  
May 15, 2022

Brett J. Riegel, Esq.  
18 N. 8<sup>th</sup> Street  
Stroudsburg, PA 18360

May 27

**PUBLIC NOTICE  
IN THE COURT OF COMMON PLEAS OF  
MONROE COUNTY  
FORTY-THIRD JUDICIAL DISTRICT  
COMMONWEALTH OF PENNSYLVANIA  
No. 6052 - Civil - 2021**

**RIVER VILLAGE OWNER'S ASSOCIATION,**  
Plaintiff  
vs.

**BETTY LOU MARTER, ET AL,** Defendants  
AS TO SEPARATE DEFENDANTS: **ROBIN BRYANT,**  
KNOWN HEIR OF JOSEPH M BRYANT,  
DECEASED, AND ANY UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS AND ALL PERSONS,  
FIRMS OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTERST FROM, UNDER OR  
THROUGH **JOSEPH M BRYANT, DECEASED,**  
**BARBARA A BRYANT, DECEASED**

The Plaintiff, River Village Owner's Association, has commenced a civil action to foreclose an assessment lien for assessments which you owe to River Village Owner's

Association by virtue of your ownership of property in Shawnee Village Planned Residential Development. Shawnee-on-Delaware, Pennsylvania. The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

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

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

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

MONROE COUNTY BAR  
FIND A LAWYER PROGRAM  
913 MAIN STREET

STROUDSBURG, PA 18360  
TELEPHONE: (570) 424-7288  
FAX: (570) 424-8234

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

RIVER VILLAGE OWNER'S  
ASSOCIATION

700 South 21<sup>st</sup> Street  
Fort Smith, AR 72901

Telephone: 479/242-5906  
Facsimile: 501/770-7077  
Email: ir@hjclegal.com

May 27

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Terrance D. Crans AKA Terrance David Crans**, late of 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/her attorney within four month 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

Patricia Criscuolo  
1313 Warrens Way  
Wanaque, NJ 07465

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

May 27, Jun 3, 10

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**PUBLIC NOTICE**  
**IN THE COURT OF COMMON PLEAS**  
**MONROE COUNTY**  
**CIVIL ACTION - LAW**  
**ACTION OF MORTGAGE FORECLOSURE**  
**Term No. 004091-cv-2017**  
**NOTICE OF ACTION IN MORTGAGE**  
**FORECLOSURE**

ROUNDPOINT MORTGAGE SERVICING CORPORATION, Plaintiff

vs.

RYAN P. VANGORDEN AKA RYAN VAN GORDEN

Mortgagor and Real Owner, Defendant  
NOTICE TO: **RYAN P. VANGORDEN AKA RYAN VAN GORDEN**

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

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

Your house at 400 Sawmill Road, Stroudsburg, PA 18360 is scheduled to be sold at Sheriff's Sale on Thursday, August 25, 2022, at 10:00 AM, in

[www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales) to enforce the court judgment of \$348,820.48 obtained by ROUNDPOINT MORTGAGE SERVICING CORPORATION against you.

**NOTICE**

If you wish to defend, you must take action, by entering a written appearance personally or by attorney and filing 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 you may lose money or property or other rights important to you.

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

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

MONROE COUNTY BAR ASSOCIATION -  
LAWYER REFERRAL SERVICE

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

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

May 27

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**PUBLIC NOTICE**

**PETITION FOR PRIVATE DETECTIVES LICENSE**

**NOTICE IS HEREBY GIVEN** that on May 2, 2022, the Petition for Private Detective's License, was filed in the Monroe County Court of Common Pleas on behalf of Scott Martin. The Court has fixed the day of June 6, 2022, at 10:00 a.m. via Zoom.

Brett J. Riegel, Esq.  
18 N. 8<sup>th</sup> Street  
Stroudsburg, PA 18360

May 27, Jun 3

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4333 CIVIL 2021 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, June 30, 2022  
AT 10:00 A.M.**

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

All that certain lot, parcel or piece of land situate in the Township of Coolbaugh, County of Monroe, and Commonwealth of Pennsylvania, being Lot No. 4805, Section 9, Pocono Farms East, as shown on a plan of lots recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, in Plat Book Volume 20 Page 31.

TAX CODE: 03.4E.1.68

PIN NO: 03636703400916

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Aastha Homes LLC**

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

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Cristina L. Connor, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
May 27, June 6, 10

**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 6474 CIVIL 2021 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, June 30, 2022  
AT 10:00 A.M.**

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or parcel of land, situate in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown as Lot 6 on a map titled "Final Subdivision Plan, Section 1, Flagstone Farm", dated 6/19/1996, last revised 4/1/1997, as prepared by Frank J. Smith, Jr., Inc. Professional Land Surveyors of Marshalls Creek, Pennsylvania, and recorded in Plot Book 69 page 127, bounded and described as follows, to wit:

BEGINNING at an iron pin on the Southerly right of way line of a 50 feet wide street known as Flagstone Lane, said pin being a common corner of the above mentioned Lot 6 and Lot 7 (Section 2, Flagstone Farm), as shown on the above mentioned plan; thence (1) along said Flagstone Lane; North 61 degrees 43 minutes 31 seconds East, 120 feet to an iron pin; thence (2) along a 50 feet wide future access, on a curve to the right, having a radius of 30 feet, for an arc length of 47.12 feet to an iron pin; thence (3) along said 50 feet wide future access, South 28 degrees 16 minutes 29 seconds East, 262 feet to an iron pin in line of Pocono Forested Acres, Section 4, (Plot Book 21 Page 63); thence (4) along said Pocono Forested Acres, Section 4, South 61 degrees 43 minutes 31 seconds West, 150 feet to an iron pin; thence (5) along Lot 7, Section 2, Flagstone Farm (Plot Book 71 Page 180), North 28 degrees 16 minutes 29 seconds West, 292 feet to the place of beginning.

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: 11 FLAGSTONE LANE EAST STROUDSBURG, PA 18302

PARCEL #: 09.90499

PIN#: 09732603127933

BEING THE SAME PREMISES WHICH Raymond O'Connor and Elizabeth O'Connor by Deed dated June 2, 2017 and recorded in Monroe County Recorder of Deeds Office on June 29, 2017 in Instrument No. 201715996, granted and conveyed unto Andrew R. Ashby.

TO BE SOLD AS THE PROPERTY OF ANDREW R. ASHBY ON JUDGMENT NO. 6474 CV 2021

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **ANDREW R. ASHBY**

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

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Leon P. Haller, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
May 27, Jun 3, 10

**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 8582 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, June 30, 2022  
AT 10:00 A.M.**

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

An undivided (1/52) co-tenancy interest being designated as **Interval No. 25 of Unit No. RV 91** 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 Carl S. Bickert & Georgine M. Bickert, by deed dated March 28, 2000 and recorded on June 6, 2000 in Record Book Volume 2079 at Page 6466 granted and conveyed unto the Bickert Family Trust.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **The Bickert Family Trust**

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
May 27, Jun 3, 10

**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 3033 CIVIL 2017 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, June 30, 2022  
AT 10:00 A.M.**

By accessing the web address:

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

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

ALL that certain lot/lots, parcel or piece of ground situate in the Township of Coolbaugh, County of Monroe, and State of Pennsylvania, being Lot/Lots 164, Section D, as shown on map of A Pocono Country Plan, on file in Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 18, Page 101, 103 & 105.

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS Classic Quality Homes, by Deed dated August 11, 2014, and recorded on November 3, 2014, by the Monroe County Recorder of Deeds in Deed Book 2445, at Page 7041, Instrument No. 201426114, granted and conveyed unto Glensy Cruz and Carlos Capa, as Tenants in Common.

BEING KNOWN AND NUMBERED AS 3354 Woodland Drive a/k/a 4350 Woodland Drive a/k/a Briarcliff Terrace Lot 64, Sec D, Tobyhanna, PA 18466.

PARCEL NO.: 3/8B/2/152 / PIN: 03635815721635.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Glensy Cruz and Carlos Capa**

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

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

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Kenya Bates, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
May 27, Jun 3, 10

**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 0790 CIVIL 2020 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, June 30, 2022  
AT 10:00 A.M.**

By accessing the web address:

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

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

ALL THAT CERTAIN lot or piece of land situate in the Township of Pocono, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 8 as shown on a Plan of "Gramercy Park West" dated June 22, 1979, Pocono Engineers and recorded in the Office for the Recording of Deeds, etc. in Stroudsburg, Pennsylvania in Plot Book Volume 40 Page 121.

GRANTOR further conveys to Grantee, their heirs and assigns, as undivided one-fourteenth interest, as tenants in common in and to that portion of the premises, being a certain .92 acre and designated "Green Area" as set forth on the above-referred Plan of Lots for Gramercy Park West. The interest of the Grantees, their heirs and assigns, shall not be subject to partition. The Grantees, their heirs and assigns by acceptance of this deed hereby waives any right to partition the said "Green Area".

UNDER and SUBJECT to the following conditions and covenants which shall run with the land:

1. The premises hereby conveyed shall not be subdivided.

2. No outside toilet building, outhouse, privy or chemical toilet shall be erected or installed or permitted to remain on the premises.

3. No building or structure shall be erected or located on the premises within forty (40) feet of any road or street or within twenty (20) feet of any side or real lot line.

4. The grantors reserve for themselves, their heirs and assigns, an easement and a right to install, construct, maintain, repair or replace utilities and drainage facilities, including poles, wires, pipes and lines, over ground and underground, over, under and along the front ten (10) feet of each lot and within five (5) feet of either side line and within five (5) feet of the rear line of each lot.

5. The portion of the lands of the grantors shown on said map as roads and streets are not dedicated to public use and title thereto shall remain with the grantors, their heirs and assigns, subject to the right of the grantors, their heirs or assigns, to dedicate the same to public use by deed to be recorded in the aforesaid Recorder's Office, which right to so dedicate the grantors, their heirs or assigns, hereby reserve, and subject also to the right of the grantors, their heirs or assigns, to convey the same or to vest the maintenance and control of the same or some of them to or in any group, company or corporation to be designated by the grantors, their heirs or assigns, subject nevertheless to the right of the grantees, their heirs or assigns, and those claiming under them to use the same for ingress and regress and egress to and from the public roads by the most direct course.

6. Exterior construction of any building, backfilling and grading must be completed within one (1) year from the date that construction operations are commenced.

7. No trailer, tent, barn, outbuilding, shack or other temporary building shall be erected or permitted to remain on the premises or used for dwelling purposes and no basement or garage shall at any time be used as a residence either temporarily or permanently and no house shall be occupied prior to completion except with the prior consent of the grantors, their heirs or assigns.

8. A sewerage system shall be installed of a standard and design and in a location approved by the grantors, their heirs or assigns, and such system shall comply with the requirements of all local and state public health authorities and sanitary codes. The effluent from such disposal system shall not be permitted to discharge into any storm water sewer, open ditch, drain, stream, pond or lake but shall be disposed of in such manner as may be approved of by the grantors, their heirs or assigns.

9. The grantees, their heirs or assigns, shall cut the brush on the lot and maintain the same in a neat condition.

10. No building shall be erected on the premises other than one private, detached, single dwelling house to be used by a single family only, together with one private garage attached to or detached from the dwelling house and suitable only and restricted to the use of the occupants of such dwelling house.

11. No building or structure shall be erected upon the premises hereby conveyed without first obtaining the approval, in writing, of the grantors, their heirs or assigns, as to the location, elevation, plan and design. All dwellings one story in height shall have a living area of not less than 1,200 square feet. All dwellings two, story in height, or bi-level, shall have a total living area of not less than 1,600 square feet. The grantors may refuse to approve said plan based purely on aesthetic grounds, but approval shall not be unreasonably withheld. The grantors, their heirs or assigns, shall approve or disapprove the said location, elevation, plan and design, of the dwelling house and other structure, within fifteen (15) days after the same have been submitted.

12. No building erected on the lot shall be used for the purpose of any profession, trade, employment, manufacture or business of any description nor as a school, hospital or other charitable institution, nor as a funeral home or crematorium or anything in the/nature thereof, nor as a hotel, apartment house, duplex rooming house or place of public resort, nor for any sport or game other than such games as are customarily played in connection with the occupation of a private residence, nor for any purpose other than that of a private residence for the use of one family only and garage for the use of the occupants thereof, nor shall the lot without a building be so used, nor shall anything be done on the lot or in any building thereon which may be an annoyance or nuisance to the occupiers of the neighboring lands. Provided that nothing herein contained shall be deemed to prevent one duly qualified medical practitioner from practicing in any such private dwelling house where he resides, but this shall not be construed to permit any such practitioner or any other person to use such private dwelling house as a sanatorium, hospital, nursing home or anything in the nature thereof. No sign shall be displayed on the lot and/or any improvements thereon offering the same or other property for sale or lease or otherwise without the prior consent of the grantors, their heirs and assigns.

13. If at any time during which these Covenants are in effect the owner of any lot or other land area, in the Development desires to sell and receives an offer from a bona fide purchaser, he shall give written notice to Grantor of the offer, specifying the name or names of the real party or parties so offering, the exact amount of the offer and the terms and conditions of the offer. Grantor shall have a period of thirty (30) days from actual receipt of the notice of the offer to purchase and to notify the owner of its intention to purchase on the same terms and conditions; and if the Grantor notifies the owner of its intention to so purchase, final settlement and conveyance shall occur within ninety (90) days after the owner's receipt of notice of intention to purchase. If Grantor fails within said thirty (30) day period to notify the owner of its intention to so purchase, the owner shall have the right to convey the lot or lots to the third party offeror, or his assignee or nominee within six (6) months of the expiration of the thirty (30) day period; and if the owner fails to so convey, all rights of Grantor shall be reinstated as though no previous offer incident had occurred.

14. If Grantor purchases a lot or lots under the terms of this paragraph above, lot owner shall deliver good and marketable title and if lot owner is unable to deliver good and marketable title, Grantor shall have the option of taking whatever title lot owner can deliver, without an abatement in price or rescinding or voiding its intention or agreement to purchase, in which event

Grantor shall be reimbursed for any expense it has incurred in preparation for settlement.

BEING Tax Code #12/4B/1/9; PIN #12-6384-04-52-3415

PARCEL NO. 12/4B/1/9

FOR INFORMATIONAL PURPOSES ONLY: Being known as 221 Walnut Lane, Henryville, PA 18332

BEING THE SAME PREMISES which Monco Development Corporation by Deed dated September 27, 1979 and recorded October 4, 1979 in the Office of the Recorder of Deeds in and for the County of Monroe, Pennsylvania in Book 979, Page 304 granted and conveyed unto Camillo A. Cerritelli and Rose T. Cerritelli in fee.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Estate of **Camillo A. Cerritelli**, ESSA Bank & Trust by William Evans, Trust Officer, Executor

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their

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

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

Ken Morris

Sheriff of Monroe County

Pennsylvania

Christopher A. DeNardo, Esquire

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

May 27, Jun 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 002523 CIVIL 20021 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, June 30, 2022**

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

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

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

BEGINNING at an iron on the southeasterly line of Cedar Lane, said iron being the most westerly corner of Lot 505A as shown on map entitled, "Final Plan, Lot Line Adjustment, Richard Majka et ux", dated 1 October 2003, and revised 18 December 2003; thence along Lot 505A, S 60 degrees 02 minutes 17 seconds E 250.26 feet to an iron; thence along the same, N 73 degrees 31 minutes 19 seconds E 142.72 feet to an iron, a corner of lands of Joshmor, Inc.; thence along lands of Joshmor, Inc., S 21 degrees 53 minutes 00 seconds E 260.70 feet to an iron, a corner of Lot 509A as shown on said map; thence along Lot 509A, S 71 degrees 29 minutes 30 seconds W 341.64

feet to an iron on the easterly line of Pine Street; thence along the easterly line of Pine Street, N 18 degrees 30 minutes 30 seconds W 283.32 feet to an iron, a point of curvature on an easement arc; thence along the easement arc, on a curve to the left having a radius of 700 feet an arc length of 124.24 feet (the delta angle being 10 degrees 10 minutes 39 seconds left) to an iron, a point of reverse curvature on an easement arc; thence along the easement arc, on a curve to the right having a radius of 40 feet an arc length of 59.19 (the delta angle being 84 degrees 47 minutes 11 seconds right) to the place of BEGINNING.

CONTAINING 2.474 acres more or less.

BEING Lot 507A as shown on said map.

UNDER AND SUBJECT to all notes, easements

and restrictions as shown on said map.

BEING PROPERTY NO. 02/5A/1/105; PIN No. 02-6350-03-30-4055

BEING part of the premises which Francis T. Daugherty and Ruth Daugherty, his wife, did by Indenture dated October 9, 2000, and recorded in the Office of the Recorder of Deeds, in and for Monroe County, Pennsylvania, in Deed Book Volume 2085, page 5029, grant and convey unto Richard C. Majka and Carol Ann Majka, his wife.

ALSO BEING part of the same premises which Edith C. Gould, Widow and and Christian F. Sautter, unmarried, did by Indenture dated May 30, 1972, and recorded in the Office of the Recorder of Deeds, in and for Monroe County, Pennsylvania, in Deed Book Volume 418, page 693, grant and convey unto Richard C. Majka and Carol Ann Majka, his wife.

ALSO BEING part of the same premises which Edith C. Gould, Widow and Christian F. Sautter, unmarried, did by Indenture dated January 30, 1973, and recorded in the Office of the Recorder of Deeds, in and for Monroe County, Pennsylvania, in Deed Book Volume 449, Page 1, grant and convey unto Richard C. Majka and Carol Ann Majka, his wife.

ALSO BEING part of the same premises which Chirstian F. Sautte, unmarried, did by Indenture dated November 22, 1976, and recorded in the Office of the Recorder of Deeds, in and for Monroe County, Pennsylvania, in Deed Book Volume 753, Page 162, grant and convey unto Richard C. Majka and Carol Ann Majka, his wife.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Rose M. Charles and Seville E. Louissaint**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their

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

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

Ken Morris

Sheriff of Monroe County

Pennsylvania

Jaqueline F. McNally, Esquire

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

May 27, Jun 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5540 CIVIL 2017 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, June 30, 2022**

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

PURCHASERS MUST IMMEDIATELY PAY 10%

OF THE PURCHASE PRICE OR

SHERIFF'S COSTS . . . WHICHEVER IS HIGHER

BY CASHIERS CHECK

**LEGAL DESCRIPTION**

ALL THAT certain interest in land situate in Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 15 of Unit No. **RT-232** of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which Gunter-Hayes & Associates, by deed dated July 28, 2010 and recorded on July 8, 2010, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2375 at Page 5371 granted and conveyed unto Jeffrey Colon and Denise Reyes, Joint Tenants With the Right of Survivorship.

BEING PART OF PARCEL NO. 16.110839 and PIN NO. 16732101499733

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Jeffrey Colon and Denise Reyes**

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

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 May 27, Jun 3, 10

**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 2473 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, June 30, 2022  
 AT 10:00 A.M.**

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

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Tunkhannock & Tobyhanna, (taxes paid to Tunkhannock Township), County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 89, on Plan of Laurel Mountain Springs recorded in the Recorder's Office in and for Monroe County, Pennsylvania in Plot Book Volume 56, Page 77.

UNDER AND SUBJECT to the "Declaration of Protective Covenants, Restrictions, Exceptions, Reservations and Conditions pertaining to the Estates of Emerald Lakes recorded in Deed Book Volume 1511, Page 502".

SUBJECT TO such exceptions, reservations, easements, covenants, restrictions and conditions as may be found in other deeds or instruments in the chain of title.

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS Christian Charity Foundation, by Deed dated February 14, 2015, and recorded on February 18, 2015, by the Monroe County Recorder of Deeds in Deed Book 2449, Page 9614, as Instrument No. 201503304, granted and conveyed unto Patrick Connell, an Individual.

BEING KNOWN AND NUMBERED AS 115 Lenape Trail, Long Pond, PA 18334.  
 TAX PARCEL NO.: 20/5A/2/16 / PIN: 20633403400898.

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

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

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

Ken Morris  
 Sheriff of Monroe County  
 Pennsylvania  
 Edward J. McKee, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 May 27, Jun 3, 10

**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 3223 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, June 30, 2022  
 AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

An undivided (1/52) co-tenancy interest being designated as Time Period(s) **26** in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and



designated as Unit No. R 95, 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 Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated June 6, 2001 and recorded on September 14, 2001 in Record Book Volume 2104 at Page 4564 granted and conveyed unto Barry De Versterre and Janice Hoff De Versterre, his wife. The said Janice Hoff De Versterre died on December 18, 2011, sole title thereby vested in Barry De Versterre as surviving tenant by the entireties.

BEING PART OF PARCEL NO. 16.2.1.1-9 and PIN NO. 16732101467354C1  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Barry De Versterre and Janice Hoff De Versterre**

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
May 27, Jun 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5771 CIVIL 2018 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, June 30, 2022  
AT 10:00 A.M.**

By accessing the web address:

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

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

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

All that certain lot or piece of ground situate in **Tobyhanna Township, County of Monroe**, Commonwealth of Pennsylvania, being Lot No. 1206 on the map or plan of Section G-G of Locust Lake Village as appearing in the Office of the Recorder of Deeds in and for Monroe County in Plot Book No. 11 at Page No. 91, bounded and described as follows, to wit:

BEGINNING at a point in the Northwesterly line of Fawn Road and at the Eastern-most corner of Lot No. 1207;

THENCE North 53 degrees 37 minutes 20 seconds, East along the Northwesterly line of Fawn Road for a distance of 102 feet to a point, the Southern-most corner of Lot No. 1205;

THENCE North 36 degrees 22 minutes 40 seconds West along the Southwesterly line of Lot No. 1205 for a distance of 196.76 feet to a point;

THENCE South 53 degrees 13 minutes 40 seconds West for a distance of 102 feet to a point;

THENCE South 36 degrees 22 minutes 40 seconds East along the Northeasterly line of Lot No. 1207 for a distance of 196.06 feet to a point, the place of BEGINNING.

BEING KNOWN AS: 190 FAWN ROAD FKA 1206 FAWN ROAD, POCONO PINES, PA 18350

BEING THE SAME PREMISES WHICH PHILLIP SHALLOW BY DEED DATED 5/29/2003 AND RECORDED 9/16/2003 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2167 AT PAGE 4732, GRANTED AND CONVEYED UNTO HOWARD C. DICKINSON.

PIN #: 19630601469023

TAX CODE #: 19.11B.1.153

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **HOWARD DICKINSON AKA HOWARD C. DICKINSON AKA HOWARD DICKINSON III**

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

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



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

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 May 27, Jun 3, 10

**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 4868 CIVIL 2020, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, June 30, 2022  
 AT 10:00 A.M.**

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN Unit designated as Unit Number 201, being a Unit in the Foxfire Condominium, situate in the Borough of Mt. Pocono, County of Monroe and Commonwealth of Pennsylvania, as designated in the Declaration of Condominium of Foxfire Condominium, dated the 28<sup>th</sup> day of February, 1984, and recorded in the Office for the Recording of Deeds, &c., for the County of Monroe on the 8<sup>th</sup> day of March 1984, in Deed Book Vol. 1341, page 91, and Plats and Plans for Foxfire Condominium, in Plot Book 55, Page 43.

TOGETHER with all the right, title and interest, being a 2.26 percentage undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

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

BEING THE SAME PREMISES which the Tax Claim Bureau of the County of Monroe, by its Deed dated July 14, 2011, and recorded July 21, 2011, in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Book 2389, page 2914, granted and conveyed unto Carol Fitzsimmons.

TAX PARCEL 10/13/2/21-1; PIN: 10635511564542

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

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

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

Ken Morris  
 Sheriff of Monroe County  
 Pennsylvania  
 David C. Berger, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 May 27, Jun 3, 10

**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 3237 CIVIL 2020 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, June 30, 2022  
 AT 10:00 A.M.**

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

**ALL THAT CERTAIN** lot, parcel or piece of ground situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot. No. 425, Section No. F, as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 19, Pages 11, 13 & 15.

**BEING THE SAME PREMISES** which James Casal, single and Joyce Hammond, single, by Deed dated September 28, 2005, and recorded

in the Office for the Recording of Deeds, Monroe County, PA in Record Book Volume 2241, Page 7643, granted and conveyed unto Helge G. Francoi.

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

Tax Code. No. 3/8C/1/321

PIN NO. 03-6358-14-44-0537

a/k/a 6373 Baltic Terrace, Tobyhanna, PA 18466, Lot 425, Section F, A Pocono Country Place, Coolbaugh Township, Monroe County, PA

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **HELGE G. FRANCOIS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania

Nicholas Charles Haros, Esquire

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

May 27, Jun 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6081 CIVIL 2021 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, June 30, 2022**

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

By accessing the web address:

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

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

ALL THAT CERTAIN lot, tract, piece or parcel of land situate in the Borough of East Stroudsburg, County of Monroe and Commonwealth of Pennsylvania, being further described as Lot 5, Grandview Terrace East, described on a certain subdivision plan of Grandview Terrace East made by Herbert Rowland and Grubic, Inc. dated August 1, 2003 as shown in Plot Book 77, Pages 41 and 42.

**UNDER AND SUBJECT TO** the covenants, conditions and restrictions of record which shall run with the land.

**BEING THE SAME PREMISES WHICH** William J. Tavormina and Michele A. Tavormina by deed dated November 24, 2010 and recorded January 18, 2011, in the Monroe County Recorders Office in Deed Book Volume 2381, page 9176, granted and conveyed unto Rawlston Cuffy, his heirs and assigns. The said Rawlston Cuffy having departed this life on the 7<sup>th</sup> day of January, 2021, thereby vesting title in the Premises to his Estate.

**BEING TAX CODE NO.** 5/97948 and PIN No. 05-7312-17-00-4622

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Amanda Froutz**, in her capacity as Administrator of the Estate of Rawlston Cuffy, Deceased

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Kellie Rahl-Heffner, Esquire

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

May 27, Jun 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 004962 CIVIL 2019 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to

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

**Thursday, June 30, 2022  
AT 10:00 A.M.**

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

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

BEGINNING at a corner in the public road leading from Buck Hill Falls to Clarence Price's, and being also a corner of lands belonging to Goldbeck; thence by his lands (bearings from Magnetic Meridian of 1921) North 18 and 3/4 degrees West 570 feet to a stone corner; thence by other lands of Anna G. Shoesmith, of which this lot was formerly a part, North 53 and 1/4 degrees East 85 feet to a stone corner; thence, still by same, South 36 and 3/4 degrees East 500 feet to a corner in the-aforsaid road; thence, along said road, South 45 degrees West 259 1/2 feet to beginning.

TAX MAP NO. 01/30/1/3

BEING the same premises which Yris D. Acosta, Administratrix of the Estate of Angelo Acosta, by Deed dated 09/29/2015 and recorded 10/13/2015 in the Office of the Recorder of Deeds in and for Monroe County, Pennsylvania in Record Book 2461, Page 2019, granted and conveyed unto Juan Giraldo and Herminia M. Mesa Giraldo, his wife.

The said Angelo Acosta passed away on or about June 27, 2015

Tax Parcel: 01/30/1/3; Map No. 01638800272334

Premises Being: 509 Golf Dr, Canadensis, PA 18325

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Juan Giraldo**; Herminia M. Mesa Giraldo; Yris Dolly Acosta, in her capacity as Administratrix of the Estate of Angela Acosta; Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest from or under Angelo Acosta, Deceased

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their

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

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Matthew Fissel, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
May 27, Jun 3, 10

**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 8578 CIVIL 2017 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, June 30, 2022  
AT 10:00 A.M.**

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being In the TWP OF CHESTNUT HILL, COUNTY OF MONROE and Commonwealth of PENNSYLVANIA, as follows: DESIGNATED as Lot Number 148, Section One, as shown on "Plotting of Cierra View" Chestnuthill Township, Monroe County, Pennsylvania in Plot Book Volume No. 29, page No. 61.

BEING KNOWN AS: 148 BLUE RIDGE DRIVE A/K/A 254 UPPER RIDGE DRIVE, EFFORT, PA 18330

BEING THE SAME PREMISES WHICH DONALD KISHBAUGH AND MARTHA A. YANNUZZI, NOW BY MARRIAGE MARTHA A. KISHBAUGH, HIS WIFE BY DEED DATED 7/27/1991 AND RECORDED 7/31/1991 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 1787 AT

PAGE 1342, GRANTED AND CONVEYED UNTO WALTER HARRELL, JR. AND GAIL L. HARRELL, HIS WIFE.

PIN #: 02633002771331

TAX CODE #: 02.14B.1.134

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **GAIL L. HARRELL**, WALTER HARRELL, JR.

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
May 27, Jun 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 540 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, June 30, 2022  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

An undivided (1/52) co-tenancy interest being designated as **Interval No. 51 of Unit No. RV 105** 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, by deed dated August 31, 1988 and recorded on October 18, 1988 in Record Book Volume 1646 at Page 1717 granted and conveyed unto Lendward Jackson and Lue Jackson, his wife, and Rickey Harris, their son. BEING PART OF PARCEL NO. 16.2.1.1-10 and PIN NO. 16732101450770C1

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Lendward Jackson, Lue Jackson & Rickey Harris**

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
May 27, Jun 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3356 CIVIL 2017, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, June 30, 2022  
AT 10:00 A.M.**

By accessing the web address:

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

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

All that certain lot, parcel or piece of ground situate in the Township of Coolbaugh, County of Monroe and the Commonwealth of Pennsylvania, being Lot No. 373, Section No. J, A Pocono Country Place, as shown on a Plan of Lots recorded in Plat Book Volume 22, pages 11,13,15 and 17.

Being the same premises which MPS Group, Inc., a PA Corporation conveyed unto Godfrey Kalaluka and Monica Kalaluka, husband and wife by Deed dated January 24, 2001 and recorded in the Recorder's Office of Monroe County, Pennsylvania on January 25, 2001 in Deed Book Volume 2090, page 4405.

Tax Code 03.9C.1.233, Lot 373 Sec J.  
PIN # 03635918410967

**Being known and numbered as 9399 Birch Lane, Tobyhanna, PA 18466**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Godfrey Kalaluka and Monica Kalaluka**

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

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
Robert P. Wendt, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
May 27, Jun 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6703 CIVIL 2020 I, Ken Morris, Sheriff of Monroe County,

Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, June 30, 2022  
AT 10:00 A.M.**

By accessing the web address:

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

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

ALL THAT CERTAIN piece or parcel or tract of land, situate, lying and being in the Township of Pocono, County of Monroe, and Commonwealth of Pennsylvania, being Lot No. 405, on the map or plan bearing title or legend "Section B Alpine Lake, Lake Realty Corp., Pocono Township, Monroe County, PA Graphic Scale 1"=100` 1 June 1966, Leo A. Achterman, Jr., P.E., East Stroudsburg, PA.", bounded and described as follows, to wit:

BEGINNING at an iron on the southerly line of Lake View Drive, said iron being the northwesterly corner of Lot No. 406; thence along Lot No. 406, South 8 degrees 06 minutes 10 seconds West 200.00 feet to a point on line of lands of Robert Forney; thence along said lands of Robert Forney, North 81 degrees 53 minutes 50 seconds West 112.05 feet to a point, said point being the southeasterly corner of Lot No. 404; thence along Lot No. 404 (a radial line to the hereinafter described curve), North 12 degrees 29 minutes 00 seconds East 201.44 feet to an iron on the southerly line of Lake View Drive and on a curve to the left having a radius of 290.00 feet, an arc length of 22.17 feet to a point of tangency; thence along the same, South 81 degrees 53 minutes 50 seconds East 74.51 feet to the place of BEGINNING.

CONTAINING 0.48 acres more or less.

TAX ID. 12/4A/2/31 Map Number:  
12637404809579

BEING THE SAME premises where Gail D. Passaro n/b/m Gaul D. Pace and Santo Pace, husband and wife, by deed dated 06/08/2005 and recorded on 06/09/2005 in the office of the Recorder of Deeds in the County of Monroe in the Commonwealth of Pennsylvania granted and conveyed to Perla Lecaro.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to

participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
M. TROY FREEDMAN, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
May 27, Jun 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 010417 CIVIL 2019 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, June 30, 2022  
AT 10:00 A.M.**

By accessing the web address:

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

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

ALL THAT CERTAIN lot or lots. parcel or piece of ground situate in Middle Smithfield Township, Monroe County, Pennsylvania, being Lot No. 2198, Section No. 29, as is more particularly set forth on the Plot Map of Lehman-Pike Development Corporation, Saw Creek, Pennsylvania, in Plot Book Volume 46, page 79. BEING THE SAME PREMISES which Robert Hinde and Susan Hinde, his wife by Deed dated March 31, 1993 and recorded on April 6, 1993, in the Office of the Monroe County Recorder of Deeds at Deed Book Volume 1880 at Page 1015 granted and conveyed unto Cuthbert E. Liburd and Ruthlyn Liburd, husband and wife. UNDER AND SUBJECT to conditions and restrictions au of record which shall run

Being Known as 271 Saint Andrews Drive,  
Bushkill, PA 18324

Tax Code No. 9/5A/3/47

Map No. 09734503244941

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Cuthbert E. Liburd**

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
May 27, Jun 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7299 CIVIL 2021 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, June 30, 2022  
AT 10:00 A.M.**

By accessing the web address:

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

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

ALL THAT CERTAIN lot or tract of land situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, being known as Lot No. 7726, as shown on a certain plan entitled Pocono Farms Subdivision - Section U, as recorded in the Office of the recorder of Deeds of Monroe County, Pennsylvania in Plot Book Volume 16, Page 47.



BEING THE SAME PREMISES which Robert E. Comer, by Deed dated 3/13/2018 and recorded in the Office of the Recorder of Deeds of Monroe County on 4/10/2018 in Deed Book Volume 2508, Page 4483, In Instrument No. 201808190, granted and conveyed unto Jamie Lynn O'Hern and Marcus Richard Jones

IMPROVEMENTS: Residential property.

TAX CODE NO. 03.7G.3.47

PIN # 03634704939211

BEING known as 7726 Apple Lane,

Tobyhanna, Pennsylvania 18466

SEIZED AND TAKEN IN EXECUTION AS THE PRO

PERTY OF: **Jamie Lynn O'Hern and Marcus**

**Richard Jones**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris

Sheriff of Monroe County

Pennsylvania

Jill Manuel-Coughlin, Esquire

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

May 27, Jun 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1201 CIVIL 2018 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, June 30, 2022**

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

By accessing the web address:

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

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

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LOCATED IN SMITHFIELD TOWNSHIP, MONROE COUNTY, PENNSYLVANIA, AND KNOWN AS LOT 502, TWIN LAKE ESTATES AS SHOWN ON THE PLAN OF LOTS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF MONROE, IN PLOT BOOK 9, AT PAGE 205.

PARCEL NUMBER: 16/7A/1/17 – PIN NUMBER: 16731204631309

BEING KNOWN AS: 900 MCKINLEY WAY, EAST STROUDSBURG, PENNSYLVANIA 18301.

Title to said premises is vested in Michelle Perez and Raul Ramirez, husband and wife, by deed from Twin Lake Estates Development, LLC dated December 12, 2004 and recorded December 16, 2004 in Deed Book 2447, Page 5490 Instrument Number 201429776.

SEIZED AND TAKEN IN EXECUTION AS THE PRO

PERTY OF: **Michelle Perez and Raul Ramirez**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris

Sheriff of Monroe County

Pennsylvania

Christine L. Graham, Esquire

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

May 27, Jun 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9288 CIVIL 2019 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, June 30, 2022**

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



By accessing the web address:

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

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

**LEGAL DESCRIPTION**

**ALL THAT CERTAIN** lot or lots, parcel or piece of ground situate in the Township of Stroud, Monroe County, Pennsylvania, being Lot or Lots No. 74, Section A, 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 31, Page 65.

**BEING THE SAME PREMISES** which Alvin J. Perry, by a deed dated April 14, 1998, and recorded in the Office of the Recorder of Deeds of Monroe County, Stroudsburg, Pennsylvania, in Record Book Volume 2047, Page 8735 granted and conveyed unto Alvin J. Perry and Doris Perry, his wife.

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

Tax Code No. 17/15A/2/94

PIN NO. 17-6392-01-37-5145

a/k/a 2091 Candlewood Drive, East Stroudsburg, PA 18301, Lot 74, Section A, Penn Estates, Stroud Township, Monroe County, PA SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **ALVIN J. PERRY and DORIS PERRY** TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA.

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania

Nicholas Charles Haros, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
May 27, Jun 3, 10

**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 9294 CIVIL 2019 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, June 30, 2022  
AT 10:00 A.M.**

By accessing the web address:

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

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

**LEGAL DESCRIPTION**

**ALL THAT CERTAIN** lot, parcel or piece of ground situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, being Lot Number 83, Section J, as shown on map of A Pocono Country Place, Inc., on file in the Recorder of Deeds Office at Stroudsburg, Pennsylvania in Plat Book No. 22, page 11, 13, 15 & 17.

**BEING KNOWN AS:** 9030 IDLEWILD DRIVE, TOBYHANNA, PA 18466

**BEING THE SAME PREMISES WHICH SUZANNE M. MUEFFELMANN, AS AN INDIVIDUAL AND ELISE INDRI, AS AN INDIVIDUAL BY DEED DATED 11/25/2002 AND RECORDED 12/2/2002 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2138 AT PAGE 1665, GRANTED AND CONVEYED UNTO BEATRICE RAINEY A SINGLE PERSON, NOW DECEASED.**

**PIN #:** 03635919504134

**TAX CODE #:** 03/9B/1/25

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: SHATISA SARENA RAINEY AS EXECUTRIX OF THE ESTATE OF BEATRICE RAINEY, DECEASED**

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

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

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

Ken Morris  
 Sheriff of Monroe County  
 Pennsylvania  
 Lisa Lee, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 May 27, Jun 3, 10

**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 1109 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, June 30, 2022**

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

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

**LEGAL DESCRIPTION**

An undivided (1/52) co-tenancy interest being designated as **Interval No. 47 of Unit No. RV 81** 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, by deed dated April 27, 1990 and recorded on May 14, 1990 in Record Book

Volume 1735 at Page 335 granted and conveyed unto Samuel M. Rutherford and Roberta J. Rutherford. The said Samuel M. Rutherford died on June 27, 2014, sole title thereby vesting in Roberta J. Rutherford as surviving tenant by the entireties. The said Roberta J. Rutherford died on September 21, 2017 and Anthony J. Rutherford was appointed Executor of her estate by the Bucks County Court in Pennsylvania.

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

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

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 May 27, Jun 3, 10

**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 4896 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, June 30, 2022**

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

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

**LEGAL DESCRIPTION**

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 44 in that certain piece of parcel of land, together with the message (and veranda, if any), situate in the Township of Smithfield, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. **FV 33A** 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 Gunter-Hayes & Associates, LLC, Successor Trustee, by deed dated November 3, 2008 and recorded on November 20, 2008 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2345, at Page 3078, granted and conveyed unto William A. Samber, Sr. The said William A.Samber, Sr., died on November 23, 2011. Joyce L. Samber was appointed Administrator of his estate by the Queen’s County Surrogate Court of Jamaica, New York.

BEING PART OF PARCEL NO. 16.4.1.48-33A and PIN NO. 16732102888101833A SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Joyce L. Samber**, Administrator of the Estate of William A. Samber, Sr. TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

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

Sheriff’s Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff’s Solicitor  
May 27, Jun 3, 10

**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 6327 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, June 30, 2022  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

An undivided (1/52) co-tenancy interest being designated as **Interval No. 15 of Unit No. RV 113** 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 Gunter-Hayes & Associates, LLC, Successor Trustee, by deed dated January 28, 2010 and recorded on March 3, 2010 in Record Book Volume 2367 at Page 4196 granted and conveyed unto Simona Santos and Frank Ruiz.

BEING PART OF PARCEL NO. 16.2.1.1-10 and PIN NO. 16732101450770C1 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Simona Santos and Frank Ruiz** TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

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

Sheriff’s Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff’s Solicitor  
May 27, Jun 3, 10

**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 4242 CIVIL 2019 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by

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

**Thursday, June 30, 2022  
AT 10:00 A.M.**

By accessing the web address:

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

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

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

BEGINNING at a post on the North Side of a 12 foot alley, said post being North 16° West from the Northeast corner of Lot No. 24 on Plan or Draft of Lots of Howard Fellencer, known as Park Pleasant, surveyed May 8, 1903, by W.H. Bittenbender, thence along the North side of said alley South 74° West 50 feet to a post, said post being North 16° West from the Northwest corner of Lot No. 24 on said Map, thence by land of Earl F. Martz and wife North 16° West, 35 feet, more or less, to a post in line of land of David Hartman; thence along land of said David Hartman North 76° East, 34 feet, more or less, to a stone; thence along same North 58 ½° East, 20 feet, more or less, to a post in line of course extending North 16° West from the beginning point; thence along other lands of Alice J. Fellencer, Lucy A. Fellencer and Paul M. Fellencer South 16° East, 28 feet, more or less, to the place of BEGINNING.

No. 2 BEGINNING at a post on the North side of a Street 40 feet wide, which said beginning point is South 74° West, 150 feet from the Northwest corner of the intersection of said 40 foot Street above mentioned with a street 20 ¼ feet in width, thence along the North side of said 40 foot Street South 74° West, 50 feet to a post; thence by land of Earl F. Martz and wife North 16° West, 150 feet to a post on the South side of a 12 foot alley; thence along the South side of said alley North 74° East, 50 feet to a post, thence South 16° East, 150 feet to the place of BEGINNING.

BEING Lot No. 24 on Plan or Draft of lots of Howard Fellencer, known as Park Pleasant, surveyed May 8th, 1903, by W.H. Bittenbender,

BEING THE SAME PREMISES WHICH Kevin J. Funk, Jr. and Krystal R. Storm, Co-Administrators of the Estate of Kevin J. Funk,

Deceased, by Deed dated 10/21/2011 and recorded 11/17/2011 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2394, Page 2880, granted and conveyed unto Krystal R. Storm. IMPROVEMENTS: Residential property. TAX CODE NO. 17/12/1/59 PIN #17-7300-05-09-1287 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Krystal R. Storm a/k/a Krystal Rae Storm** and Randy A. Storm a/k/a Randy Allen Storm, Jr.

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

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

Ken Morris

Sheriff of Monroe County

Pennsylvania

Gregory Javardian, Esquire

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
May 27, Jun 3, 10

**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 6050 CIVIL 2021 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, June 30, 2022  
AT 10:00 A.M.**

By accessing the web address:

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

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

ALL THAT CERTAIN lot, parcel or piece of land, situate in the Township of Ross, County of

Monroe, and Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEGINNING at an iron pin on line of land now or formerly of Floyd Rimmel, said pin being at the south east corner of Lot No. 30; thence along land of said Rimmel and along the south side of a 20 ft. wide private road, which road shall be for the use of the Grantors hereof, the grantees, their heirs and assigns, North 84 degrees 30 minutes East a distance of One Hundred eleven (111') feet to a point on said Rimmel line and a the Southerly edge of said private road; thence along the middle of said road Northwardly Ninety-seven (97') feet more or less to a point in the middle of said road; thence South 84 Degrees 30 minutes West, crossing said road, and along other land of John G. Williams & Dorothy J. Williams, his wife, of which the hereby described lot was formerly a part, One Hundred twenty-three (123') to a point on line of Lot No. 31; thence along the easterly line of said Lot No. 31, South 2 degrees 30 minutes East Seventy-five (75') feet to an iron pin in the middle of the above mentioned private road, and along the easterly line of Lot No. 30, Twenty-two (22') feet to the place of Beginning: Containing Lot No. 41, according to map of Lots of John G. Williams and Dorothy J. Williams, his wife.

BEING KNOWN AS: 1124 CREEK LANE F/K/A  
1844 MT. EATON ROAD, SAYLORSBURG, PA  
18353

BEING THE SAME PREMISES WHICH CAROLYN E. KNECHT, AS OWNING ONE-HALF AS JOINT TENANT WITH THE RIGHT OF SURVIVORSHIP, AND SHAWN P. THOMAS AND CATHERINE M. THOMAS, HIS WIFE, AS OWNING ONE-HALF AS JOINT TENANT WITH THE RIGHT OF SURVIVORSHIP WITH CAROLYN E. KNECHT, AND AS TENANTS BY THE ENTIRETIES BETWEEN THEMSELVES BY DEED DATED 7/13/2005 AND RECORDED 7/20/2005 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2233 AT PAGE 2941, GRANTED AND CONVEYED UNTO SHAWN P. THOMAS, NOW DECEASED DEPARTED THIS LIFE ON 3/31/2012 AND CATHERINE M. THOMAS, HIS WIFE.

PIN #: 15626602867479

TAX CODE #: 15.2A.2.12

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **CATHERINE M. THOMAS**

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

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania

Stephanie A. Walczak, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
May 27, Jun 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5972 CIVIL 2017. I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, June 30, 2022  
AT 10:00 A.M.**

By accessing the web address:

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

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

All that certain lot 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 a point on the northeasterly line of Paula Drive, a common corner of Lot No. 208 and Lot No. 209 as shown on a plan titled "Section 2, Subdivision of Lands of Glenview Estates, Frank

and Joseph Kovarick, owners and developers, Stroud Township, Monroe County, Pa." dated July 13,

1971, prepared by Edward C. Hess Associates, Inc., and recorded in Plot Book Volume 14, page 131;

thence along the northeasterly line of Paula Drive, North fifty-three degrees twenty-six minutes forty-five

seconds West one hundred ten feet to a point; thence by Lot No. 207, North thirty six degrees thirty-three

minutes fifteen seconds East one hundred fifty feet to a point; thence by Lot No. 208, South fifty-three

degrees twenty-six minutes forty-five seconds East one hundred ten feet to a point; thence by Lot No.

209, South thirty-six degrees thirty-three

minutes fifteen seconds West one hundred fifty feet to the place

of BEGINNING.

BEING Lot No. 208 as shown on plan titled "Section 2, Subdivision of Lands of Glenview Estates, Frank and Joseph Kovarick, owners and developers, Stroud Township, Monroe County, Pa."

dated July 13, 1971, prepared by Edward C. Hess Associates, Inc., as in Plot Book 14, page 131.

BEING THE SAME PREMISES VESTED IN David T. O'Connor c/o The Villages by Deed dated September 24, 1997 and recorded October 16, 1997 in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Book 2041, Page 85 granted and conveyed unto Uchenna C. Uzoukwu.

BEING KNOWN AS: 305 Paula Drive, Stroudsburg, Pennsylvania 18360.

PARCEL NO. 17/11A/2/35

PIN NUMBER: 17730003142251

SEE DEED BOOK 2041, Page 85

TO BE SOLD AS THE PROPERTY OF UCHENNA C. UZOUKWU.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **UCHENNA C. UZOUKWU**

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

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania

Matthew G. Brushwood, Esquire

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

May 27, Jun 3, 10

### 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 6539 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, June 30, 2022**

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

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

### LEGAL DESCRIPTION

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. **22** in that certain piece of parcel of land, together with the messuage (and veranda, if any), situate in the Township of Smithfield, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. **FV 49D** on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated May 12, 1975 and recorded on June 20, 1975 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 633, at Page 175, granted and conveyed unto Martin Warshaw and Lillian Warshaw, his wife. The said Martin Warshaw died on October 26, 2003, sole title thereby vesting in Lillian Warshaw as surviving tenant by the entirety. The said Lillian Warshaw died on July 27, 2012 and Kirk Warshaw and Gregory Warshaw were appointed Co-Executors of her estate by the Beaufort County, South Carolina Probate Court.

BEING PART OF PARCEL NO. 16.4.1.48-49D  
and PIN NO. 16732102886460B49D

### AND

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. **44** in that certain piece of parcel of land, together with the messuage (and veranda, if any), situate in the Township of Smithfield, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. **FV 35D** on a certain "Declaration Plan-Phase 1 of Stage 1", of



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

BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated July 15, 1975 and recorded on October 14, 1975 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 656, at Page 321, granted and conveyed unto Martin Warshaw and Lillian G. Warshaw, his wife. The said Martin Warshaw died on October 26, 2003, sole title thereby vesting in Lillian Warshaw as surviving tenant by the entireties. The said Lillian Warshaw died on July 27, 2012 and Kirk Warshaw and Gregory Warshaw were appointed Co-Executors of her estate by the Beaufort County, South Carolina Probate Court.

BEING PART OF PARCEL NO. 16.4.1.48-35D  
and PIN NO. 16732102887027B35D  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Kirk Warshaw & Gregory**

**Warshaw**, Co-Executors of the Estate of Lillian G. Warshaw

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
May 27, Jun 3, 10

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