

**PUBLIC NOTICE
COURT OF COMMON PLEAS
MONROE COUNTY**

No.: 2018-08153

**Praecipe to Reinstate
Complaint in Mortgage Foreclosure**

MILSTEAD & ASSOCIATES, LLC

By: Bernadette Irace, Esquire

Attorney ID#313008

1 E. Stow Rd.

Marlton, NJ 08053

Attorney for Plaintiff

(856) 482-1400

File No. 224560-1

Bayview Loan Servicing, LLC,

Plaintiff,

Vs.

Debby York

Jim Blaine a/k/a Jimmy Dean Blaine,

Defendants

TO: Debby York

357 Kennel Road a/k/a Box 4212 RR4, Saylorsburg,

PA 18353

**TYPE OF ACTION : CIVIL ACTION/COMPLAINT IN
MORTGAGE FORECLOSURE**

**PREMISES SUBJECT TO FORECLOSURE : 357
Kennel Road a/k/a Box 4212 RR4, Saylorsburg, PA
18353**

NOTICE

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

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

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

Lawyer Referral Service

**Monroe County Bar Association
913 Main Street
Stroudsburg 18360
570-424-7288**

P - March 15

**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 GERMAINE M. MAZURIK, DECEASED

First and Partial Account of Brigid E. Carey, Executrix

• ESTATE OF GARY J. ERICKSON, DECEASED

First and Final Accounting of Robin Spishock, Executrix

NOTICE

All parties interested are notified that the above Accounts and Statements of Proposed Distribution will be presented for Confirmation to a Judge of the Orphan's Court on 1st day of April, 2019, at 9:30 a.m.

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

GEORGE J. WARDEN
Clerk of Orphans' Court

PR - March 15, March 22

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF ALLEN L. KRESGE, Sr., late of the Township of Ross, County of Monroe and Commonwealth of Pennsylvania, DECEASED.

WHEREAS, Letters Testamentary in the above-named estate have been granted to Allen L. Kresge Jr.; Judy C. Branton; and Jamie W. Kresge; Co-Executors named below.

All persons indebted to the said estate are requested to make immediate payment, and those having claims or demands to present the same without delay to: Allen L. Kresge, Jr.; Judy C. Branton; and Jamie W. Kresge

c/o

P. Christopher Cotturo
Attorney-at-Law
75 Bangor Junction Road
Bangor, PA 18013

PR - March 8, March 15, March 22

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Aquila Louisa Erb, a/k/a Aquila L. Erb, late of East Stroudsburg Borough, 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 within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address within the County where notice may be given to Claimant.

Elizabeth Bensinger Weekes, Executrix

Elizabeth Bensinger Weekes, Esq.
529 Sarah Street
Stroudsburg, PA 18360

PR - March 15, March 22, March 29

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Beverly Sochinsky, Deceased. Late of East Stroudsburg Borough, Monroe County, PA. D.O.D. 6/5/17.

Letters of Administration on the above Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to make payment without delay to Amy Sochinsky, Administratrix, 151 Lincoln Rd., East Stroudsburg, PA 18302. Or to her Atty.: Jennifer M. Merx, Skarlatos Zonarich LLC, 320 Market St., Ste. 600 West, Harrisburg, PA 17101.

P - Feb. 22, March 1, March 8

R - March 1, March 8, March 15

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Catherine A. Frailey a/k/a Catherine Frailey, late of Jackson Township, Monroe County, Pennsylvania, deceased.

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

by an affidavit setting forth an address within the county where notice may be given to claimant.

Cahm Frailey, Executor
2320 Evergreen Court
Stroudsburg, PA 18360

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

PR - March 8, March 15, March 22

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF **FREDERICA M. KALTENTHALER**, late of Pocono Pines, 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.

Frederica Werkheiser, Executrix
321 Stablers Church Road
Parkton, MD 21120

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

PR - March 1, March 8, March 15

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Ginger Lee Shearer**, late of 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 without delay to the undersigned or her attorney within four (4) months from the date hereof and to file with the Clerk of 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.

Kathleen E. Walters, Esq., Administratrix
FOLEY LAW FIRM
26 North Sixth Street
Stroudsburg, PA 18360-2123

PR - March 8, March 15, March 22

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **HEATHER J. ZETTLEMOYER a/k/a HEATHER ZETTLEMOYER**, late of Hamilton Township, Monroe County, Pennsylvania, deceased.

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

DAVID S. ZETTLEMOYER, Administrator
P.O. Box 174

Conshohocken PA 19428

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

PR - March 1, March 8, March 15

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Henry J. Moormann**, late of Ross Township, Monroe County, Commonwealth of Pennsylvania, deceased.

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

Patrick F. Grillo
150 route de Pegomas, Villa 7A
06130 Grasse
France

PR - March 8, March 15, March 22

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Janet Finnegan**, deceased

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

John R. Finnegan, Executor
c/o

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

PR - March 1, March 8, March 15

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Josephine Martin**, late of Coolbaugh Township, Monroe County, Pennsylvania, deceased.

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

Tracy Nicolazzi, Executrix
2610 Sandy Lane
Easton, PA 18040

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

PR - March 8, March 15, March 22

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Joyce Savory, a/k/a Joyce Isabell Savory, Late of Township of Coolbaugh, 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 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. Godfrey Lane, Executor
c/o

Steven R. Savoia, Attorney at Law
621 Ann Street
P.O. Box 263
Stroudsburg, PA 18360

P - March 15, March 22, March 29

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Marie E. Lockburner, late of Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, deceased.

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

Teresa Petrillo, Executrix
P.O. Box 646

Effort, PA 18330

PR - March 15, March 22, March 29

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF Mary Louise Sparrow a/k/a Mary Sparrow, Deceased January 29, 2019, of Monroe County.

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

Executrix: Wendy Nottle

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

PR - March 1, March 8, March 15

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF MICHAEL E. CAPRIOLI, a/k/a MICHAEL EDWIN CAPRIOLI, late of Barrett Township, Monroe County, Pennsylvania, deceased.

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

davit setting forth an address within the County where notice may be given to claimant.

Elizabeth A. Caprioli, Executrix
233 Oak Lane
Cresco, PA 18326

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

PR - March 8, March 15, March 22

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of PETER G. GIBBS, Deceased, late of 3220 Greenbriar Drive, East Stroudsburg, Pennsylvania 18301.

Letters of Administration on the above estate have been granted to the undersigned. All persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to:

William Gibbs
529 East 13th Street, Apt. 1A
New York, NY 10009
or to his attorney

Douglas J. Jacobs, Esq.
515 Broad Street
Milford, Pennsylvania 18337

PR - March 15, March 22, March 29

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Richard V. Torregrossa a/k/a Richard Torregrossa, late of Coolbaugh Township, Monroe County, Pennsylvania, deceased.

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

Keith S. Torregrossa, Administrator
55 Center Avenue
Mount Pocono, PA 18344

NEWMAN, WILLIAMS, MISHKIN,
CORVELEYN, WOLFE & FARERI, P.C.
By: David L. Horvath, Esq.

712 Monroe Street
P.O. Box 511

Stroudsburg, PA 18360-0511

PR - March 1, March 8, March 15

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Vera Bodell a/k/a Vera Ellen Bodell, deceased

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

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

Gouldsboro, PA 18424

PR - March 15, March 22, March 29

**PUBLIC NOTICE
FICTITIOUS NAME**

NOTICE IS HEREBY GIVEN THAT Fine Arts Discovery Series, Inc. of Monroe County, Pennsylvania, has filed with the Department of State of the Commonwealth of Pennsylvania, Harrisburg, PA, as of March 7, 2019, an application for a certificate to do business under the assumed or fictitious name of **Pocono Mountains Pavilion**, said business to be carried on at 312 Woodland Road, Mt. Pocono, PA 18344.
PR - March 15

**PUBLIC NOTICE
FICTITIOUS NAME**

NOTICE IS HEREBY GIVEN THAT Fine Arts Discovery Series, Inc. of Monroe County, Pennsylvania, has filed with the Department of State of the Commonwealth of Pennsylvania, Harrisburg, PA, as of March 7, 2019, an application for a certificate to do business under the assumed or fictitious name of **Pocono Mountains Event Center**, said business to be carried on at 312 Woodland Road, Mt Pocono, PA 18344.
PR - March 15

**PUBLIC NOTICE
FICTITIOUS NAME**

NOTICE IS HEREBY GIVEN that Matty Smith of Monroe County, is hereby advertising the following fictitious name:

October Earth

The principal business office of October Earth is 151 Barnum Street, East Stroudsburg, PA 18301.

An application for registration of a fictitious name was filed by Matty Smith under DSCB:54-311 with the Pennsylvania Department of State.
PR - March 15

**PUBLIC NOTICE
INCORPORATION NOTICE**

ICE COLD BEER Corp. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.
PR - March 15

**PUBLIC NOTICE
INCORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation (for profit) for **PATRICK J. BEST, ESQUIRE, PC** were filed with the Department of State of the Commonwealth of Pennsylvania pursuant to the provision of the Pennsylvania Business Corporation Law of 1988 on December 28, 2018.

ARM Lawyers
Attorneys
18 N. Eighth Street
Stroudsburg, PA 18360

PR - March 15

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 7786 - Civil - 2018**

RIVER VILLAGE PHASE IIIB
OWNERS ASSOCIATION
Plaintiff

vs.
CAROL M. FENN, SURVIVING TENANT BY THE ENTIRETY OF DONALD T. FENN, DECEASED
Defendants

TO: CAROL M FENN, SURVIVING TENANT BY THE ENTIRETY OF DONALD T. FENN, DECEASED
The Plaintiff, River Village Phase IIIB Owners Association, has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to River Village Phase IIIB Owners Association by virtue of your ownership of property in Shawnee Village Planned Residential Development, Shawnee-

on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of dues, fees, and assessments. The Court has authorized service of the Complaint upon you by publication.

NOTICE

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

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.

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Monroe County Bar Association

Find a Lawyer Program

913 Main Street

Stroudsburg, PA 18360

Telephone: (570) 424-7288

Fax: (570) 424-8234

HAYES, JOHNSON & CONLEY, PLLC

By: JOEL D. JOHNSON

Attorney ID No. 322352

Attorneys for Plaintiff

River Village Phase IIIB Owners Association

700 South 21st Street

Fort Smith, AR 72901

Telephone: 479/242-8814

Facsimile: 479/242-2715

PR - March 15

PUBLIC NOTICE

**IN THE COURT OF COMMON PLEAS OF
MONROE COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW**

DOCKET NO.: 5796-CV-2017

JURY TRIAL OF 12 DEMANDED

DEBRA A. TRIANO and ANTHONY P. TRIANO,
her husband

Plaintiffs

vs.

NATHAN HACKETT-JACINTHE

Defendant

NOTICE TO DEFEND

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER

LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE:

Monroe County Bar Association
 913 Main Street
 Stroudsburg, PA 18360
 570-424-7288

R - March 15

**PUBLIC NOTICE
 NAME CHANGE**

NOTICE IS HEREBY GIVEN that on Jan. 22, 2019 the Petition for Change of Name, was filed in the Monroe County Court of Common Pleas, requesting an order to change the name of Russell to Tara Ashley Holland.

The Court has fixed the day of **March 14, 2019 at 3:15 p.m.** in Courtroom No. 6, of the Monroe County Courthouse, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

P - March 9; R - March 15

**PUBLIC NOTICE
 PETITION FOR LICENSE
 COURT OF COMMON PLEAS
 OF MONROE COUNTY
 FORTY-THIRD JUDICIAL DISTRICT
 COMMONWEALTH OF PENNSYLVANIA
 NO. 61 MD 2019
 PETITION FOR PRIVATE
 DETECTIVE LICENSE ORDER**

And now, this 4th day of February, upon consideration of the within petition for private detective license and upon motion of petitioner, Osbert Orduna, a hearing is fixed on the application for the 25th day of March 2019 in Courtroom No. 3, Monroe County Courthouse, Stroudsburg, PA 18360.

PR - March 8, March 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 833 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , March 28, 2019
 AT 10:00 A.M.**

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

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 25 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 147, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Rudy Nicolas and Norma Nicolas, his wife, by deed dated March 16, 2010 and recorded on May 6, 2010 in Record Book Volume 2370 at Page 2797 granted and conveyed unto Van Drivers Consulting, LLC.

Being part of Parcel No. 16/2/1/1-11 and Pin No. 16732100340877

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**VAN DRIVERS CONSULTING, LLC
 TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 P - Feb. 22, March 1, 8; R - March 1, 8, 15