

**NOTICE OF JUDICIAL TAX SALE
Monroe County Tax Claim Bureau
IN RE: 2022 JUDICIAL TAX SALE
NO. 1004 CV 2022**

On Petition of the Monroe County Tax Claim Bureau and pursuant to the Pennsylvania Real Estate Tax Sale Law of 1947, P.L. 1368, No. 542 as amended and by Order of the Court of Common Pleas of the County of Monroe at NO. 1004 CV 2022, and for the purposes set forth in Section 612 of the said Act, notice is hereby given that the properties listed in the heretofore mentioned Petition shall be sold at public tax sale on **June 14, 2022 at 9:00 am** at the Sherman Theater, 524 Main Street, Stroudsburg, Pennsylvania; free and clear of all tax and municipal claims, liens, mortgages, charges and estates except separately taxed ground rents, to the highest bidder. These properties have been previously exposed at an Upset Tax Sale held on September 13, 2021 and advertised in the Pocono Record, Monroe County Legal Reporter on August 15, 2021 and Journal of the Pocono Plateau on August 13, 2021.

The terms and conditions of the Judicial Sale are as follows:

This sale will be held in accordance with the provisions of the Act of 1947, P.L. 1368 and its amendments, known as the Real Estate Tax Sale Law.

The purpose of the sale is to dispose of such properties against which delinquent taxes remain unpaid, the claims having become absolute, and the legal period of redemption having expired. The Bureau will sell the property as described on the dockets in the Tax Claim Bureau. The Bureau makes no representation or warranty as to the description or as to the marketability of title, nor will it make any survey on the property sold. The terms of the sale shall be as follows:

1. Before entering the Auction, potential purchasers shall be required to fill out a bidder's application and obtain a bidder's number. This application will contain information for recording of deed (s), including precise mailing address and phone number where purchaser(s) may be reached.

2. Purchaser shall be required to execute an Affidavit certifying that there are no delinquent county, township or school taxes owed by purchaser within any taxing district in this Commonwealth. The Affidavit must also certify that there are no delinquent municipal utility bills owed by the purchaser within the same taxing district in which purchaser proposes to bid. The Affidavit must be returned to the Bureau at the time of Registration.

3. No property scheduled for sale will be sold unless the bid equals or exceeds the costs as announced at the sale. The costs will include state and local realty transfer taxes, calculated based on the County Assessed Value of the property. (County Assessed Value X 1% x 2 = Realty Transfer Tax).

4. The Tax Claim Bureau will issue a deed to the purchaser. The said deed is to be recorded before delivery to the purchaser, at the expense of the purchaser. Mobile home purchasers will only receive a bill of sale and title to a mobile home must be obtained by the Pennsylvania Department of Transportation. The Tax Claim Bureau makes no guarantee or warranty as to the availability of title to a mobile home sold at tax sale. In addition to the bid price (which includes realty transfer tax), the purchaser will pay 2% sale expense and the recording fees. The cost of these items will be computed after the property has been sold. The bid price (including transfer tax), 2% sale expense and the recording fee must all be paid at the same time, either by money orders or cashier's checks drawn to the order of the Monroe County Tax Claim Bureau. The distribution of monies after deducting all costs received from the sale will be made in accordance with the Act.

5. In the event of a dispute by the bidders or failure of the purchaser to pay the purchase price in the allotted time, the property will again be put up for sale. Payment for all properties sold between 9:00 A.M. and the close of the first session must be paid within one (1) hour after the last property is struck down or by 12:00 P.M. the day of the sale, whichever time is earlier. All properties sold between 12:00 P.M. and 4:00 P.M. must be paid for by 4:30 P.M. or the property will again be put up for sale.

6. All title searches with regard to the subject properties are limited to matters appearing of record in the Monroe County Courthouse and do not include any matters outside of such records. All potential purchasers are hereby advised that the most current title search as referenced above was completed in October 2021. Consequently, any transactions of record occurring after October 2021 affecting title to the premises being sold at Judicial Sale will not appear in any search conducted by or under the auspices of the Monroe County Tax Claim Bureau. **All potential purchasers shall be responsible to complete their own title search in order to adequately evaluate the title to any property as of the date of the sale. The rule of Caveat Emptor applies to all sales. Properties are sold without any warranty of any kind. The Monroe County Tax Claim**

Bureau makes no representation as to the use or existence of any property.

7. The Land Bank Statute was enacted by the legislature of Pennsylvania providing language that allows the Land Bank to purchase property at a price agreed by the three taxing bodies. Those were given to the Tax Claim Bureau Director and are on file in the office. If you have any questions, you may contact the Land Bank Solicitor.

PURCHASER SHALL BE RESPONSIBLE TO COMPLETE HIS/HER OWN TITLE SEARCH IN ORDER TO ADEQUATELY EVALUATE THE TITLE TO ANY PROPERTY AS OF THE DATE OF THE SALE. PROPERTIES ARE SOLD AS IS, WITHOUT ANY WARRANTY OF ANY KIND. THE MONROE COUNTY TAX CLAIM BUREAU MAKES NO REPRESENTATION AS TO THE USE, CONDITION OF TITLE, OR EXISTENCE OF ANY PROPERTY.

MONROE COUNTY TAX CLAIM BUREAU

May 13

**PUBLIC NOTICE
ESTATE NOTICE**

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

Administrator:

Jacqueline Singleton
1543 Clover Road
Long Pond, PA 18334

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

Apr 29, May 6, 13

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Robert Daneker**, late of East Stroudsburg Borough, 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.
Jimmie Charles Harris
PO Box 1245
Marshalls Creek
PA 18335
or to:

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

Apr 29, May 6, 13

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF JUNE BERGEN, late of Middle Smithfield Township, Monroe County, Pennsylvania, deceased.

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

Gail Bergen-Larrison, Executrix
3123 Bear Swamp Road
East Stroudsburg, PA 18302

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

Apr 29, May 6, 13

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF JOHN J. GILLIS, 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 within four months from the date hereof and to file with the Clerk of the Court

of Common Pleas of Monroe County, Forty-Third Judicial District, Commonwealth of Pennsylvania, Orphans' Court Division, a particular statement of claim duly verified by an affidavit setting forth an address within the County where notice may be given to claimant.

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

Apr 29, May 6, 13

PUBLIC NOTICE
ESTATE NOTICE

Estate of **JOSEPH R. SQUIRES SR.**, late of Middle Smithfield Township, Monroe County, Pennsylvania, Deceased
Letters testamentary in the above-named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present them to the undersigned without delay within four months from the date hereof, and to file with the Clerk of the Court of Common Pleas of Monroe County Orphans' Court Division, Stroudsburg, Pennsylvania, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.

Joseph R. Squires, Jr., Ex.
124 Promise Hill Drive
East Stroudsburg PA 18302
OR TO:

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

Apr 29, May 6, 13

PUBLIC NOTICE
ESTATE NOTICE

Estate of **RICHARD PAUL GARRIS** a/k/a RICHARD P. GARRIS, late of Middle Smithfield Township, Monroe County, Pennsylvania, Deceased
Letters of Administration in the above-named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present them to the undersigned without delay within four months from the date hereof, and to file with the Clerk of the Court of Common Pleas of Monroe County Orphans' Court Division, Stroudsburg, Pennsylvania, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.
Jessica Garris, Adm.
215 Krummel Lane

Cresco PA 18326

OR TO:

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

Apr 29, May 6, 13

PUBLIC NOTICE
ESTATE NOTICE

Estate of **A. HARRY HINELINE, a/k/a ALFRED HARRY HINELINE, a/k/a HARRY HINELINE**, late of the Township of Smithfield, County of Monroe

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

Harry J. Hineline, Executor
150 Marguerite St.
East Stroudsburg, PA 18301

OR TO:

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

Apr 29, May 6, 13

PUBLIC NOTICE
ESTATE NOTICE

Estate of **Peter Archond a/k/a Peter H. Archond**, 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.

Lisa M. Cooper, Administratrix C.T.A.

1148 Nemeth Road
Coopersburg, PA 18036

OR TO:

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

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

Apr 29, May 6, 13

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **TIMOTHY A. LAMOND, a/k/a TIMOTHY LAMOND**, late of the Township of Pocono, County of Monroe Commonwealth of Pennsylvania, Deceased

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

William J. Lamond, Executor
199 Longwoods Dr.
Saylorsburg, PA 18353

OR TO:

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

Apr 29, May 6, 13

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **JOHN MACGREGOR**, late of the Township of Middle Smithfield, 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.

Theresa L. Steckel, Administratrix
1296 West Sugar Mountain Road
Bushkill, PA 18324

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

Apr 29, May 6, 13

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Irene Wnuk**, Late of Monroe County, deceased

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

JOSEPH WNUK, Administrator
c/o Christopher S. Brown
11 North 8th Street
Stroudsburg, PA 18360

Christopher S. Brown, Esq.
11 North 8th Street
Stroudsburg, PA 18360

Apr 29, May 6, 13

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF **BARBARA R. PLESH a/k/a BARBARA PLESH**, late of Stroud Township, Monroe County, Pennsylvania, deceased.

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

Joseph S. Plesh, Executor
714 Lourdes Avenue
Stroudsburg, PA 18360

Richard E. Deetz, Esq.

1222 North Fifth Street
Stroudsburg, PA 18360

Bethlehem, PA 18018

May 6, 13, 20

May 6, 13, 20

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Vladimir Jivin a/k/a Jivin Vladimir**, late of 115 Foxfire Drive, Mount Pocono, 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/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.

Ana Maria Zaharia, Administratrix c.t.a
c/o Daniel M. Corveleyn, Esquire
712 Monroe Street
P.O. Box 511
Stroudsburg, PA 18360

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

May 6, 13, 20

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Jirina Meixner**, late of East Stroudsburg Borough, 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.

Sophia Sitar
16 Deerfield Drive
Owego, NY 13827
or to:

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

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Donald F. Koehler**, late of Jackson Township, Monroe County, Pennsylvania.

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

Executor:
Donna Koehler
1807 Twin Pine Road
Stroudsburg, PA 18360

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

May 6, 13, 20

**PUBLIC NOTICE
ESTATE NOTICE**

LETTERS TESTAMENTARY have been granted to Carol A. Deihl and Luann M. Goyne, Co-Executors of the Estate of **Francis C. Durchsprung**, deceased, who died on March 18, 2022. Jeffrey A. Durney, Attorney, P.O. Box 536, Merchants Plaza, Tannersville, Pennsylvania 18372-0536 is counsel. All persons having claims against the estate are requested to present them in writing within four (4) months from the date hereof and all persons indebted to the estate are requested to make payment to it in care of the Attorney noted above.

Carol A. Deihl – Co-Executrix
Luann M. Goyne – Go-Executrix

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

May 6, 13, 20

**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 2494 CIVIL 2021 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, May 26, 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

OWNERS: **ANTHONY CHRISTIANO THERESA CHRISTIANO**

CONTRACT NO.: **001100406669**

FILE NO.: **PA-RT-049-009**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 27** of **Unit No. RT 253**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **5/22/2014**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2438**, Page **3115** granted and conveyed unto ANTHONY CHRISTIANO and THERESA CHRISTIANO.

PARCEL NO.: **16/110860**

PIN NO.: **:16732203406116**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **ANTHONY CHRISTIANO THERESA CHRISTIANO**

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
Apr 29, May 6, 13

**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 2495 CIVIL 2021 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, May 26, 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

OWNERS: **HAYLEY A COOK**

CONTRACT NO.: **001087508156**

FILE NO.: **PA-FV-048-079**

An undivided one fifty-second (1/52) co-tenancy interest being designated as **Interval No(s). 20**, in that certain piece or parcel of land, together with the message (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. 43A**, in a certain Statement of Mutual Ownership Agreements of Fairway House Planned Residential Area, filed on March 26, 1975, in Deed Book Volume 618, at Page 137, as amended and/or supplemented (Units 4-6, 9-10, 12-13, 15, 18, 23-38, 41-44, and 47-53) and Statement of Mutual Ownership, filed on May 30, 1980, in Deed Book Volume 1036, at Page 139, as amended and/or supplemented (Units 2-3, 7-8, 11, 14, 16-17, 19, 21, 34, 39, and 45-46). The said Unit is more particularly shown and described on the certain Declaration Plan filed on September 4, 1974, in Plot Book Volume 23, at Page 99; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **12/10/2019**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2540**, Page **9670** granted and conveyed unto HAYLEY A COOK.

PARCEL NO.: **16/4/1/48-43A**

PIN NO.: **16732102885184843A**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **HAYLEY A COOK**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale.

Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 Apr 29, May 6, 13

**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 2642 CIVIL 2021 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, May 26, 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

OWNERS: **PAULA M KAISER AND BRIAN L MCMURTRIE, CO-EXECUTORS OF THE ESTATE OF BARRY L MCMURTRIE A/K/A BARRY LEE MCMURTRIE,**

WHOSE DATE OF DEATH IS JULY 20, 2018

CONTRACT NO.: **001087701140**

FILE NO.: **PA-FV-048-081**

An undivided one fifty-second (1/52) cotenancy interest being designated as **Interval No(s). 14**, in that certain piece or parcel of land, together with the message (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. 51A**, in a certain Statement of Mutual Ownership Agreements of Fairway House Planned Residential Area, filed on March 26, 1975, in Deed Book Volume 618, at Page 137, as amended and/or supplemented (Units 4-6, 9-10, 12-13, 15, 18, 23-38, 41-44, and 47-53) and Statement of Mutual Ownership, filed on May 30, 1980, in Deed Book Volume 1036, at Page 139, as amended and/or supplemented (Units 2-3, 7-8, 11, 14, 16-17, 19, 21, 34, 39, and 45-46). The said Unit is more particularly shown and described on the certain Declaration Plan filed on September 4, 1974, in Plot Book Volume 23, at Page 99; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **12/3/1982**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1224**, Page **180** granted and conveyed unto **BARRY L MCMURTRIE A/K/A BARRY LEE MCMURTRIE**.

BARRY L MCMURTRIE A/K/A BARRY LEE MCMURTRIE became deceased on July 20, 2018. Estate documents were filed on behalf of **BARRY L MCMURTRIE A/K/A BARRY LEE MCMURTRIE** in Columbia County, Pennsylvania on August 9, 2018, file number 19-18-0242. The appointed Co-Executors of the ESTATE OF **BARRY L MCMURTRIE A/K/A BARRY LEE MCMURTRIE** are **PAULA M KAISER** and **BRIAN L MCMURTRIE**.

PARCEL NO.: **16/4/1/48-51A**

PIN NO.: **16732102885466B51A**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **PAULA M KAISER** AND **BRIAN L MCMURTRIE, CO-EXECUTORS OF THE ESTATE OF BARRY L MCMURTRIE A/K/A BARRY LEE MCMURTRIE**

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

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 Apr 29, May 6, 13

**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 420 CIVIL 2021 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, May 26, 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

GEORGE LLIS, INDIVIDUALLY AND AS KNOWN HEIR OF JOYCE WASHINGTON, DECEASED, WHOSE DATE OF DEATH IS MARCH 4, 2003, AND ANY UNKNOWN ADMINISTRATORS OR EXECUTORS OF **THE ESTATE OF JOYCE WASHINGTON, DECEASED WHOSE DATE OF DEATH IS MARCH 4, 2003**, AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **JOYCE WASHINGTON, DECEASED, WHOSE DATE OF DEATH IS MARCH 4, 2003**

CONTRACT NO.: **1100108380**
 FILE NO.: **PA-RT-044-006**

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 33 of Unit No. RT-229**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration File filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **7/30/2003**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2161**, Page **6477**, granted and conveyed unto George Ellis and The Estate of Joyce Washington.

PARCEL NO.: **16/110833**

PIN NO.: **:16732102590529U229**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **GEORGE ELLIS**, INDIVIDUALLY AND AS KNOWN HEIR OF JOYCE WASHINGTON, DECEASED, AND ANY UNKNOWN ADMINISTRATORS OR EXECUTORS OF THE ESTATE OF JOYCE WASHINGTON, AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST, FROM, UNDER OR THROUGH JOYCE WASHINGTON, DECEASED

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

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 May 6, 13, 20

**PUBLIC NOTICE
 ESTATE NOTICE**

ESTATE OF MARIE L. DOONER, Deceased January 1, 2022, of Chestnuthill Township, Monroe County.

Letters of Administration in the above-named estate have been granted to the Administratrix Erin Dooner. 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.

Erin Dooner, Administratrix
 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 Route 209, PO Box 420
 Brodheadsville, PA 18322

May 6, 13, 20

**PUBLIC NOTICE
 ESTATE NOTICE**

Estate of **Ryan Faherty-Lyons** late of Coolbaugh Township, Monroe County, Commonwealth of Pennsylvania, deceased February 19, 2022.

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

Brianna Lyons
 104 Red Maple Lane
 Tobyhanna, PA 18466
 May 6, 13, 20

**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

**PUBLIC NOTICE
COURT OF COMMON PLEAS
CIVIL DIVISION
MONROE COUNTY
NO: 2019-06989**

Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust, PLAINTIFF

VS. Unknown Heirs Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under **John Thomas Keiper**, deceased and Donna Dalton, Known Heir of John Thomas Keiper, deceased and Debra Emery, Known Heir of John Thomas Keiper, deceased and Darlene Keiper, Known Heir of John Thomas Keiper, deceased, DEFENDANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Unknown Heirs Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under John Thomas Keiper, deceased
Your house (real estate) at:
920 Fairview Avenue
Stroudsburg, PA 18360

Parcel: 17/12/1/41 and Pin: 17639008996703 is scheduled to be sold at a Public on-line auction conducted by Bid4Assets, www.Bid4Assets.com on July 28, 2022 at 10:00 AM to enforce the court judgment of \$212,750.27 obtained by Bank of New York Mellon Trust Company, N.A. as Trustee for

Mortgage Assets Management Series I Trust against you.

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

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

The sale will be cancelled if you pay back to Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: LOGS Legal Group, LLP at (610) 278-6800

PLEASE NOTE a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

May 13

**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

**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

**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

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the Application for Registration of Fictitious Name for **Marshalls Creek Fitness, Inc.** has been filed with the Department of State of the Commonwealth of Pennsylvania in Harrisburg,

PA on **March 24, 2022**, under which **Marshalls Creek Fitness, Inc.** intends to do business at **900 Business Dr, #106, East Stroudsburg, PA 18302** pursuant to the provisions of the Act of Assembly of December 16, 1982, Chapter 3, known as the "Fictitious Name Act" for **Retro Fitness.**

May 13

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the Application for Registration of Fictitious Name for **RKKB CAPITAL PARTNERS CORP.** has been filed with the Department of State of the Commonwealth of Pennsylvania in Harrisburg, PA on **March 24, 2022**, under which **RKKB CAPITAL PARTNERS CORP.** intends to do business at **118 Pencil Ln, Stroudsburg, PA 18360** pursuant to the provisions of the Act of Assembly of December 16, 1982, Chapter 3, known as the "Fictitious Name Act" for **Retro Fitness.**

May 13

**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
PUBLIC NOTICE
COURT OF COMMON PLEAS OF
MONROE COUNTY
COMMONWEALTH OF PENNSYLVANIA
CIVIL ACTION-LAW
NO. 002357 CV 2022
ACTION TO QUIET TITLE**

DAVID KELLER, Plaintiff

Vs.

AMBER ELEANOR CABOT, Defendant

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose 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
Lawyer Referral Service
913 Main Street
Stroudsburg, PA 18360
(570) 424-7288

DAVID KELLER, PRO SE
183 Jean Drive
Brodheads ville, PA 18322
(570) 730-3755
May 13

**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
IN THE MONROE COUNTY COURT OF
COMMON PLEAS
43RD JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA
Docket No.: 1026-cv-2022**

**MAREK TCHORZEWSKI and ANTHONY
MALINOWSKI**, Plaintiffs,
-against-

**SELECTIVE BENEFITS INC., JOEL THEODORE
and MICHELE WARREN, and Other Unknown
Occupants**, Defendants.

NOTICE OF CIVIL ACTION

**TO: Selective Benefits, Inc., Theodore Joel,
and Michele Warren**, all of 187 Ledgewood
Drive, Kunkletown, PA 18058

**You have been sued in the Monroe County
Court of Common Pleas located at 610
Monroe Street, Stroudsburg, PA 18360, BY
Marek Tchorzewski and Anthony Malinowski
for a judgement granting a mandatory
injunction, an ejection from the property of
Marek Tchorzewski and Anthony Malinowski,
and damages.**

NOTICE

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

**YOU SHOULD TAKE THIS PAPER TO 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
LAWYER REFERRAL SERVICE
913 MAIN STREET, P. O. BOX 786
STROUDSBURG, PENNSYLVANIA 18360
(570) 424-7288**

Emanuele J. DeStefano, Esquire
Attorney for Plaintiff
Attorney ID# 61773
2114 Larkspur Lane
Tobyhanna, PA 18466
(570) 972-5232

May 13

**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

NOTICE OF ACTION IN MORTGAGE FORECLOSURE - CIVIL DIV. – Monroe County, PA - No. 6968 CV 2021 - Northpointe Bank, Plaintiff vs. Barry Joseph Nonamaker, Defendant - To: Barry Joseph Nonamaker, Defendant - You are hereby notified that on 12/10/21, Plaintiff filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Monroe County PA, No. 6968 CV 2021. Wherein plaintiff seeks to foreclose on the mortgage secured on your property located at 558 Clearview Drive, Long Pond, PA 18334 whereupon your property would be sold by the Sheriff of Monroe County. You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you. NOTICE - 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 defense or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, 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 Assn., Lawyer Referral Service, 913 Main St., Stroudsburg, PA 18360, 570.424.7288. Gregory Javardian, LLC, Atty. for Plaintiff, 1310 Industrial Blvd., 1st Fl., #101, Southampton, PA 18966, 215.942.9690

May 13