

**PUBLIC NOTICE
COURT OF COMMON PLEAS
MONROE COUNTY
No.: 2011-03719
NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY PURSUANT
TO PA.R.C.P.3129**

MILSTEAD & ASSOCIATES, LLC
BY: Robert W. Williams, Esquire
ID No. 315501

1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400

Attorney for Plaintiff
File Number: 8.43107

Deutsche Bank National Trust Company, as trustee
for the Encore Credit Receivables Trust 2005-4
Plaintiff,

vs.
Katelyn Losquadro and Michael

**Losquadro as heirs of the Estate of Audrey
Losquadro; Unknown Heirs and Administrators
of the Estate of Audrey Losquadro**
Defendants

TAKE NOTICE:

Your house (real estate) at 3523 Sunset Circle, f/k/a
5 Sunset Circle, Kresgeville, PA 18333, is scheduled
to be sold at sheriff's sale on **May 26, 2016 at 10:00**
a.m. in the Monroe County Courthouse, Stroudsburg,
PA 18360 to enforce the Court Judgment of
\$262,713.87 obtained by Deutsche Bank National
Trust Company, as trustee for the Encore Credit
Receivables Trust 2005-4.

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:

1. The Sale will be cancelled if you pay to Milstead &
Associates LLC, Attorney for Plaintiff, back payments,
late charges, costs and reasonable attorney's fees due.
To find out how much you must pay, you may
call 856-482-1400.

2. You may be able to stop the Sale by filing a petition
asking the court to strike or open the Judgment, if the
Judgment was improperly entered. You may also ask
the Court to postpone the Sale for good cause.

3. You may also be able to stop the Sale through other
legal proceedings. You may need an attorney to
assert your rights. The sooner you contact one, the
more chance you will have of stopping the Sale. (See
notice on following page on how to obtain an attorney).

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY
AND YOU HAVE OTHER RIGHTS EVEN IF THE
SHERIFF'S SALE DOES TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property
will be sold to the highest bidder. You may find out
the bid price by calling Milstead & Associates at 856-
482-1400.

2. You may be able to petition the Court to set aside
the Sale if the bid price was grossly inadequate compared
to the market value of your property.

3. The Sale will go through only if the Buyer pays the
Sheriff the full amount due on the Sale. To find out if
this has happened you may call Milstead and Associates
at 856-482-1400.

4. If the amount due from the Buyer is not paid to the
Sheriff, you will remain the owner of the property as if
the Sale never happened.

5. You have a right to remain in the property until the
full amount due is paid to the Sheriff and the Sheriff
gives a Deed to the Buyer. At that time, the Buyer
may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which
was paid for your house. A Schedule of distribution of
the money bid for your house will be filed by the
Sheriff on a date specified by the Sheriff not later than
thirty days after the sale. This schedule will state who
will be receiving that money. The money will be paid

out in accordance with this schedule unless exceptions
(reasons why the proposed distribution is wrong) are
filed with the Sheriff within ten (10) days after.

7. You may also have other rights and defenses, or
ways of getting your house back, if you act immediately
after the Sale.

**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 LISTED BELOW TO FIND OUT WHERE YOU
CAN GET LEGAL HELP.**

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913 Main Street
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570-424-7288
PR - Jan. 1

**PUBLIC NOTICE
COURT OF COMMON PLEAS
OF MONROE COUNTY
FOURTH-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
NO. 10116 Civil 2012**

**FAIRWAY HOUSE PROPERTY
OWNERS ASSOCIATION, INC.,**
Plaintiff,

vs.

WALTER JAMES DOHERTY, JR.,
Defendant(s).

TO: Walter James Doherty, Jr. :

The Plaintiff, Fairway House Property Owners Association, Inc., has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the Fairway House Property Owners Association by virtue of your ownership of Unit 53D, Interval No. 16, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$3,233.92 in delinquent 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 you defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed against you and a judgment may be entered against you without further notice for relief requested by 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

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Tannersville, PA 18372

PR - Jan. 1

**PUBLIC NOTICE
FORMATION**

James Joseph Finn of Monroe County announces the formation of a sole proprietorship, doing business as "**Mechanic.Media**" of Analomink. The business provides web development services for independent auto repair shops across the nation. Visit the URL mechanic.media for more information.
PR - Jan. 1

**PUBLIC NOTICE
COURT OF COMMON PLEAS
OF MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
NO. 10139 Civil 2012**

FAIRWAY HOUSE PROPERTY
OWNERS ASSOCIATION, INC.,
Plaintiff,

vs.
ARNELFA D. GAMULO,
Defendant(s).

TO: Arnelfa D. Gamulo :

The Plaintiff, Fairway House Property Owners Association, Inc., has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the Fairway House Property Owners Association by virtue of your ownership of Unit 36F, Interval No. 48, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$1,505.60 in delinquent 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 you defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed against you and a judgment may be entered against you without further notice for relief requested by 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

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**PUBLIC NOTICE
COURT OF COMMON PLEAS
OF MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
NO. 8595 Civil 2012**

RIVER VILLAGE PHASE III-B
OWNERS ASSOCIATION, INC.,
Plaintiff,

vs.
HEATHER HOPE AUSTIN,
Defendant(s).

TO: Heather Hope Austin :

The Plaintiff, River Village Phase III-B Owners Association, Inc., has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the River Village Phase III-B Owners Association by virtue of your ownership of Unit 129, Interval No. 15, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$2,699.45 in delinquent 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 you defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed against you and a judgment may be entered against you without further notice for relief requested by 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

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**PUBLIC NOTICE
COURT OF COMMON PLEAS
OF MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
NO. 8596 Civil 2012**

RIVER VILLAGE PHASE III-B
OWNERS ASSOCIATION, INC.,
Plaintiff,

vs.
SHARIF INMAN ALI and
HASSAN ALI,
Defendant(s).

TO: Sharif Inman Ali and Hassan Ali :

The Plaintiff, River Village Phase III-B Owners Association, Inc., has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the River Village Phase III-B Owners Association by virtue of your ownership of Unit 112, Interval No. 44, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$8,819.65 in delinquent 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 you defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed against you and a judgment may be entered against you without further notice for relief requested by 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

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COURT OF COMMON PLEAS
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FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
NO. 8599 Civil 2012**

RIVER VILLAGE PHASE III-B
OWNERS ASSOCIATION, INC.,
Plaintiff,
vs.

INTERVAL WEEKS INVENTORY, LLC,
Defendant(s).

TO: Interval Weeks Inventory, LLC :
The Plaintiff, River Village Phase III-B Owners Association, Inc., has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the River Village Phase III-B Owners Association by virtue of your ownership of Unit 133, Interval No. 24, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$1,875.36 in delinquent 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 you defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed against you and a judgment may be entered against you without further notice for relief requested by 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

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**PUBLIC NOTICE
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FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
NO. 8712 Civil 2012**

RIVER VILLAGE PHASE III-B
OWNERS ASSOCIATION, INC.,
Plaintiff,
vs.

MARY A. GIANAKOS,
Defendant(s).

TO: Mary A. Gianakos :
The Plaintiff, River Village Phase III-B Owners Association, Inc., has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the River Village Phase III-B Owners Association by virtue of your ownership of Unit 80, Interval No. 19, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$1,886.98 in delinquent 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 you defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed against you and a judgment may be entered against you without further notice for relief requested by 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

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**PUBLIC NOTICE
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OF MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
NO. 9062 Civil 2012**

RIVER VILLAGE PHASE III-B
OWNERS ASSOCIATION, INC.,
Plaintiff,
vs.

JOSEPH MARSALA and
MARGARET MARSALA,
Defendant(s).

TO: Joseph Marsala and Margaret Marsala :
The Plaintiff, River Village Phase III-B Owners Association, Inc., has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the River Village Phase III-B Owners Association by virtue of your ownership of Unit 90, Interval No. 48, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$1,886.98 in delinquent 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 you defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed against you and a judgment may be entered against you without further notice for relief requested by 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

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**PUBLIC NOTICE
COURT OF COMMON PLEAS
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FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
NO. 9711 Civil 2012**

FAIRWAY HOUSE PROPERTY OWNERS ASSOCIATION, INC.,
Plaintiff,

vs.
MARC T. WOODY,
Defendant(s).

TO: Marc T. Woody :

The Plaintiff, Fairway House Property Owners Association, Inc., has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the Fairway House Property Owners Association by virtue of your ownership of Unit 34F, Interval No. 14, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$3,822.86 in delinquent 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 you defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed against you and a judgment may be entered against you without further notice for relief requested by 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

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**PUBLIC NOTICE
COURT OF COMMON PLEAS
OF MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
NO. 9720 Civil 2012**

FAIRWAY HOUSE PROPERTY OWNERS ASSOCIATION, INC.,
Plaintiff,

vs.
**JACK W. SILBERLICHT and
PATRICIA A. SILBERLICHT,**
Defendant(s).

TO: Jack W. Silberlicht and Patricia A. Silberlicht :

The Plaintiff, Fairway House Property Owners Association, Inc., has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the Fairway House Property Owners Association by virtue of your ownership of Unit 7B, Interval No. 51, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$1,471.48 in delinquent 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 you defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed against you and a judgment may be entered against you without further notice for relief requested by 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

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**PUBLIC NOTICE
COURT OF COMMON PLEAS
OF MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
NO. 9725 Civil 2012**

FAIRWAY HOUSE PROPERTY OWNERS ASSOCIATION, INC.,
Plaintiff,

vs.
**EDWARD J. LEWANDOWSKI and
GRACE E. LEWANDOWSKI,**
Defendant(s).

TO: Edward J. Lewandowski and Grace E. Lewandowski:

The Plaintiff, Fairway House Property Owners Association, Inc., has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the Fairway House Property Owners Association by virtue of your ownership of Unit 36F, Interval No. 18, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$1,607.05 in delinquent 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 you defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed against you and a judgment may be entered against you without further notice for relief requested by 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

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44A, Interval No. 47, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$1,483.10 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

PR - Jan. 1

**PUBLIC NOTICE
 COURT OF COMMON PLEAS
 OF MONROE COUNTY
 FORTY-THIRD
 JUDICIAL DISTRICT
 COMMONWEALTH OF
 PENNSYLVANIA
 NO. 9726 Civil 2012**

FAIRWAY HOUSE PROPERTY OWNERS ASSOCIATION, INC.,
 Plaintiff,
 vs.

PETER YAREMKO and
 JOANNE B. YAREMKO,
 Defendant(s).

TO: Peter YaremkO and Joanne B. YaremkO :
 The Plaintiff, Fairway House Property Owners Association, Inc., has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the Fairway House Property Owners Association by virtue of your ownership of Unit 32C, Interval No. 39, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$2,837.41 in delinquent 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 you defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed against you and a judgment may be entered against you without further notice for relief requested by 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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**PUBLIC NOTICE
 COURT OF COMMON PLEAS
 OF MONROE COUNTY
 FORTY-THIRD
 JUDICIAL DISTRICT
 COMMONWEALTH OF
 PENNSYLVANIA
 NO. 9735 Civil 2012**

FAIRWAY HOUSE PROPERTY OWNERS ASSOCIATION, INC.,
 Plaintiff,
 vs.

DONNA PATRICIA STANEWICH,
 Defendant(s).

TO: Donna Patricia Stanewich :
 The Plaintiff, Fairway House Property Owners Association, Inc., has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the Fairway House Property Owners Association by virtue of your ownership of Unit

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file you defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed against you and a judgment may be entered against you without further notice for relief requested by 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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**PUBLIC NOTICE
 COURT OF COMMON PLEAS
 OF MONROE COUNTY
 FORTY-THIRD
 JUDICIAL DISTRICT
 COMMONWEALTH OF
 PENNSYLVANIA
 NO. 9923 Civil 2012**

FAIRWAY HOUSE PROPERTY OWNERS ASSOCIATION, INC.,
 Plaintiff,

vs.
 SARAH REYES GARDOSE and
 MELCHOR M. GARDOSE,
 Defendant(s).

TO: Sarah Reyes Gardose and Melchor M. Gardose :

The Plaintiff, Fairway House Property Owners Association, Inc., has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the Fairway House Property Owners Association by virtue of your ownership of Unit 43A, Interval No. 48, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$4,165.01 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

NOTICE

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FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
NO. 9924 Civil 2012**

FAIRWAY HOUSE PROPERTY
OWNERS ASSOCIATION, INC.,
Plaintiff,
vs.

KEVIN MCVEA and
ANNE MARIE MCVEA,
Defendant(s).

TO: Kevin McVea and Anne Marie McVea :
The Plaintiff, Fairway House Property Owners Association, Inc., has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the Fairway House Property Owners Association by virtue of your ownership of Unit 10A, Interval No. 1, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$5,030.44 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

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**PUBLIC NOTICE
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FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
NO. 9926 Civil 2012**

FAIRWAY HOUSE PROPERTY
OWNERS ASSOCIATION, INC.,
Plaintiff,
vs.

JOHN PAVLAKIS and
ALLISON PAVLAKIS,
Defendant(s).

TO: John Pavlakis and Allison Pavlakis :

The Plaintiff, Fairway House Property Owners Association, Inc., has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the Fairway House Property Owners

Association by virtue of your ownership of Unit 9A, Interval No. 9, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$3,940.69 in delinquent 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 you defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed against you and a judgment may be entered against you without further notice for relief requested by 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

Jeffrey A. Durney, Esquire
Royle & Durney
Suite 8, Merchants Plaza
P. O. Box 536
Tannersville, PA 18372

PR - Jan. 1

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Constance L. Alchase a/k/a Constance Alchase, deceased

Late of Mt. Pocono 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.
Joseph T. Ryan, Jr., Executor
c/o

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

PR - Jan. 1, Jan. 8, Jan. 15

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF DAVID C. DEIHL, a/k/a DAVID CHARLES DEIHL, late of Stroudsburg, Monroe County, Pennsylvania, deceased.

Letters Testamentary in the above-named Estate having been granted to the undersigned, all persons indebted to the Estate are requested to make immediate payment and those having claims are directed to present the same 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.
Ellen Deihl, Executrix
125 Lee Ave.

Stroudsburg, PA 18360

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

1426 Suedberg Road
Pine Grove, PA 17963

WILLIAM J. REASER JR., ESQ.
111 North Seventh St.
Stroudsburg, PA 18360

PR - Dec. 18, Dec. 25, Jan. 1

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF **Donald J. Forsyth**, late of Saylorburg, 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 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, 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.

Susan Carol Forsyth
c/o Mark A. Primrose, Esquire
17 North Sixth Street
Stroudsburg, PA 18360
or to

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

PR - Jan. 1, Jan. 8, Jan. 15

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Edward Masgula**, late of the Township of Stroud, County of Monroe, Commonwealth of Pennsylvania, Deceased

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

Bonnie Parsons, Executrix
6211 Cardinal Drive
East Stroudsburg, PA 18301
or to:

Cramer, Swetz, McManus & Jordan, P.C.
Attorneys at Law
By: Diane L. Dagger, Esquire
711 Sarah Street
Stroudsburg, PA 18360

PR - Dec. 25, Jan. 1, Jan. 8

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **EILEEN A. SHAMP**, late of 605 Wyzac Avenue, Stroudsburg, Monroe County, Pennsylvania 18360, 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, Monroe County Branch, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address within the County where notice may be given to Claimant.

TIMOTHY SHAMP, Administrator

PR - Dec. 18, Dec. 25, Jan. 1

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **GAIL DUFFY**, late of 1173 West Main Street, Stroudsburg, Monroe County, Pennsylvania 18360, deceased

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

Janet Graver, Executrix
19 Summit Drive
Mt. Pocono, PA 18344

WILLIAM J. REASER JR., ESQ.
111 North Seventh St.
Stroudsburg, PA 18360

PR - Dec. 18, Dec. 25, Jan. 1

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Guiliano Joseph**, late of 107 Horizon Drive, East Stroudsburg, PA 18302, Monroe County, Pennsylvania, deceased.

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

Andrenise Joseph, Administratrix
c/o FOLEY LAW FIRM
PO Box 1108
Scranton, PA 18501-1108

Thomas J. Foley, III, Esquire
FOLEY LAW FIRM
PO Box 1108
Scranton, PA 18501-1108

PR - Dec. 25, Jan. 1, Jan. 8

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Harold Ernest McNeil Sr.**, a/k/a **Harold E. McNeil**, deceased

Late of Coolbaugh 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 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.

Diahann McNeil, Administratrix
c/o

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

PR - Jan. 1, Jan. 8, Jan. 15

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF LOIS M. BOYER, a/k/a LOIS MAE BOYER, late of Stroudsburg, Monroe County, Pennsylvania, deceased.

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

Bobbi Spang, Executrix
82 Ransberry Ave.
East Stroudsburg, PA 18301

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

PR - Dec. 25, Jan. 1, Jan. 8

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of LOUISE E. DiLONARDO, a/k/a LOUISE DiLONARDO, a/k/a LOUISE E. KEIR DiLONARDO, 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 its 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.

ESSA Bank & Trust, Executor
744 Main St., P.O. Box L
Stroudsburg, PA 18360
or to:

Cramer, Swetz, McManus & Jordan, P.C.
Attorneys at Law
By: Jeffrey L. Wright, Esquire
711 Sarah Street
Stroudsburg, PA 18360

PR - Dec. 25, Jan. 1, Jan. 8

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Mary F. Alker, late of Cresco, Paradise Township, Monroe County, Pennsylvania.

Letters of Administration in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or 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, Orphan's Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.

Robert G. Alker, Executor
106 Larsen Lane
Cresco, PA 18326

MICHELLE F. FARLEY, ESQ.
P.O. Box 222
Cresco, PA 18326

PR - Dec. 25, Jan. 1, Jan. 8

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Monica Gutierrez, Deceased. Late of the City of Long Pond, Monroe County, PA. D.O.D. 8/23/08. 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 Oscar Gutierrez and Myriam Mayor, Administrators, 2385 SW 159th Lane, Ocala, FL 34473.

P - Dec. 10, Dec. 17, Dec. 24
R - Dec. 18, Dec. 25, Jan 1

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Patricia A. Roughley, late of Canadensis, Price Township, Monroe County, Pennsylvania.

Letters of Administration in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or 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, Orphan's Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.

Harry L. Bryant, II, Executor
239 Sunlight Drive
Cresco, PA 18326

MICHELLE F. FARLEY, ESQ.
P.O. Box 222
Cresco, PA 18326

PR - Dec. 25, Jan. 1, Jan. 8

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF PHILIP W. WOODS, late of Delaware Water Gap, 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.

Jill Goodwin, Executrix
PO Box 278
Delaware Water Gap PA 18327

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

PR - Dec. 18, Dec. 25, Jan. 1

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of ROBERT F. BOND, late of Jackson 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 her attorney, within four months from the date hereof; and to file with the Clerk of the Court of Common Pleas, Monroe County Branch, 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.

GRETCHEN MARSH WEITZMANN, Administratrix
700 Monroe Street
Stroudsburg, PA 18360

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

KING SPRY HERMAN FREUND & FAUL LLC
By: Kirby G. Upright, Esquire
One West Broad Street, Suite 700
Bethlehem, PA 18018
610-332-0390

PR - Dec. 18, Dec. 25, Jan. 1

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF VERNA F. THOMAS, late of Stroudsburg, Monroe County, Pennsylvania, deceased.

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

Lois J. Knope, Co-Executor
240 Shiffer Rd.
Stroudsburg, PA 18360

Jack Thomas, Co-Executor
2440 Oakdale Ave.
Easton, PA 18045

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

PR - Dec. 25, Jan. 1, Jan. 8

**PUBLIC NOTICE
ESTATE NOTICE**

GRANT OF LETTERS OF ADMINISTRATION IN THE Estate of PATRICIA A. CUMELLO, deceased, have been granted on the 17th day of November 2015, to the undersigned, all persons indebted to the Estate are requested to make payment, and all those having claims to present the same without delay to the undersigned.

Rose Marie Bleda, Administratrix
c/o

P. Patrick Morrissey, Esq.
1318 North Fifth St.
Stroudsburg, PA 18360
570-420-1991

PR - Jan. 1, Jan. 8, Jan. 15

**PUBLIC NOTICE
ESTATE NOTICE**

GRANT OF LETTERS TESTAMENTARY IN THE Estate of CLARENCE OSCAR ODOM JR., a/k/a CLARENCE OSCAR ODOM, a/k/a CLARENCE O. ODOM, deceased, have been granted on the 9th day of December 2015, to the undersigned, all persons indebted to the Estate are requested to make payment, and all those having claims to present the same without delay to the undersigned.

James R. Parker, Executor
c/o

P. Patrick Morrissey, Esq.
1318 North Fifth St.
Stroudsburg, PA 18360
570-420-1991

PR - Jan. 1, Jan. 8, Jan. 15

**PUBLIC NOTICE
ESTATE NOTICE**

Letters Testamentary have been granted on the ESTATE OF HAZEL M. KINTZEL, DECEASED, late of Cresco, Pennsylvania, who died on October 11, 2015, to Stephanie Ann Riley, a/k/a Stephanie A. Riley, Personal Representative. Kirby G. Upright, Esquire, One West Broad Street, Suite 700, Bethlehem, PA 18018, is counsel. All persons having claims against the estate are requested to present them in writing and all persons indebted to the estate to make payment to it in care of the Attorney noted above.

PR - Dec. 18, Dec. 25, Jan. 1

**PUBLIC NOTICE
ESTATE NOTICE**

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the Estate of Gregory Allan Robinson, late of Stroudsburg, Jackson Township, Monroe County, Pennsylvania, who died on October 26, 2015. All persons indebted to said Estate are required to make payment without delay, and those having claims or demands to present the same without delay to the Executrix, Molly Bridget Lamoreaux-Robinson, in care of her attorney:

MICHAEL J. BENDICK, ESQUIRE
P.O. Box 1733
Shavertown, PA 18708

PR - Dec. 25, Jan. 1, Jan. 8

**PUBLIC NOTICE
INCORPORATION NOTICE**

Notice is hereby given that Articles of Incorporation were filed and approved with the Department of State of the Commonwealth of Pennsylvania at Harrisburg on Dec. 2, 2015 pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988.

The name of the company is Crossings 6 Inc. The purpose of which it was organized is to have unlimited power to engage in and to do any lawful act concerning any and all lawful business for which corporations may be organized under the Pennsylvania Business Corporation Law of 1988.

Newman, Williams, Mishkin,
Corveleyn, Wolfe & Fareri
David L. Horvath, Esquire
712 Monroe St.
Stroudsburg, PA 18360
570-421-9090
dhorvath@newmanwilliams.com

PR - Jan. 1

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF PA
CIVIL ACTION
NO. 10545 CV 2014**

Reverse Mortgage Solutions, Inc., Plaintiff vs. Estate of Barbara H. Eggert, Ralph Eggert, Known Heir of Russell Eggert and Barbara H. Eggert, Rev. Dr. Russell W. Eggert, Jr., Known Heir of Russell Eggert and Barbara H. Eggert, Sarah Thompson, Personal Representative of The Estate of Barbara H. Eggert and Known Heir of Russell Eggert, Sharon Little, Known Heir of Russell Eggert and Barbara H. Eggert, Sheila Holden, Heir of Russell Eggert and Barbara H. Eggert, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Barbara H. Eggert and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Russell Eggert, Defendants

**NOTICE OF SALE OF
REAL PROPERTY**

To: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Barbara H. Eggert and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Russell Eggert, Defendant(s), whose last known address is 1232 Hellers Lane n/k/a 263 Hellers Lane, Long Pond, PA 18334.

Your house (real estate) at 1232 Hellers Lane n/k/a

263 Hellers Lane, Long Pond, PA 18334, is scheduled to be sold at the Sheriff's Sale on May 26, 2016 at 10:00 a.m. in the Monroe County Courthouse, Stroudsburg, PA, to enforce the court judgment of \$110,906.81, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

Property Description : ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF TUNKHANNOCK, MONROE COUNTY, PENNSYLVANIA: BEING KNOWN AS 1232 Hellers Lane n/k/a 263 Hellers Lane, Long Pond, PA 18334. PARCEL NUMBER: 20/5/1/20. PIN NUMBER: 20633302763220. IMPROVEMENTS: Residential Property. TITLE TO SAID PREMISES IS VESTED IN RUSSELL EGGERT AND BARBARA H. EGGERT, HIS WIFE BY DEED FROM WILLIAM C. EGGERT AND BEATRICE A. EGGERT, HIS WIFE DATED 07/16/1957, RECORDED 07/16/1957 IN DEED BOOK 235, PAGE 63. HAVING BEEN ERECTED THEREON A SINGLE FAMILY DWELLING. Udren Law Offices, P.C., Attorneys for Plaintiff, 111 Woodcrest Rd., Ste. 200, Cherry Hill, NJ 08003; 856.669.5400.

PR - Jan. 1

**PUBLIC NOTICE
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY, PA
CIVIL ACTION - LAW
COURT OF COMMON PLEAS
CIVIL DIVISION
MONROE COUNTY
No. 6311 CV 15**

WELLS FARGO BANK, N.A.

Plaintiff

vs.

JEFFREY L. WRIGHT, in his capacity as Co-Executor of the Estate of EDWARD D. FRICK A/K/A EDWARD DINSMORE FRICK A/K/A NED FRICK

JANET FISHER, in her capacity as Co-Executor and Devisee of the Estate of EDWARD D. FRICK A/K/A EDWARD DINSMORE FRICK A/K/A NED FRICK

JOANNE YOUNG, in her capacity as Devisee of the Estate of EDWARD D. FRICK A/K/A EDWARD DINSMORE FRICK A/K/A NED FRICK

HEATHER MCBRIAR MILLAR, in her capacity as Devisee of the Estate of EDWARD D. FRICK A/K/A EDWARD DINSMORE FRICK A/K/A NED FRICK

PHILLIP MCBRIAR, in his capacity as Devisee of the Estate of EDWARD D. FRICK A/K/A EDWARD DINSMORE FRICK A/K/A NED FRICK

CHRIST EVANGELICAL LUTHERAN CHURCH

ST. JOHN'S EVANGELICAL LUTHERAN CHURCH

Defendants

NOTICE

To PHILLIP MCBRIAR, in his capacity as Devisee of the Estate of EDWARD D. FRICK A/K/A EDWARD DINSMORE FRICK A/K/A NED FRICK and HEATHER MCBRIAR MILLAR, in her capacity as Devisee of the Estate of EDWARD D. FRICK A/K/A EDWARD DINSMORE FRICK A/K/A NED FRICK

You are hereby notified that on September 3, 2015, Plaintiff, WELLS FARGO BANK, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONROE County Pennsylvania, docketed to No. 6311 CV 15. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 708 RAMAPO LANE, STROUDSBURG, PA 18360-2809 whereupon your property would be sold by the Sheriff of MONROE County.

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

NOTICE

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

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

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

Find a Lawyer Program:

Monroe County Bar Association

913 Main Street

P.O. Box 786

Stroudsburg, PA 18360

Telephone (570) 424-7288

Fax (570) 424-8234

PR - Jan. 1

**PUBLIC NOTICE
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY, PA
CIVIL ACTION - LAW
COURT OF COMMON PLEAS
CIVIL DIVISION
MONROE COUNTY
No. 6467-CV-15**

U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR C-BASS MORTGAGE LOAN ASSET-BACKED NOTES, SERIES 2001-CB4

Plaintiff

vs.

EUGENE VANHORN A/K/A EUGENE VAN HORN A/K/A EUGENE VAN HORN, JR.

THE UNITED STATES OF AMERICA C/O THE UNITED STATES ATTORNEY FOR THE MIDDLE DISTRICT OF PA

Defendants

NOTICE

To EUGENE VANHORN A/K/A EUGENE VAN HORN A/K/A EUGENE VAN HORN, JR.

You are hereby notified that on September 11, 2015, Plaintiff, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR C-BASS MORTGAGE LOAN ASSET-BACKED NOTES, SERIES 2001-CB4, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONROE County Pennsylvania, docketed to No. 6467-CV-15. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at LOT 303, SECTION A, POCONO FARMS, A/K/A 109 BALSAM LANE, TOBYHANNA, PA 18466 whereupon your property would be sold by the Sheriff of MONROE County.

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

NOTICE

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

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE.

YER 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.

Find a Lawyer Program:
 Monroe County Bar Association
 913 Main Street
 P.O. Box 786
 Stroudsburg, PA 18360
 Telephone (570) 424-7288
 Fax (570) 424-8234
 PR - Jan. 1

**PUBLIC NOTICE
 NOTICE OF SHERIFF'S SALE
 IN THE COURT OF
 COMMON PLEAS
 OF MONROE COUNTY, PA
 NO. 6178-CV-2012**

WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

v.
 LINDA A. SCHWEIGER
**NOTICE TO: LINDA A. SCHWEIGER
 NOTICE OF SHERIFF'S SALE
 OF REAL PROPERTY**
 Being Premises: 2743 HICKORY ROAD A/K/A 4224 HICKORY ROAD, TOBYHANNA, PA 18466-9162
 Being in COOLBAUGH TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania,
 TAX CODE: 03/8A/1/181
 TAX PIN: 03-6357-01-46-8350

Improvements consist of residential property.
 Sold as the property of LINDA A. SCHWEIGER
 Your house (real estate) at 2743 HICKORY ROAD A/K/A 4224 HICKORY ROAD, TOBYHANNA, PA 18466-9162 is scheduled to be sold at the Sheriff's Sale on 2/25/2016 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$155,661.82 obtained by, WELLS FARGO FINANCIAL PENNSYLVANIA, INC. (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP
 Attorney for Plaintiff

PR - Jan. 1

**PUBLIC NOTICE
 NOTICE OF SHERIFF'S SALE
 IN THE COURT OF
 COMMON PLEAS
 OF MONROE COUNTY, PA
 NO. 7332-CV-2009**

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP

v.
 DARLENE WHITE and ANDREW WHITE
NOTICE TO: DARLENE WHITE and ANDREW WHITE
**NOTICE OF SHERIFF'S SALE
 OF REAL PROPERTY**

Being Premises: 7742B FRANTZ ROAD a/k/a RR 7 BOX, 7742B WINDSOR DRIVE, STROUDSBURG, PA 18360-8201
 Being in STROUD TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania,
 TAX CODE: 17/17/1/11-5
 TAX PIN: 17-6381-00-64-3152
 Improvements consist of residential property.
 Sold as the property of DARLENE WHITE and ANDREW WHITE

Your house (real estate) at 7742B FRANTZ ROAD a/k/a RR 7 BOX, 7742B WINDSOR DRIVE, STROUDSBURG, PA 18360-8201 is scheduled to be sold at the

Sheriff's Sale on 2/25/2016 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115 to enforce the Court Judgment of \$316,683.92 obtained by, BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP
 Attorney for Plaintiff

PR - Jan. 1

**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 2126 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
 AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 46 of Unit No. R 10, of Phase IIIA, River Village, Stage I, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. The said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage I, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).
BEING THE SAME premises which Holiday Travel Investments, LLC, by deed dated February 8, 2011 and recorded on February 15, 2011 in Record Book Volume 2383 at Page 1172 granted and conveyed unto Maria Linda Saguil and Stephen Del Rosario Ojeda, husband and wife.

BEING PART OF PARCEL NO. 16/2/1/1-7-3C and PIN NO. 16732102771336B3C

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
 MARIA LINDA SAGUIL
 STEPHEN DEL ROSARIO OJEDA
 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 DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 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 2648 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

THURSDAY, JAN 28, 2016

AT 10:00 A.M.

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

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

BEING THE SAME premises which Samantha Trembone and Victoria Trembone by deed dated March 29, 2011 and recorded on April 5, 2011 in Record Book Volume 2385 at Page 1326 granted and conveyed unto Kathleen Flynn.

Being part of Parcel No. 16/2/1/1-7-9C and Pin No. 16732102774679B9C

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

KATHLEEN FLYNN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 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 5001 CIVIL 2012, 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, JAN 28, 2016

AT 10:00 A.M.

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 38 in that certain piece of parcel of land, together with the mesuage (and veranda, if any), situate in the **Township of Smithfield**, County of **MONroe**, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 47D 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 September 17, 1975 and recorded on November 6 1980 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 1069, at Page 81, granted and conveyed unto James P. McCloskey and Nancy B. McCloskey.

Being part of Parcel No. 16/4/1/48-47D and Pin No. 16732102887313B47D

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JAMES P. MCCLOSKEY AND
NANCY B. MCCLOSKEY**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 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 10148 CIVIL 2012, 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, JAN 28, 2016
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 23 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 7B 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 Plat Book Volume 23, Page 99.

BEING THE SAME premises which Albert Wesley Southard and Deidre Elaine Southard, by deed dated July 10, 1996 and recorded on July 29, 1996 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2027, at Page 6668, granted and conveyed unto Freddie H. Hamilton and Deborah Towns-Hamilton.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**FREDDIE E. HAMILTON AND
DEBORAH TOWNS-HAMILTON**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 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 4631 CIVIL 2012, 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, JAN 28, 2016
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 32 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 24B 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, i 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 November 24, 1981 and recorded on December 15, 1981 in the Office of the REcorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 1154, at Page 50, granted and conveyed unto Burton Caplan and Sylvia Caplan.

Being part of Parcel No. 16/4/1/48-24B and Pin No. 16732102889017B24B

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**BURTON CAPLAN
SYLVIA CAPLAN**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 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 645 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 20 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. 52, 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 Phased IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated April 8, 1985 and recorded on may 17, 1985 in Record Book Volume 1445 at Page 1252, granted and conveyed unto Robert H. Barnes and Esther N. Barnes.

Being part of Parcel No. 16/2/1/1-8 and Pin No. 16732102562122

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ROBERT H. BARNES
ESTHER N. BARNES**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 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 10847 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, JAN 28, 2016
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 19 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. 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 IIB of Stage 1.

BEING THE SAME premises which David W. Smith, Sr. and Sheila S. Smith by deed dated August 18, 2010 and recorded on November 16, 2010 in Record Book Volume 2378 at Page 9190, granted and conveyed unto Lift Putters, LLC.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LIFT PUTTERS LLC

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 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 4944 CIVIL 2012, 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, JAN 28, 2016
AT 10:00 A.M.**

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

TWO UNDIVIDED one fifty-second (1/52) co-tenancy interests being designated as Use Period Nos. 3 and 4 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 51A on a certain "Declaration Plan-Phase I of State 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 7, 1975 and recorded on February 18, 1981 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 1090, at Page 17, granted and conveyed unto Roy H. Pepper and Celia M. Pepper.

BEING PART OF PARCEL NO. 16/4/48-51A and PIN NO. 16732102885466B51A

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
ROY H. PEPPER
CELIA M. PEPPER**

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 DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 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 7845 CIVIL 2012, 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, JAN 28, 2016
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 2 in that certain piece or parcel of land, situate in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-79C on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premise which Jeffrey B. Ackerman and Linda Ackerman, by deed dated August 15, 1989 and recorded on September 20, 1989 in Record Book Volume 1701 at Page 1137 granted and conveyed unto Jeffrey B. Ackerman.

Being part of Parcel No. 16/3/3/3-1-79C and Pin No. 16732102997424B79C

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
JEFFREY B. ACKERMAN**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 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 9938 CIVIL 2012, 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, JAN 28, 2016
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 1 in that certain piece of parcel of land, together with the message (and veranda, if any), situate in the Township of Smithfield, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 45B on a certain "Declaration Plan-Phase I of State 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 Stanley E. Frankenthaler, Jr. and Virginia B. Frankenthaler, by deed dated May 7, 2010 and recorded on May 25, 2010 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2371, at Page 1783, granted and conveyed unto Poy Developers, LLC.

BEING PART OF PARCEL NO. 16/4/48-45B and PIN NO. 16732102886214B45B

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

POY DEVELOPERS, LLC

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 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 4843 CIVIL 2012, 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, JAN 28, 2016
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 42 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 53D 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 24, 1976 and recorded on July 22, 1976 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 717, at Page 283, granted and conveyed unto Florence G. Hribar.

Being part of Parcel No. 16/4/1/48-53D and Pin NO. 16732102885590B53D

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

FLORENCE G. HRIBAR

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 DURNEY,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 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 4991 CIVIL 2012, 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, JAN 28, 2016
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 50 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 30F 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 Robert P. Kaye and Willa B. Kaye, by deed recorded on September 17, 2004 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2202, at page 4153, granted and conveyed unto Go Timeshare, Inc.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
GO TIMESHARE INC.**

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 DURNEY,
ESQUIRE**

**Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 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 9717 CIVIL 2012, 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, JAN 28, 2016
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 17 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 43A 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, by deed dated June 17, 1976 and recorded on August 7, 1981 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 1125, at Page 118, granted and conveyed unto Raymond A. Walker and Martha J. Walker. BEING PART OF PARCEL NO. 16/4/1/48-43A and PIN NO. 167322102885184B43A

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
RAYMOND A. WALKER
MARTHA J. WALKER**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

**Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 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 4624 CIVIL 2012, 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, JAN 28, 2016

AT 10:00 A.M.

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

TWO UNDIVIDED one fifty-second (1/52) co-tenancy interests being designated as Use Period Nos. 7 and 25 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 25D 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 June 24, 1975 and recorded on August 15, 1980 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 1050, at Page 82, granted and conveyed unto Betsy Ross Ice Cream Company. Being Part of Parcel No. 16/4/1/48-25D and Pin No. 16732102889009B25D

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

BETSY ROSS ICE CREAM COMPANY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 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 7906 CIVIL 2012, 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, JAN 28, 2016

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 2 in that certain piece or parcel of land, situate in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-122 on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Lois Thomas Stover, by deed dated September 14, 2005 and recorded on September 29, 2005 in Record Book Volume 2241 at page 8886 granted and conveyed unto Margaret F. Scarpato.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MARGARET F SCARPATO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7969 CIVIL 2006, 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, JAN 28, 2016

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
ALL THAT CERTAIN lot, piece or parcel of land situate in **Pocono Township**, Monroe County, Pennsylvania designated as Lot 106 of the Woodlands, bounded and described as set forth on "Exhibit A" annexed hereto and made part herein.

Under and subject to the restrictive covenants of the Woodlands, recorded in the Office of the Recorder of

Deeds of Monroe County, Pennsylvania in Volume 2034, page 9788, as amended by an amendment recorded in such office in Volume 2052, Page 6200, and as may be further amended from time to time.

Also under and subject to the notes, covenants, easements and restrictions as appear on the plan of Phase III of the Woodlands, recorded in the said office of the Recorder of Deeds in Plot Book Volume 71, page 216 (which revises the plan recorded in Plot Book Volume 71, Page 181).

Said, lot or parcel being part of the same premises which were granted and conveyed to Pine Ridge Equities Inc, (I) by Raymond E. Marsh and Melissa Schnap Marsh, husband and wife, and Elaine Erickson Schoch, now by marriage Elaine Erickson Williams, and John Williams, her husband, by their deed dated November 4, 1996 and recorded on November 12, 1996 in the Office of the Recorder of the Deeds of Monroe County, Pennsylvania in Record Book Volume 2030, Page 9339; and (II) by Raymond E. Marsh and Melissa Schnap Marsh, husband and wife, by their deed dated November 4, 1996 and recorded on November 12, 1996 in the said office of the Recorder of Deeds in Record Volume 2030, Page 9344.

Being known and numbered as Lot 106 Sycamore Drive, Stroudsburg, PA 18360, n/k/a 509 Mulberry Court, East Stroudsburg, PA 18301.

Being the same premises which Pine Ridge Equities, Inc., a Delaware Corporation, by deed dated March 30, 2000 and recorded April 3, 2000 in and for Monroe County, Pennsylvania, in Deed Book Volume 2076, Page 9952, granted and conveyed unto Shawn D. Chaney and Alicia Lamar-Chaney, husband and wife.

TAX CODE: 12/91297
PIN NO: 12638100268801

ALL THAT CERTAIN lot, parcel or tract of land situate in the Township of Pocono, County of Monroe and commonwealth of Pennsylvania, being bounded and described as follows, to wit:

BEGINNING at an iron pin on the Northerly edge of a certain road fifty (50.00) feet in width known as Mulberry Court, said pin being at the most Southeasterly corner of Lot 107 and in the center of a twenty (20.00') foot wide drainage easement as shown on a certain map entitled "Final Plan, Parcel 2, Phase 3, The Woodlands", Pine Ridge Equities Inc. Owner/Developer, 400 Lincoln Ave., Rutherford, NJ 07070 Pocono and Stroud Townships, Monroe County, Pennsylvania, as recorded in the Office of the Recorder of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania in Plot Book Volume 71, page 216, this plan supersedes the previously recorded plan recorded in Plot Book Volume 71, Page 181;

1) Thence leaving said road and along the center of said drainage easement and lot 107, North four degrees two minutes twelve minutes West (N 04-02-12 W) four hundreds seventeen and seven one-hundredths (417.07') fee to an iron pin in a wetlands, a corner common to Lots 106, 107 and on line with Lot 101;

2) Thence leaving said wetlands along Lot 105, South fifty nine degrees eight minutes ten seconds East (S 59-08-10 E) three hundred fifty six and twenty nine one-hundredths (356.29') feet to an iron pin in concrete, a corner common to Lots 105 and 106 on the Westerly side of a fifty foot wide road known as Sycamore Drive;

3) Thence along said road, South thirty degrees fifty one minutes fifty seconds West (S 30-51-50 W) one hundred sixteen and fifty two one-hundredths (116.52') feet to an iron pin, a point of curvature;

4) Thence by the same, on a curve to the right having a radius of two hundred seventy five and zero one-hundredths (275.00') feet with an arc length of two hundred sixty four and forty six one-hundredths (264.46') feet to the place of BEGINNING.

CONTAINING a total of 73180.80 square feet or 1.68 acres, more or less. Bearings are based on a magnetic meridian.

BEING Lot 106 as shown on the aforementioned map.

UNDER AND SUBJECT to a twenty (20.00') foot wide drainage easement. Ten (10.00') feet on either side of the property line as shown on the aforementioned plan of lots.

BEING the same premises which Pine Ridge Equities, Inc., a Delaware corporation, by indenture bearing date of the 30th day of March, 2000, and being recorded at Stroudsburg in the Office for the Recording of Deeds, in and for the County of Monroe on the 3rd day of April, 2000, in Record Book Volume 2076, page 9952, granted and conveyed unto Shawn D. Chaney and Alicia Lamar-Chaney, husband and wife, in fee.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ALICIA L. CHANEY A/K/A
ALICIA L. LAMER A/K/A
ALICIA LAMAR-CHANEY A/K/A
ALICIA LAMER CHANEY
SHAWN D. CHANEY**

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
ASHLEIGH L. MARIN,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 736 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, JAN 28, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN piece or parcel of land lying and being in the Township of Chestnuthill, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows:

LOT NO. 1:
BEGINNING at a railroad spike in the Southbound land of Pa. S.R. 3009 "Merwinsburg Road", being the most Southerly corner of lands of Charles J. and Dorothy E. Wentzel (Deed Book 469, page 266); thence crossing said Pa. S.R. 3009, by said lands of Charles J. and Dorothy E. Wentzel and by Lot No. 2, north forty-eight degrees forty-five minutes fifty-four seconds East (at twenty-four and seventy-nine one-hundredths feet passing an iron pin and at two hundred five and seventeen one-hundredths feet passing

a pipe) five hundred twenty-one and thirty-eight one-hundredths feet to an iron pin in line of lands of Warren Merwine, Jr., thence by said lands of Warren Merwine, Jr., South fifty-one degrees fifty-four minutes thirty-one seconds East one hundred seventy-nine and seventy-one one-hundredths feet to an iron pin; thence by lands of Jean Merwine, South forty-eight degrees forty minutes fifty-six seconds West five hundred forty-three and twenty-three one-hundredths feet to an iron pin on the Easterly side of the aforementioned Pa. S.R. 3009; thence again crossing said Pa. S.R. 3009 by said lands of Jean Merwine, North forty-four degrees fifty-five minutes thirty-eight seconds West one hundred seventy-seven and seventy-six one-hundredths feet to the place of beginning.

CONTAINING 2.163 acres of land and being Lot No. 1 as shown on a plan entitled "Final plan, Minor subdivision of lands of Dale W. Shupp" dated August 22, 1997 and recorded in Plot Book Volume 69.

LOT NO. 2

BEGINNING at a pipe marking the most Easterly corner of lands of Charles and Dorothy Wenzel (Deed Book 469, page 266); thence by said lands of Charles and Dorothy Wenzel, North twenty-nine degrees nineteen minutes fifty-four seconds West two hundred thirteen and fifty-two one hundredths feet to an iron pin in line of lands of Miguel Velez; thence by said lands of Miguel Velez, North fifty-one degrees sixteen minutes fifty seconds East two hundred thirty-four and ninety-six one-hundredths feet to an iron pin in line of lands of Warren Merwine, Jr.; thence by lands of Warren Merwine, Jr., South fifty-one degrees fifty-four minutes thirty-one seconds East two hundred and two and eleven one-hundredths feet to an iron pin; thence by lands of Dale and Barbara Shupp, of which this tract was formerly a part, south forty-eight degrees forty-five minutes fifty-four seconds West three hundred sixteen and twenty-one one-hundredths feet to the place of Beginning.

CONTAINING 1.289 acres of land, more or less, and Being Lot No. 2 as shown on a plan entitled "Final Plan, Major Subdivision of lands of Dale W. Shupp" dated August 22, 1997 and recorded in Plot Book Volume 69, page 228

BEING THE SAME PREMISES which Julia A. Zamorano, Sean Zamorano and Gerry M. Herrick by Deed dated January 21, 2002 and recorded February 11, 2002 in Monroe County in Deed Book Volume 2114 Page 9926 conveyed unto Julia A. Herrick, formerly Julia A. Zamorano and Gerry M. Herrick, in fee.

Title to said premises is vested in Amanda Tallarida and Timothy Marrone by deed from Julia A. Herrick and Gerry M. Herrick, wife and husband dated July 31, 2007 and recorded August 9, 2007 in Deed Book 2313, Page 1342.

Parcel No. 02/13/1/32

Pin No. 02623900365129

Being Known As: 22 Merwinsburg Road, Effort, Chestnut Hill Township, Monroe County, PA 18330

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

AMANDA TALLARIDA

TIMOTHY MARRONE

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 there-

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

Todd A. Martin

Sheriff of Monroe County

Pennsylvania

JOSEPH I. FOLEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9024 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

THURSDAY, JAN 28, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN lot piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Township of Coolbaugh, the County of Monroe and the Commonwealth of Pennsylvania, being further described as 112A Prospect Street, Pennsylvania Route 423, Tobyhanna, Pennsylvania, 18466, bounded and described as follows:

BEGINNING at an iron sixteen and five tenths feet from the middle of the macadam road leading from Tobyhanna to Warnertown said iron being also a corner of land of Ralph Neipert, formerly known as Perwein lot, thence by land of the said Ralph Neipert North sixty one degrees west, three hundred ninety nine and eight tenths feet to an iron in line of the United States Military Reservation; thence by the United States Military Reservation south twenty nine degrees twenty two minutes west one hundred feet to an iron; thence by land of the Grantors, of which this was formerly a part, south sixty degrees forty seven minutes east four hundred eight and eight tenths feet to an iron sixteen and five tenths feet from the middle of the aforementioned road; thence along the northern edge of the said road and at a uniform distance of sixteen and five tenths feet from the centerline thereof north twenty five degrees ten minutes east one hundred feet to the place of BEGINNING. Containing 0.92 acre, more or less.

EXCEPTING AND RESERVING out of and from the above described tract or piece of land all that certain lot, tract piece or parcel of land granted and conveyed by Mary Louise Parsons, widow, to Charles Richard Parsons, Jr. and Mary S. Parsons, his wife, by deed dated January 15, 1963 and recorded January 16, 1964 in the aforesaid Recorder's Office, in Deed Book Vol. 314, Page 1011, bounded and described as follows:

BEGINNING at an iron pipe on the westerly line of the public road leading from Tobyhanna to Warnertown from which a bolt, the southeasterly corner of the full parcel of which this lot was formerly a part, bears South twenty four degrees fifteen minutes ten seconds West distant 40.55 feet; thence along other lands of Charles H. Parsons and wife, of which this lot was formerly a part, North sixty four degrees five minutes forty seconds West '38.53 feet to an iron pipe; thence by the same North sixty one degrees forty one minutes fifty seconds West 265.70 feet to an iron pipe; thence by lands of the Commonwealth of Pennsylvania North twenty eight degrees thirteen minutes East 65.34 feet to an iron pipe; thence by lands of Eu-

gene Neipert South sixty one degrees thirty nine minutes forty seconds East 400 feet to an iron pipe on the westerly line of the said public road; thence along the westerly line of the said public road South twenty four degrees fifteen minutes ten seconds West 59.45 feet to the place of BEGINNING. Containing 0.59 acres, more or less.

Title to said premises is vested in Edward M. Kuschner, married by deed from Peter B. Woods and Jacquelyn J. Woods, his wife dated December 31, 2003 and recorded January 12, 2004 in Deed Book 2179, Page 1010.

Parcel No. 03/15/1/14
Pin No. 03633704840645

Being Known As: 112 A Prospect Street, Tobyhanna, Coolbaugh Township, Monroe County, PA 18466

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: EDWARD M. KUSCHNER

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
JOSEPH I. FOLEY,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3106 CIVIL 2012, 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, JAN 28, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN parcel of land situate in the Township of Paradise, County of Monroe and Commonwealth of Pennsylvania, being known and designated as follows:

BEGINNING at a point of curvature on the Northerly sideline of Koerner Road (Township Route 559) (formerly 33 feet wide, and now widened an additional 8.5 feet), said point being located North 56° 20' East of the intersection of the Easterly sideline of Devil's Hole Road (Township Route 561) (formerly 33 feet wide, and now widened an additional 8.5 feet), a distance of 45.69 feet being the point of beginning, as shown on "Final Plan for proposed Minor Subdivision, Subdivider: Joel Hahn, Paradise Township, Monroe County, Pennsylvania, by VEP Associates, latest re-

vised date 9/13/1998" and extending; thence

1) On a curve to the right, with a radius of 30 feet, an arc distance of 59.38 feet to a point of tangency on the said Easterly sideline of said Devil's Hole Road; thence

2) North 10° 15' West, along said Easterly sideline of said Devil's Hole Road, a distance of 87.45 feet to a point; thence

3) North 63° 39' East, a distance of 25.48 feet to a point; thence

4) North 42° 37' West, a distance of 37.36 feet to a point on the Easterly sideline of said Devil's Hole Road; thence,

5) North 6° 13' West, along said Easterly sideline of Devil's Hole Road, a distance of 90.02 feet to a point and common corner of Lot No. 2 as shown on the above referenced plan; thence,

6) North 83° 47' East, along said line of said Lot 2, a distance of 220 feet to a point and common corner of Lot 4 as shown on the above referenced plan; thence,

7) South 40° 11' 44" East, along said line of said Lot 4, a distance of 131.91 feet to a point on the Northerly sideline of Koerner Road; thence,

8) On a curve to the right, with a radius of 500 feet, along the said Northerly sideline of said Koerner Road, an arc distance of 56.98 feet to a point of tangency; thence,

9) South 56° 20' West, still along the said Northerly sideline of said Koerner Road, a distance of 221.56 feet to the point and place of BEGINNING.

CONTAINING 1.153 acres, more or less.

UNDER AND SUBJECT to the Declaration of Covenants, Conditions and Restrictions recorded in Monroe County, Pennsylvania in Record Book 1650, Page 677.

BEING THE SAME PREMISES WHICH bernice Racano, a married woman, by Deed dated 2/11/2004 and recorded 2/20/2004 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2182, Page 3661, granted and conveyed unto Bernice Racano and Frank Racano a/k/a Frank N. Racano Jr., wife and husband.

IMPROVEMENTS: Residential property.

TAX CODE NO. 11/116898

PIN #11637603000894

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: BERNICE RACANO

**FRANK RACANA A/K/A
FRANK N. RACANO, JR.**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

DANIEL C. FANASELLE, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9441 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

THURSDAY, JAN 28, 2016

AT 10:00 A.M.

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

PARCEL 1 - an undivided 5/6th interest known as:

ALL THOSE TWO (2) CERTAIN lots or pieces of land situate in Middle Smithfield Township, Monroe County, Pennsylvania; BEING Lots 66 & 67, Section D, as shown on Plan of Lots entitled "Plotting No. 1, Leisure Lands, Inc. Middle Smithfield Township, Monroe County, Pennsylvania, Guyton Kempter, Registered Civil Engineer, dated February 22 1965" and recorded in the Office of the Recorder of Deeds, in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plat Book Vol. 9, Page 103.

ALL THAT CERTAIN triangular shaped piece of land situate in the Township, County and State aforesaid, beginning in the center of Gingerbread Lane, a common corner of Lots Nos. 67 and 68, Section D, as shown on the aforementioned map; thence along the centerline of Gingerbread Lane, North fifty-nine degrees fifty-four minutes East eighteen feet, more or less, to a point in the center of said Gingerbread Lane; thence in a generally northerly direction to a point, common corner of Lots Nos. 11, 12, 67 and 68, Section D; thence along the easterly line of Lot No. 67, Section D, as shown on said map to the point and place of BEGINNING. Being part of Lot No. 68, Section D, as shown on said map.

PARCEL 2 - an undivided 1/6ths interest known as:

ALL THOSE TWO (2) CERTAIN lots or pieces of land situate in Middle Smithfield Township, Monroe county, Pennsylvania; BEING Lots 66 & 67, Section D, as shown on Plan of Lots entitled "Plotting No. 1, Leisure Lands, Inc. Middle Smithfield Township, Monroe County, Pennsylvania, Guyton Kempter Registered Civil Engineer, dated February 22, 1965" and recorded in the office of the Recorder of Deeds, in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plat Book Vol. 9, Page 103.

ALL THAT CERTAIN triangular shaped piece of land situate in the Township, County and State aforesaid, beginning in the center of Gingerbread Lane, common corner of Lots Nos. 67 and 68, Section D, as shown on the aforementioned map; thence along the centerline of Gingerbread Lane, North fifty-nine degrees fifty-four minutes East eighteen feet, more or less, to a point in the center of said Gingerbread Lane; thence in a generally northerly direction to a point, common corner of Lots Nos. 11, 12, 67 and 68, Section D; thence along the easterly line of Lot No. 67, Section D, as shown on said map to the point and place of BEGINNING. Being part of Lot No. 68, Section D, as shown on said map.

Title to said premises is vested in patricia McCutchan, a married woman by deed from Daniel Demarest, also known as Daniel G. Demarest, a married man dated November 7, 2000 and recorded November 30, 2000 in Deed Book 2087, Page 8881.

Parcel No. 09/13A/1/250

Pin No. 09731604935293

Being Known As: 5452 Gingerbread Lane f/k/a 55 Gingerbread Lane, East Stroudsburg, Middle Smithfield Township, Monroe County, PA 18301

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF:

PATRICIA MCCUTCHAN

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
JACOB M. OTTLEY,
ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7382 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

THURSDAY, JAN 28, 2016

AT 10:00 A.M.

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

All those two certain tracts of land situate in the Township of Eldred, County of Monroe, and Commonwealth of Pennsylvania, designated as Lots #14 and #15, in a plan of lots entitled 'Kingswood Estates', bounded and described as follows:

Lot #14. Beginning at a point in the middle of the macadam road leading from Kunkletown to Kresgeville (Rte #904) and at a corner common with Lot #13, Thence running along a line of Lot #13 by way of a wooden stake at edge of road, South seventy-three degrees, twenty-eight minutes East 9S 73 degrees 28 minutes E), two hundred thirty-nine and fifty-four hundredths feet (239.54 feet) to a wooden stake at a corner common with Lot #13 and in line of lands of J. Barlieb; South forty-seven degrees, thirty-eight minutes West (S 47 degrees 38 minutes W) seventy feet (70 feet) to a wooden stake common with Lot #15; thence turning and running along line of Lot #15; North seventy-three degrees twenty-eight minutes West (N 73 degrees 28 minutes W) two hundred two and five-tenths feet (202.5 feet) passing a wooden stake at edge of road to a point in the middle of said macadam road; thence turning and running along the center of said road, North fifteen degrees, forty-three minutes East (N 15 degrees 43 minutes E) fifty-nine and ninety-three hundredths feet (59.93 feet) to the place of Beginning.

Containing thirteen thousand two hundred fifty-one square feet (13,521 sq. ft.)

Lot #15. Beginning at a point in the middle of the macadam road leading from Kunkletown to Kresgeville (Rte. #904) and at a corner common with Lot #14, Thence running along line of Lot #14 by way

of a wooden stake at edge of road, South seventy-three degrees, twenty-eight minutes East (S 73 degrees 28 minutes E) two hundred two and five tenths feet (202.5 feet) to a wooden stake common with J. Barlieb; thence turning and running along land of J. Barlieb, South eighty-eight degrees, eight minutes West (S 88 degrees 08 minutes W) seventy-one and four hundredths feet (71.04 feet), passing a wooden stake at edge of road, to a point in the middle of said macadam road; thence turning and running along center of road North fifteen degrees, forty-three minutes East (N 15 degrees 42 minutes 43 seconds E) two hundred forty-five and ninety-seven hundredths feet (245.97 feet) to the place of Beginning.

TITLE TO SAID PREMISES VESTED IN Matthew R. Moore a/k/a Matthew Ross Moore, single and Nicole Moore a/k/a Nicole Benscoter a/k/a Nicole S. Moore a/k/a Nicole Steele Moore, single, as joint tenants with the right of survivorship, by Deed from Adolph Moore and Ana V. Mone, h/w, dated 03/26/2001, recorded 04/02/2001 in Book 2093, Page 6667.

TAX CODE: 06/10A/1/60

TAX PIN: 06623617015834

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**MATTHEW R. MOORE A/K/A
MATTHEW ROSS MOORE
NICOLE MOORE
A/K/A NICOLE BENSCOTER
A/K/A NICOLE S. MOORE
A/K/A NICOLE STEELE MOORE**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ADAM H. DAVIS, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barr J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 644 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, piece or parcel of land, situate, lying and being in the Township of Barrett, County of Monroe and State of Pennsylvania, more particularly described as:

PARCEL 1:

LOT 46, Section D, Lake in the Clouds Community, as shown on Plat of Lake in the Clouds Community, Barrett Township, Monroe County, and recorded in the Office of the Recorder of Deeds of Monroe County in Plat Book 13 at Page 29, dated April 21, 1970.

PARCEL 2:

LOT 47, Section D, Lake in the Clouds Community, as shown on Plat of Lake in the Clouds Community, Barrett Township, Monroe County and recorded in the Office of the Recorder of Deeds of Monroe County in Plat Book 13, Page 29, dated April 21, 1970.

THE ABOVE parcels shall hereby become merged into one parcel for taxing purposes, and shall not be separately conveyed without prior express approval of the municipality as provided by law.

UNDER AND SUBJECT to restrictions, covenants and conditions as recorded in Monroe County Record Book Volume No. 453, at Page No. 345.

TAX MAP NO. 1/28A/1/10

BEING the same premises which Philip E. Weir, Sr. and Maryann E. Weir, his wife, by Deed dated 04-27-01 and recorded 05-08-01 in the Office of the Recorder of Deeds in and for the County of Monroe in Record Book 2095 page 9453, granted and conveyed unto Philip E. Weir, Sr. and Maryann E. Weir, husband and wife.

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

BEING THE SAME PREMISES which Philip E. Weir, Sr. and Maryann E. Weir, husband and wife, by deed dated 6/29/2012 and recorded 7/24/2012 in Book 2405 Page 6878 conveyed to David O. Sams and Valorie Sams, husband and wife.
Pin #: 01648003009986

Tax Code #: 01/28A/1/10

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**VALORIE SAMS
DAVID O. SAMS
MORTGAGOR(S) AND RECORD OWNER(S)**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County

Pennsylvania
MATTHEW K. FISSEL, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10897 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH TRACT 1

ALL THAT CERTAIN lot or piece of ground situated on the easterly side of Spruce Street, in the Township of Tobyhanna, County of Monroe and State of Pennsylvania, as shown on a Plot or Plan of lots laid out by Asher d. Dorshimer on May 8, 1926 being known and designated thereon as Lot No. 29 on Section 1 of said Plan, and bounded and described as follows, to wit:

BEGINNING at a point in the easterly side of said Spruce Street 50 feet southeast from the intersection of Spruce Street with Dorshimer Avenue, thence continuing in a southwestwardly direction along said Spruce Street 50 feet to a point in line of Lot No. 28 as shown on said Plan; thence extending in a north-easterly direction along line of Lot No. 28, 167.50 feet to a point in line of Lot No. 2 as shown on said Plan; thence extending northwestwardly along line of Lot No. 2, 50 feet to a point in line of Lot No. 30 as shown on said Plan; thence extending southwestwardly along line of Lot No. 30 167.50 feet to a point the place of beginning.

TRACT 2
ALL THAT CERTAIN lot or piece of ground situated at the corner of Spruce Street and Dorshimer Avenue, in the Township of Tobyhanna, County of Monroe, Commonwealth of Pennsylvania, as shown on a Plot or Plan of lots laid out by Asher d. Dorshimer on May 8, 1926, being known and designated as Lot No. 30 on Section 1 of said Plan, and bounded and described as follows, to wit:

BEGINNING at a point the intersection of Spruce Street with Dorshimer Avenue, thence extending in a southeasterly direction along the said Spruce Street fifty (50) feet to a point in line of Lot No. 29 as shown on said Plan;
Thence extending in a northeasterly direction along the line of Lot No. 29 on hundred sixty-seven and fifty one-hundredths (167.50) feet to a point in line of Lot No. 1 as shown on said Plan;
Thence extending northwestwardly along the line of Lot No. 1 fifty (50) feet to a point in line of Dorshimer Avenue.
Thence extending southwestwardly along Dorshimer Avenue one hundred sixty-seven and fifty one-hundredths (167.50) feet to a point the place of beginning.

TITLE TO SAID PREMISES VESTED IN George T. Miggins and Kathleen J. Miggins, his wife, by Deed from Ethel Morgan Burnaford, widow, dated 09/24/1978, recorded 09/27/1978 in Book 897, Page 47.

TAX CODE: 19/20/1/65, 19/20/1/66
TAX PIN: 19539404745275, 19539404745238

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**GEORGE T. MIGGINS
KATHLEEN J. MIGGINS**

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MEREDITH WOOTERS,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 667 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
ALL THAT CERTAIN lot or parcel of land situate in the Township of Middle Smithfield, County of Monroe and State of Pennsylvania, designated as Lot No. 28 on a map of White Birch Ridge, Section One, Plotting Two as recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Plat Book 26, Page 77, bounded and described as follows, to wit:

BEGINNING at a point on the edge of a cul-de-sac at the end of a road known as Dogwood Court, said point being in line of lands now or formerly of Carlyle Huffman, thence along lands now or formerly of Carlyle Huffman, South fifty-nine degrees Thirty-three minutes Five seconds West two hundred twenty-eight and fifty-three one-hundredths feet to a point, said point being also a corner of Lot 27; thence along Lot 27, North twenty-six degrees zero minutes zero seconds West two hundred eighty-one and thirty-two one-hundredths feet to a point in line of lands now or formerly of Leslie Morris; thence long lands now or formerly of Leslie Morris, North sixty-four degrees zero minutes zero seconds East eighty-three and twenty-nine one-hundredths feet to a point; thence along the same North twenty-six degrees zero minutes zero seconds West seventeen and eighty one-hundredths feet to a point, said point being also a corner of lands now or formerly of Emmett Metz; thence along lands now or formerly of Emmett Metz, North sixty-four degrees zero minutes zero seconds East one hundred thirty and fifty-three one-hundredths feet to a point, said point being also a corner of Lot 29; thence along Lot 29, South forty-two degrees zero minutes thirty seconds East one hun-

...dred eighty-six and sixty-nine one-hundredths feet to a point on the edge of the above mentioned cul-de-sac; thence along the edge of the said cul-de-sac on a curve to the left with a radius of fifty feet for sixty-three and forty-two one-hundredths feet to a point; thence along the same, South twenty-four degrees forty minutes forty-five seconds East fifty-five and six one-hundredths feet to the point of beginning.

CONTAINING 1.545 acres. Lot 28. BEING the same premises which Bruce R. Arnold, single man and Elizabeth Maggio, single woman by Deed dated February 28, 1993 and recorded April 7, 1993 in the Office of the Recorder of Deeds in and for the County of Monroe, Stroudsburg, Pennsylvania in Deed Book Volume 1880, Page 1256, granted and conveyed unto Bruce R. Arnold and Elizabeth Maggio.

TAX PARCEL NO.: 9/9C/1/47
PIN NO.: 09-7323-02-55-7014
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
BRUCE R. ARNOLD
ELIZABETH MAGGIO**

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JAMES V. FARERI,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4896 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
AT 10:00 A.M.**

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

BEGINNING at an iron on the westerly line of a proposed road (now known as King David Road) 40 feet in width, said iron being the northeasterly corner of Lot NO. 8 as shown on map entitled, 'Subdivision of lands of D. Katz & Sons, Inc., Revised 5 July 1962'; thence along Lot No. 8 (a radial line to the hereinafter described curve), S 57 degrees 50 minutes 00 second

W 150.00 feet to an iron; thence along Lot No. 16, N 32 degrees 120 minutes 00 seconds W 140.16 feet to an iron, said iron being the most southerly corner of Lot No. 13, thence along Lot No. 13, N 3 degrees 47 minutes 20 seconds E 23.49 feet to an iron, said iron being the southwesterly corner of Lot No. 10; thence along Lot No. 10, (a radial line to the hereinafter described curve) N 67 degrees 39 minutes 20 seconds E 143.44 feet to an iron on the westerly line of said proposed road) now known as King David Road); thence along said proposed road (now known as King David Road) in a southerly direction on a curve to the left having a radius of 350.00 feet an arc length of 60.00 feet to the place of BEGINNING.

CONTAINING 0/25 acres, more or less.
BEING Lot No. 9, as shown on map entitled 'Revised Subdivision of lands of D. Kate & Sons, Inc., Revised 5 July 1962.'

BEING THE SAME PREMISES which D. Katz & Sons, Inc., a Pennsylvania corporation, by its Deed dated the 9th day of July 1971, and recorded the same date in the Office for the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Deed Book Volume 402, page 921, &c., granted and conveyed unto Jo Ann T. Boeber, the Grantor hereof, in fee.

UNDER AND SUBJECT, nevertheless, to the conditions and restrictions more fully set forth in Deed of Sturdee-Hilt Homes, Inc., to Kenneth M. Brown, et ux., dated October 10, 1963, and recorded in the aforesaid Office in Deed Book 312, Page 997, &c.

Improvements: Residential dwelling
PARCEL IDENTIFICATION NO: 17/12/7/8-5, MAP #: 17-6390-12-86-0701

TITLE TO SAID PREMISES IS VESTED IN Leslie M. Chiasson and Kathleen E. Pero, as joint tenants with right of survivorship, by Deed from Jo Ann T. Roeber, single, dated 09/13/1989, recorded 09/15/1989 in Book 1701, Page 144.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**KATHLEEN E. CHIASSON A/K/A
KATHLEEN E. PERO AND
LESLIE M. CHIASSON**

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MARTHA E. VON ROSENSTIEL,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5055 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, JAN 28, 2016

AT 10:00 A.M.

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

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. 105, 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 vol. 31, page 65.

Parcel Number 17/15A/2/107

BEING THE SAME premises which the Sheriff of Monroe County by deed dated 08/21/2008 and recorded 08/21/2008 in the Office of the Recorder of Deeds in and for the County of Monroe in Record Book 2340 Page 8486, granted and conveyed unto Deutsche Bank National Trust Company, as Trustee of Ameriquest Mortgage Securities, Inc. asset backed pass-through Certificates, Series 2006-RI, under the pooling and servicing agreement dated as of February 1, 2006, without recourse

NOTICE - This document does not sell, convey, transfer, include or insure the title to the coal and right of support underneath the surface land described or referred to herein, and the owner or owners of such coal may have the complete legal right to remove all of such coal and in that connection damage may result to the surface of the land and any house, building or structure on or in such land. The inclusion of this notice does not enlarge, restrict or modify any legal rights or estates otherwise created, transferred, excepted or reserved by this instrument. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957 P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any).

Title to said premises is vested in Ekaterina Tchernychova, Mikhail Makarow, and Valentina Kaydanova by deed from Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities, Inc. Asset Backed Pass-Through Certificates, Series 2006-R1, Under The Pooling and Servicing Agreement dated as of February 1, 2006, without Recourse by Citi Residential Lending, Inc. Its Attorney in Fact by a Power of Attorney Recorded 10/26/2007 in Book 2319, Page 5870 dated November 11, 2008 and recorded January 14, 2009 in Deed Book 2347, Page 4433.

Parcel No. 17/15A/2/107

Pin No. 17639201471786

Being Known As: 105 A Burntwood Drive, East Stroudsburg, Stroud, Monroe County, PA 18301

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**EKATERINA TCHERNYCHOVA
MIKHAIL MAKAROW
VALENTINA KAYDANOVA**

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

JACOB M. OTTLEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6671 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

THURSDAY, JAN 28, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN tract or piece of land situate in the **Township of Chestnuthill** of Monroe, and Commonwealth of Pennsylvania, being shown and designated as Lot 12 on a certain map entitled 'Final Plan: McMichaels Hillside Terrace, Section Three; Chestnuthill and Jackson Townships, Monroe County, Pa.; Scale: 1 inch = 100 feet; May 1976' as prepared by Lawrence R. Bailey, Registered Surveyor, Stroudsburg, Pa., said map being recorded in Monroe County Plot Book 30, on page 67, and being more particularly described as follows:

BEGINNING at an iron pipe on the northwesterly side of Hillside Drive, as shown on the above-captioned map, said point being a corner common to Lots 11 and 12; thence leaving said road and along said Lot 11 South sixty-two degrees eight minutes forty-six seconds West two hundred twenty-five and no one-hundredths feet to an iron pipe on line of Lot 7, Section 2, McMichaels Hillside Terrace, as recorded in Monroe County Plot Book 17, on page 29, said point being a corner common to Lots 11 and 12; thence partly along said Lot 7 and along Lot 6, McMichaels Hillside Terrace, Section 2, North twenty-seven degrees fifty-one minutes fourteen seconds West one hundred ninety-eight and ninety one-hundredths feet to an iron pipe on line of lands of Howard Hartshorn; thence along lands of said Hartshorn North sixty-three degrees eight minutes eighteen seconds East two hundred twenty-five and three one-hundredths feet to an iron pipe on the northwesterly side of the aforementioned Hillside Drive; thence along said Hillside Drive South twenty-seven degrees fifty-one minutes fourteen seconds East one hundred ninety-five and no one-hundredths feet to the point of BEGINNING.

CONTAINING 1.017 acres, more or less.

TITLE TO SAID PREMISES VESTED IN Eddy Plutalco Abreu and Nancy Abreu, his wife, by Deed from Leonard Badolato, Sr. and Viola M. Badolato, his wife, dated 03/30/1985, recorded 04/01/1985 in Book 1441, Page 671.

Eddy Plutalco Abreu died on or about June 14, 2014, Nancy Abreu became the sole owner of the premises

as surviving tenant by the entireties.

TAX CODE: 2/5A/2/14
TAX PIN: 02635003340028

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

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MATTHEW BRUSHWOOD,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6900 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
AT 10:00 A.M.**

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

All that certain lot or parcel of land situated in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania being Lot No. 1140 as shown on a plan entitled, 'Final Land Development Plan, Country Club of the Poconos, Phase III, Sections 4 and 8' dated January 15, 2004 last revised March 3, 2004, prepared by R.K.R. Hess Associates, Inc. Scranton, Pa. and recorded August 3, 2005 in Plat Book 77 Pages 189 through 195, more particularly described as follows:

Beginning at a common corner of Lots No. 1139 and No. 1140 on the westerly side of Doral Court (50 feet R.O.W.); thence

- 1. Along the westerly side, South 12 degrees 01 minutes 38 seconds West, a distance of 80.00 feet to a corner of Lot No. 1141; thence
- 2. Along Lot No. 1141, North 77 degrees 58 minutes 22 seconds West, a distance of 137.00 feet to a corner on line of Lot No. 1136; thence
- 3. Along Lot No. 1136, North 12 degrees 01 minutes 38 seconds East, a distance of 54.41 feet to a corner of Lot No. 1137, a point of curve; thence
- 4. Along Lot No. 1137, passing along an arc of a circle curving to the right, having a radius of 838.00 feet, an arc distance of 30.58 feet to a corner of Lot No. 1139; thence

5. Along Lot No. 1139, South 75 degrees 52 minutes 56 seconds East, a distance of 136.51 feet to the first mentioned point and place of beginning.

Containing 11,279 square feet or 0.26 acres of land. Subject to a Twenty Foot Wide Drainage, Slope and Utility Easements shall be provided along all road right of ways, except as shown on aforesaid referenced Final Land Development Plan. Subject to a Ten Foot Wide Drainage and Utility Easement shall be provided adjacent to all side and rear lot lines, except as shown on aforesaid referenced Final Land Development Plan.

TITLE TO SAID PREMISES VESTED IN Lauriel Thomas and Trishana Thomas, h/w, by Deed from Toll PA IV, L.P., dated 08/17/2007, recorded 08/22/2007 in Book 2314, Page 3685.

TAX CODE: 09/89240
TAX PIN: 09733403245298

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**LAURIEL THOMAS
TRISHANA THOMAS**

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7832 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or piece of land situate in the Borough of Stroudsburg, County of Monroe and State of Pennsylvania bounded and described as follows:

BEING lands formerly a part of Lot 1, said Lot 1 being designated on a plan entitled "Subdivision of Lands of Redevelopment Authority of Monroe County, First Ward Urban Renewal Area, Borough of Stroudsburg" prepared by Edward C. Hess Associates, Inc. and more particularly described as follows to wit: BEGINNING at a point on the Northerly right of way of Fulmer Avenue, said point being a corner common to Lot 1-C, and Lot 1-C being formerly a part of the aforementioned Lot 1;

THENCE along Lot 1-C, North 07 degrees 57 minutes 18 seconds East, 154.77 feet to a point, said point being a corner common to Lot 1-C and in line of Lot 5;

THENCE along Lot 5, lands of now or formerly International Benevolent Protective Order of the Elks Lodge 513 and Lot 3, South 35 degrees 10 minutes 38 seconds East, 159.47 feet to a point on the Northwestern right of way of Fulmer Avenue, said point being a corner of common to Lot 3;

THENCE along the Northwestern right of way of Fulmer Avenue, South 54 degrees, 50 minutes, 12 seconds West, 90.00 feet to a point;

THENCE along the Northerly right of way of Fulmer Avenue, North 35 degrees 09 minutes 48 seconds West, 10.00 feet to a point;

THENCE along the Northerly right of way of Fulmer Avenue along a curve bearing to the left, having a radius of 50.00 feet, 40.60 feet to the place of BEGINNING.

CONTAINING 10,450 square feet more or less.

Being Lot 1-D

BEING known and numbered as 102 Fulmer Avenue, Stroudsburg, PA 18360.

BEING the same premises which Katina Zeris Czyzewski, single, by Deed dated June 6, 2001 and recorded June 19, 2001 in and for Monroe County, Pennsylvania, in Deed Book Volume 2098, Page 5426, granted and conveyed unto Hector Arbelo.

TAX CODE: 18-1/1/7/12-3

PIN NO: 18730119601962

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

HECTOR ARBELO JR

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ROGER FAY,
ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2201 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, JAN 28, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN piece or parcel of tract of land, situate, lying and being in the Township of Tobyhanna, County of Monroe and Commonwealth of Pennsylvania and being lot no. 802 on the map or plan bearing title or legend 'section E-III Locust Lake

Village, Tobyhanna Township, Monroe County, Pennsylvania, 11 August 1966, Leo A. Achterman, Jr., East Stroudsburg, PA', bounded and described as follows, to wit:

BEGINNING at a point in the southeasterly line of Selig Road and at the northernmost corner of lot no. 801; thence northeastwardly along the southeasterly line of Selig Road by a curve to the left having a radius of 3470 feet for an arc distance of 118.60 feet to a point, the western-most corner of lot no. 803; thence south 71 degrees 13 minutes 30 seconds east along the southwesterly line of lot no. 803 for a distance of 214.15 feet to a point; thence south 42 degrees 50 minutes west for a distance of 62.64 feet to a point; thence south 68 degrees 40 minutes 40 seconds west along the northeasterly line of lot no. 801 for a distance of 113.33 feet to a point, the place of beginning.

TITLE TO SAID PREMISES VESTED IN Neal Belger, an unmarried man, by Deed from Neal Belger, an unmarried man and Jane Belger, an unmarried woman, who acquired title as h/w, dated 10/03/2008, recorded 10/28/2008 in Book 2344, page 1490.

Mortgagor Neal Belger died on 12/07/2011, and James P. Manahan was appointed Administrator of his estate. Decedent's surviving heir(s) at law and next-of-in are Nelson Belger and Jeanette Belger.

TAX CODE: 19/12E/1/52

TAX PIN: 19630604736635

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JAMES P. MANAHAN, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF NEAL BELGER

NELSON BELGER, IN HIS CAPACITY AS HEIR OF THE ESTATE OF NEAL BELGER

JEANETTE BELGER, IN HER CAPACITY AS HEIR OF THE ESTATE OF NEAL BELGER

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5470 CIVIL 2010, 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, JAN 28, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN tract, parcel or piece of land situate in the Township of Middle Smithfield , County of Monroe, and Commonwealth of Pennsylvania, bounded and described as follows, to wit: Beginning at a point in the public road known as "The Coolbaugh Road", said point being the most westerly corner of Parcel No. 1, of which this lot was formerly a part; thence along lands of Byron Dinkins the following three courses and distances (bearings from M.M. of 1953) (1) North fifty-eight degrees thirty three minutes East two hundred forty-five and eighty-seven one-hundredths feet to a point; (2) North thirty-one degrees twenty-seven minutes West five hundred sixty-four and sixty-eight one-hundredths feet to an iron pipe and stones; (3) North fifty-six degrees thirty-one minutes East two hundred twenty and twenty-five one-hundredths feet to an iron pipe ad stones; thence along lands intended to be conveyed to Frank Scerbo of which this lot was formerly a part, the following two courses and distances: (1) South twenty-three degrees twenty-three minutes East six hundred thirty and fifteen one-hundredths feet to a point; and (2) South fifty-eight degrees thirty-three minutes West (at three hundred seventy-four and eighty four one-hundredths feet passing an iron pipe) three hundred eighty-seven and twenty-one hundredths feet to a point in said public road; thence in said public road, North eighteen degrees forty-two minutes West fifty-one and twenty-six one-hundredths feet to the place of beginning. Containing two and eighty one-hundredths acres, more or less.

Being Known As: Rural Route 15, Box 1393 Coolbaugh Road, East Stroudsburg, PA 18301

TAX CODE: 9/10/160

PIN NO.: 09732403447533

TITLE TO SAID PREMISES IS VESTED IN Mary L. Hedglin and Howard C. Hedglin, her son by deed from Mary Lou Hedglin dated 03/08/2007 recorded 03/15/2007 in Deed Book 2299 Page 3897.

Having been erected thereon a single family dwelling. **SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

HOWARD C. HEDGLIN A/K/A

HOWARD HEDGLIN

MARY L. HEDGLIN A/K/A

MARY HEDGLIN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ERIC J. KISHBAUGH,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 12072 CIVIL 2010, 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, JAN 28, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN piece of land situate, lying and being in the Township of Coolbaugh , County of Monroe and Commonwealth of Pennsylvania, known as Lot No. 4432, Section H-IV, Stillwater lake Estates, Pocono Summit, Coolbaugh Township, Monroe County, Commonwealth of Pennsylvania, and being encompassed and included within one of the following plats:

A subdivision plat drawn by Spott, Stevens and McCoy, Inc., Consulting Engineers of Wyomissing, PA known as Section H-IV, Stillwater Lake Estates, Sun Dance Stillwater Corp., dated May 25, 1973 and approved by the Monroe County Planning and Zoning Commission on August 28, 1973 and approved by the Supervisors of Township of Coolbaugh on October 1, 1973 and filed and recorded in the Office for the Recording of Plats in Monroe County on October 3, 1973 at Plat Book 20 at Page 109.

Said lot having a frontage on Birchwood Blvd. of seventy-five (75') feet and a rear line of seventy-five and ninety-two hundredths (78.92') feet northerly side line of one-hundred sixty-four and eighty-nine hundredths (164.89') feet and a southerly side line of one-hundred forty and thirty-two hundredths (140.32') feet. Dimensions are more or less and actual stream and lake location governs and determines stream and lake lot side line and rear dimensions.

Lot No. 4432, Section H-I, Stillwater Lakes Estates, Pocono Summit, Coolbaugh Township, Monroe County, Commonwealth of Pennsylvania, 118346 Tax Title to said premises is vested in Yvonne Montrone and Louis Montrone, III, husband and wife, by deed from Louis Montrone, single dated July 21, 2004 and recorded July 23, 2004 in Deed Book 2197, Page 1646.

Parcel No. 03/14F/2/290

Pin No. 03634604715302

Being Known As: 4432 Birchwood Boulevard, Pocono Summit, Coolbaugh Township, Monroe County, PA 18346

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LOUIS MONTRONE, III

YVONNE MONTRONE

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
CHRISTINE L. GRAHAM,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10734 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or parcel of land situate in the **Township of Chestnut Hill**, County of Monroe, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the cul-de-sac at the easterly end of Mt. Effort Drive being a common corner of Lot No. 66 and Lot No. 67 as shown on a plan titled 'Final Plan, Pocono Mt. Effort Village, Sheet 3 of 3', dated June 24, 1987 and recorded November 18, 1987 in Plot Book Vol. 59', Page 398; Thence along said cul-de-sac at the easterly end of Mt. Effort Drive, on a curve to the left having a radius of 50.00 feet for an arc length of 56.68 feet (chord bearing and distance being North 01 degrees 12 minutes 02 seconds West 53.69 feet to a pipe, being the northwesterly corner of lands of Chester Gantzhorn; Thence by said lands of Chester Gantzhorn South 31 degrees 16 minutes 31 seconds West 563.81 feet to an iron pin; Thence by the aforementioned Lot No. 66 North 58 degrees 43 minutes 29 seconds West 213.49 feet to the place of **BEGINNING**.

CONTAINING 1.673 acres of land.

TITLE TO SAID PREMISES VESTED in Sharon Shepard, my first cousin; i.e., my late father Bobby Ray Shepard's niece, by Deed from Anthony Kennedy, dated 11/27/2012, recorded 05/24/2013 in Book 2420, Page 6691.

Mortgagor Bobby R. Shepard died on 11/03/2011, and upon information and belief, his surviving heir is Anthony Kennedy. Per quitclaim deed dated November 27, 2012, Anthony Kennedy conveyed title to the property located at 67 Mount Effort Drive, Effort, PA 18330-9434 to Sharon Shepard, solely.

TAX CODE: 02/14C/2/67

TAX PIN: 02634003045042

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ANTHONY KENNEDY, IN HIS CAPACITY AS HEIR OF BOBBY R. SHEPARD, DECEASED

SHARON SHEPHARD

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BOBBY R. SHEPHARD, DECEASED TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
PAUL CRESSMAN,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5171 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN parcel of land situated in the **Township of Chestnut Hill**, County of Monroe, Commonwealth of Pennsylvania being known and designated as Lot/Townhouse No. 14, Winfield Cluster, on a final plan of Robinwood Village, Chestnut Hill Township, Monroe County, Pennsylvania, prepared by Russell R. Kresge, PE, PLS dated July 1985 and recorded in the Office for the Recording of Deeds &c., at Stroudsburg, n and for the County of Monroe, Pennsylvania, in Plot Book Volume 60, Page 84.

Tax I.D.: 02/5C/1/14

Title to said premises is vested in Angel C. Javier and Erlinda A. Javier, husband and wife by deed from J. Peter Jost, Executor of the Estate of Erling Johnsen, Deceased dated June 28, 2002 and recorded July 2, 2002 in Deed Book 2125, Page 6856. The said Erlinda A. Javier died on September 17, 2012 thereby vesting title in Agnes T. Javier, known surviving heir of Erlinda A. Javier, deceased mortgagor and real owner, Robert R. Javier, known surviving heir of Erlinda A. Javier, deceased mortgagor and real owner, Fay Sandra DeJulio a/k/a Fay DeJulio a/k/a Fay Javier DeJulio, known surviving heir of Erlinda A. Javier, deceased mortgagor and real owner, and unknown surviving heirs of Erlinda A. Javier, deceased mortgagor and real owner by operation of law.

Parcel No. 02/5C/1/14

Pin No. 02634000945223B14

Being Known As: 14 Robinwood Village, Saylorsburg,

Chestnuthill Township, Monroe County, PA 18353
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

AGNEW T. JAVIER, KNOWN SURVIVING HEIR OF ERLINDA A. JAVIER, DECEASED MORTGAGOR AND REAL OWNER, ROBERT R. JAVIER, KNOWN SURVIVING HEIR OF ERLINDA A. JAVIER, DECEASED MORTGAGOR AND REAL OWNER, FAY SANDRA DEJULIO A/K/A FAY DEJULIO A/K/A FAY JAVIER DEJULIO, KNOWN SURVIVING HEIR OF ERLINDA A. JAVIER, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIR OF ERLINDA A. JAVIER, DECEASED MORTGAGOR AND REAL OWNER

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
 JOSEPH I. FOLEY,
 ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9110 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
 AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, tract of land, parcel, piece of ground with the buildings and improvements thereon erected, situate in **Tunkhannock Township**, Monroe County, Pennsylvania, bounded and described as follows, to wit:

Beginning at an iron pin on the southerly side of Horseshoe Drive, being also a corner of Lot No. 65, Birch Brier Estates, Section Two, thence along the southerly side of Horseshoe Drive south 87 degrees, 59 minutes, and 24 seconds east (Magnetic Meridian) for 133.45 feet to an iron, thence along an easement arc on a curve to the right having a radius of 40 feet and an arc length of 63.82 feet to an iron on the westerly right of way of Township Route 528, Toll Road, thence along the westerly side of Township Route 528, Toll Road, the following two courses and distances; (1) on a curve to the right having a radius of 2682.90 feet and an arc length of 13.58 feet to an iron; (2) south 6 degrees, 16 minutes, and 20 seconds

north for 113.07 feet to an iron, a corner of Lot No. 70, north 83 degrees, 43 minutes, and 40 seconds west for 159 feet to an iron, a corner of Lot No. 65, Birch Brier Estates, Section Two, thence along Lot No. 65, north 2 degrees 0 minute, and 36 seconds east for 273.35 feet to the place of beginning. Containing 1.070 acres more or less, gross area and 1.013 acres more or less (net area).

Title to said premises vested in Caesar M. Gonzalez, Jr. by Deed from Caesar M. Gonzalez and Barbara Gonzalez, his wife dated 04/30/1998 and recorded 05/12/1998 in the Monroe County Recorder of Deeds in Book 2048, page 1362.

Being known as 65 Horseshoe Dr. aka 164 Horseshoe Dr., Tunkhannock, PA 18330

Tax Parcel Number: 20/8K/2/65
 Tax Pin Number: 20632104810555

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**CAESAR M. GONZALEZ, JR.
 A/K/A CESAR M. GONZALEZ, JR.
 A/K/A CESAR GONZALEZ JR.
 A/K/A CESAR GONZALEZ**

**THE UNITED STATES
 OF AMERICA**

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
 ROBERT W. WILLIAMS,
 ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5567 CIVIL 2012, 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, JAN 28, 2016
 AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or parcel of land situate in the **Township of Pocono**, County of Monroe and Commonwealth of Pennsylvania, known and designated as Lot No. 1 Block 1, of Section 2, as shown on Map of Tanbark Acres, prepared by Robert E. Felker, R.S., dated May 11, 1965 and recorded in the Office for the Recording of Deeds, in and for Monroe County, Pennsylvania, in Plat Book No. 9, Page 217.

UNDER AND SUBJECT to all conditions and restric-

tions as set forth in Deed Book Volume 540 Page 141. Being Parcel No. 12/7A/2/85; Pin No. 12-6372-02-58-4878.

NOTICE - This document does not sell, convey, transfer, include or insure the title to the coal and right of support underneath the surface land described or referred to herein, and the owner or owners of such coal may have the complete legal right to remove all of such coal and in that connection damage may result to the surface of the land and any house, building or structure on or in such land. The inclusion of this notice does not enlarge, restrict or modify any legal rights or estates otherwise created, transferred, excepted or reserved by this instrument. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957 P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any).

BEING THE SAME PREMISES that Barry Zweier and Carmella Zweier by deed dated 9/17/04 and recorded in the Office of the Recorder of Deeds of Monroe County on 9/24/04 in Deed Book Volume 2203, Page 9 granted and conveyed unto Fizoool M. Abdool and Leena Ramjit.

Title to said premises is vested in Fizoool M. Abdool and Leena Ramjit by deed from Barry Zweier and Carmella Zweier, husband and wife, dated September 17, 2004 and recorded September 24, 2004 in Deed Book 2203, Page 9.

Pin No. 12637202584878

Being Known As: 7 Aspen Heights Lane, Tannersville, Pocono, Monroe County, PA 18372

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**FIZOOL M. ABDOOL
LEENA RAMJIT**

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

JACOB M. OTTLEY,
ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 609 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

THURSDAY, JAN 28, 2016

AT 10:00 A.M.

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

ER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THOSE TWO pieces or parcels of land, known as Lot Number 13 and Lot Number 14 or plan of lots of Grandview Development, situate in the Township of Stroud , County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the intersection of the westerly line of Grandview Avenue with the northerly line of Hillside Drive as shown on the map hereinafter mentioned; thence along the westerly line of Grandview Avenue, North 42 degrees 29 minutes East 200 feet to the most westerly corner of Lot No. 15; thence along Lot No. 15, South 47 degrees 31 minutes East 125 feet to the most westerly corner of Lot No. 9; thence along Lot No. 9 and Lot No. 10, North 42 degrees 29 minutes West 200 feet to the northerly side of Hillside Drive, being also the most westerly corner of Lot No. 10; thence along the northerly side of Hillside Drive, North 47 degrees 31 minutes West 110 feet to the place of **BEGINNING**.

Being Lots Nos. 13 and 14 on Plan of Grandview Development, Mount Zion, Stroud Township, Monroe County, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Elaine E. Hoover, widow and Arthur Fritts and Lisa Fritts, h/w, as tenants by the entireties, by Deed from Elaine E. Hoover, widow, dated 10/10/2002, recorded 06/18/2003 in Book 2157, Page 867.

Mortgagor Elaine E. Hoover died on 06/01/2013, and upon information and belief, her surviving heir is Lisa Fritts.

Tax Code #: 17/14/1/50-2

Pin #: 17639101478663

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LISA FRITTS A/K/A LISA K. FRITTS, INDIVIDUALLY AND IN HER CAPACITY AS HEIR OF ELAINE E. HOOVER, DECEASED

ARTHUR FRITTS

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ELAINE E. HOOVER, DECEASED

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

ADAM H. DAVIS,
ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan 1, 8, 15

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

Sheriff of Monroe County
Pennsylvania
**MATTHEW BRUSHWOOD,
ESQUIRE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5227 CIVIL 2012, 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, JAN 28, 2016
AT 10:00 A.M.**

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

All that certain lot or parcel of land situated in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania being Lot No. 16 as shown on a plan entitled, 'Final Major Subdivision Plan, The Estates at Great Bear, Phase VIII' dated May 27, 2003, last revised August 8, 2003, prepared by Frank J. Smith, Jr., Inc. Marshalls Creek, Pennsylvania, and recorded in the Office for the Recording of Deeds in and for the County of Monroe, at Stroudsburg, Pennsylvania on July 28, 2004 in Plot Book 76, Pages 106 and 107, more particularly described as follows:

Beginning at a common corner of Lots No. 15 and No. 16 on the Southeasterly side of Rising Meadow Way (50 feet R.O.W.); thence

1. Along the southeasterly side, North 47 degrees 22 minutes 48 seconds East, a distance of 258.45 feet to a corner of Lot No. 17; thence
2. Along Lot No. 17, South 42 degrees 37 minutes 12 seconds East, a distance of 203.16 feet to a corner; thence
3. South 53 degrees 46 minutes 11 seconds West, a distance of 259.18 feet to a corner of Lot No. 15; thence
4. Along Lot No. 15, North 42 degrees 37 minutes 12 seconds West, a distance of 183.75 feet to the first mentioned point and place of beginning.

Subject to Drainage and Slope Easements established 20 feet parallel with and adjacent to all street right-of-ways or as shown on said referenced Final Major Subdivision Plan. Subject to a 35 feet wide Wetland and Berm Maintenance Easement as shown on said referenced Final Major Subdivision Plan.

TITLE TO SAID PREMISES VESTED IN Gloria S. Yun, by Deed from Kenneth J. Manley and Gloria S. Yun, h/w, dated 02/11/2008, recorded 03/12/2008 in Deed Book 2329, Page 126.

TAX CODE: 09/97563

TAX PIN: 09734300030280

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

GLORIA S. YUN

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's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3262 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or piece of land situate in the Township of Stroud, County of Monroe and State of Pennsylvania, being commonly known as Lot No. 28, Woodwind Estates, as set forth on Plot Book Vol. 61, Page 43 and bounded and described as follows:

BEGINNING at an iron pin on the Westerly right of way Woodwind Court, said pin being in common with Lot No. 29; thence, along a line in common with Lot No. 29, South 56° 22' 43" West a distance of 107.07 feet to an iron pin in common with Lot No. 26; thence, along a line in common with Lot NO. 26, North 8° 17' 11" West a distance of 136.98 feet to an iron pin in common with Lot No. 27; thence, along a line in common with Lot No. 27, North 62° 56' 10" East a distance of 126.78 feet to an iron pin; thence, continuing along a line in common with Lot No. 27, South 83° 10' 20" East a distance of 25 feet to an iron pin on the Westerly right of way of Woodwind Court; thence, along the Westerly right of way Woodwind Court, South 6° 49' 40" West a distance of 45.13 feet to a point; thence, continuing along the Westerly right of way of Woodwind Court, on a curve to the right whose radius is 25 feet, an arc distance of 21.03 feet to a point; thence, continuing along the Westerly right of way of Woodwind Court, on a curve to the left whose radius is 50 feet, and an arc distance of 77.35 feet to the point of BEGINNING.

CONTAINING 15,136 square feet, more or less.

BEING THE SAME PREMISES WHICH Halina Re and Arthur Re, her husband, by Deed dated 12/22/2004 and recorded 12/30/2004 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2212, Page 1857, granted and conveyed unto Roy E. Mitchell and Susan M. Stone, his wife and Kendall Stone, her son.

Roy E. Mitchell departed this life on June 19, 2013.

IMPROVEMENTS: Residential property.

TAX CODE NO. 17/91788

PIN #17-6391-02-86-4257

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

SUSAN M. STONE

KENDALL STONE A/K/A KENDELL STONE

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
GREGORY JAVARDIAN, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9870 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

THURSDAY, JAN 28, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN condominium Unit situate, lying and being in the Borough of Mount Pocono, County of Monroe, and Commonwealth of Pennsylvania, including the improvements and appurtenances thereto belonging, subject to the provisions of the Pennsylvania Condominium Act (68PA C.S. S3101 et seq.) the amendments and supplements thereto, and to the provisions of that certain declaration of Nittany Court Condominium, recorded on 7/19/93 in Record Book Volume 1898 at Page 0864 in Monroe County, more particularly described as Unit C, Building 6, Nittany Court Condominiums in the Declaration aforesaid, and which Unit is herewith conveyed in conformity with the Condominium Act aforesaid, and includes the fee in an undivided .04166 percent interest in the Common Elements of this Condominium.

TITLE TO SAID PREMISES VESTED in James Vito Baldasare, by Deed from Robert L. Nahodil, dated 04/26/1999, recorded 08/23/1999 in Book 2068, Page 1464.

Mortgagor James Vito Baldasare a/k/a James Baldasare a/k/a James V. Baldasare died on 02/05/2014, and Kathleen Baldasare was appointed Administratrix of his estate. The Decedent's surviving heirs at law and next-of-kin are Kathleen Baldasare and Philip Baldasare. By executed waiver, Philip Baldasare waived his right to be named as a defendant in the foreclosure action.

TAX CODE: 10/112362/UC

TAX PIN: 10635508898059/UC

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

KATHLEEN BALDASARE, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF JAMES VITO BALDASARE A/K/A JAMES BALDASARE A/K/A JAMES V. BALDASARE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES VITO BALDASARE A/K/A JAMES BALDASARE A/K/A JAMES V. BALDASARE, DECEASED.

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in ac-

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
PAUL CRESSMAN,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9454 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

THURSDAY, JAN 28, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN townhouse unit, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown as unit on the attached exhibit titled "as-built map of survey, unit 64, Northslope III", dated June 29, 2004 as prepared by Frank J. Smith Jr., Inc., professional land surveyors of Marshalls Creek, PA., more fully described as follows, to wit:

Beginning at the most northerly common corner of Unit 64-B and 64-C, sad corner being South 26 degrees 10 minutes 59 seconds West 82.91 feet from centerline station 13+00 in Ridge View Circle, as shown on the above mentioned plan;

Thence 1.) by said unit 64-B, south 01 degree 18 minutes 09 seconds west 47.00 feet to a point;

Thence 2.) through lands now or formerly of Northslope III, north 88 degrees 41 minutes 51 seconds west 24.00 feet to a point;

Thence 3.) through the same and by Unit 64-D, north 01 degree 18 minutes 09 seconds east 38.00 feet to a point;

Thence 4.) through said lands of Northslope III, south 88 degrees 4'1 minutes 51 seconds east 13.50 feet to a point;

Thence 5.) through the same north 01 degree 18 minutes 09 seconds east 9.00 feet to a point;

Thence 6.) through the same south 88 degrees 41 minutes 51 seconds east 10.50 feet to the place of beginning.

BEING known and numbered as 64C Ridge View Circle, East Stroudsburg, PA 18301.

BEING the same premises which Brian E. Bolden and Tasha W. Bolden, by Deed dated September 15, 2008 and recorded September 19, 2008 in and for Monroe County, Pennsylvania, in Deed Book Volume 2342, Page 2508, granted and conveyed unto Mary S. Wright.

TAX CODE: 16/117948
 PIN NO: 16733201394925

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
 MARY S WRIGHT**

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
 ROGER FAY, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1912 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
 AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, piece or parcel of land situate in the **Township of Jackson**, County of Monroe and Commonwealth of Pennsylvania, shown as Lot Number 24 on a Plan of Foxborough Heights Subdivision, Drawing 88D1936 as prepared by Joseph E. Policelli, Registered Surveyor and recorded in the Recorder of Deeds Office for Monroe County at Stroudsburg, Pennsylvania, in Plan Book 61 Page 437, bounded and described as follows:

BEGINNING at a point on the easterly right-of-way line of Foxborough Court, said point also being the southwest corner of lot no. 23; thence along the same North 73 degrees 14 minutes 00 seconds East 233.90 feet to a point said point also being the corner of Lots 19, 20 and 23; Thence along Lot No. 19, South 22 degrees 43 minutes 30 seconds East 197.67 feet to a point on the Northerly right-of-way line of Foxborough Court, above mentioned; Thence along the same South 61 degrees 54 minutes 09 seconds West 39.83 feet to a point; thence along the same along a curve to the right having a central angle of 101 degrees 19 minutes 51 seconds, a radius of 180.00 feet and an arc length of 318.34 feet to a point; thence along the same North 16 degrees 46 minutes 00 seconds West 27.94 feet to the point of **BEGINNING**.

CONTAINING 1.0013 acres, more or less.

BEING the same premises which Maria A. Monte-Costenbader by Deed dated November 4, 2013, and recorded in the Office of the Recording of Deeds in and for the County of Monroe, Stroudsburg, Pennsylvania in Record Book 2430, Page 7352 on November

22, 2013, granted and conveyed unto Maria A. Costenbader and Richard R. Costenbader, husband and wife.

TAX PARCEL NO.: 8/87535
 PIN NO.: 08-6371-01-18-5324

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**MARIE A. MONTE-COSTENBADER
 RICHARD R. COSTENBADER**

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
 JAMES V. FARERI,
 ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8532 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
 AT 10:00 A.M.**

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

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

Beginning at an iron pin on the westerly side of a 40 foot wide road known as Sugarbush Road as shown on a certain map entitled "Timber Hill Plotting III-B" recorded in the Office of the Recorder, in and for the County of Monroe at Stroudsburg, PA, in Plot Book Volume 21, page 23, said iron pin being common to Lots 1008 and 1009; thence along the westerly side of Sugarbush Road on a curve to the left having a radius of 320 feet with an arc distance of 230 feet to an iron pin; thence leaving said road (on a radial line to said curve) and along Lot 1010, south 73 degrees 16 minutes 47 seconds west, 137.50 feet to an iron pin; thence along Lot 1011, north 10 degrees 20 minutes 43 seconds west, 237.38 feet to an iron pin; thence along Lot 1012, north 11 degrees 56 minutes 53 seconds east, 108.91 feet to an iron pin; thence along Lot No. 1008, (a line radial to the aforementioned curve) south 65 degrees 32 minutes 20 seconds east, 183.42 feet to the place of beginning as per survey made by George Fetch, Jr., Registered Surveyor in January of 1982, a copy of said survey was attached and record-

ed in Deed Book Volume 1443, Page 976.
Containing 43,927.587 square feet 1.008 acres more or less.

Title to said Premises vested in Christine T. Lake by Deed from Clay T. Greene and Sandra A. Greene, husband and wife dated 12/06/2002 and recorded 12/09/2002 in the Monroe County Recorder of Deeds in Book 2138, Page 8430.

Being known as 237 Sugarbush Road a/k/a 1009 Sugarbush Road, Henryville, PA 18332

Tax Parcel Number: 11/3a/1/67

Tax Pin Number: 11639503006871

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CHRISTINE T. LAKE

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

Pennington
ROBERT W. WILLIAMS,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9330 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

THURSDAY, JAN 28, 2016

AT 10:00 A.M.

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

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

BEGINNING at an iron pin on the westerly line of Rodeo Drive, being a common corner of Lot No. 41 and Lot No. 42 as shown on a plan titled "Final Plan, Mount-N-Dale Estates, Sheet 3 of 3", dated October 5, 1988, and recorded October 19, 1989, in Plot Book Vol. 61, page 436; thence along said westerly line of Rodeo Drive on a curve to the left having a radius of 250.00 feet for an arc length of 76.71 feet (chord bearing and distance being South 17 degrees 31 minutes 42 seconds West 76.41 feet) to a concrete monument, a point of tangency; thence by the same South 08 degrees 44 minutes 17 seconds West 55.73 feet to an iron pin; thence, by Lot No. 43 North 81 degrees 15 minutes 43 seconds West 300.00 feet to an iron pin in line of lands of Indian Mountain Rod and Gun Club

North 08 degrees 44 minutes 17 seconds East 230.00 feet to an iron pin; thence by the aforementioned Lot No. 41 South 63 degrees 40 minutes 52 seconds East 326.95 feet to the place of **BEGINNING**.

CONTAINING 1.264 acres of land, more or less.

BEING LOT NUMBER 42 as shown on the above described plan.

BEING known and numbered as 455 Rodeo Drive (a/k/a 42 Rodeo Drive), Kunkletown, PA 18058.

BEING the same premises which William K. Baumgartner and Rena V. Baumgartner, his wife, by deed dated October 16, 2000 and recorded October 19, 2000 in and for Monroe County, Pennsylvania, in Deed Book Volume 2085, Page 8569, granted and conveyed unto Thomas S. Siragusa, Jr. and Joanne Siragusa, his wife.

TAX CODE: 13/87484

PIN NO: 13622803032204

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

THOMAS S. SIRAGUSA, JR.

JOANNE SIRAGUSA

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

Pennington
ASHLEIGH MARIN, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 687 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

THURSDAY, JAN 28, 2016

AT 10:00 A.M.

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

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN TOWNSHIP OF TOBYHANNA IN THE COUNTY OF MONROE, AND STATE OF PA AND BEING DESCRIBED IN A DEED DATED 03/07/2006 AND RECORDED 04/11/2006 IN BOOK 2263 PAGE 7495 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS:

LOT 26 ABC, BLOCK A-10, AS SET FORTH ON A MAP ENTITLED PLAN OF LOTS, ARROWHEAD LAKE, SECTION ONE, TOBYHANNA TOWNSHIP, MONROE COUNTY, PENNSYLVANIA, DATED MARCH 1964,

SCALE 1 INCH TO 100 FEET BY JOHN B. AICHER, MONROE ENGINEERING, INC. STROUDSBURG, PENNSYLVANIA AND FLED IN THE OFFICE OF THE RECORDING OF DEEDS IN AND FOR MONROE COUNTY, AT STROUDSBURG, PENNSYLVANIA, IN PLOT BOK 11, PAGE 21, ON MARCH 10, 1967.

LOT 27 ABC, BLOCK A-10, AS SET FORTH ON A MAP ENTITLED PLAN OF LOTS, ARROWHEAD LAKE, SECTION ONE, TOBYHANNA TOWNSHIP, MONROE COUNTY, PENNSYLVANIA, DATED MARCH 1964 SCALE 1 INCH TO 100 FEET BY JOHN B. AICHER, MONROE ENGINEERING, INC., STROUDSBURG, PENNSYLVANIA AND FLED IN THE OFFICE OF THE RECORDING OF DEEDS IN AND FOR MONROE COUNTY, AT STROUDSBURG, PENNSYLVANIA, IN PLOT BOOK 11, PAGE 21, ON MARCH 10, 1967.

TITLE TO SAID PREMISES VESTED IN Kimie Silva and Christine A. McKeown, by Deed from Stephen C. McKeown and Christine A. McKeown, dated 03/07/2006, recorded 04/11/2006 in Book 2263, Page 7495.

TAX CODE: 19/17A/1/231

TAX PIN: 19539616942817

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**KIMIE SILVA
CHRISTINE A. MCKEOWN
A/K/A CHRISTINE MCKEOWN**

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
PAUL CRESSMAN, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1601 CIVIL 2010, 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, JAN 28, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN lot or parcel of land situate in the **Township of Polk**, County of Monroe and Commonwealth of Pennsylvania, bound and described as follows, to wit:

Beginning at an iron pin on the Easterly line of Rodeo Drive, being a common corner of Lot No. 58 and Lot No. 59 as shown on a Plan title "Final Plan, Mount-N-

Dale Estates, Sheet 3 of 3" dated 10/5/1988 and recorded 10/19/1989 in Plot Book Vol. 61, page 436; thence along said Easterly line of Rodeo Drive North 08 degrees 44 minutes 17 seconds East 65.00 feet to a concrete monument, a point of curvature; thence by the same on a curve to the right having a radius of 200.00 feet for an arc length of 209.24 feet (chord bearing and distance being North 38 degrees 42 minutes 36 seconds East 199.83 feet) to a concrete monument, a point of tangency; thence by the same North 68 degrees 40 minutes 56 seconds East 113.18 feet to an iron pin; thence by Lot No. 60 South 21 degrees 19 minutes 04 seconds East 144.17 feet to an iron pin; thence by Lot No. 61 South 08 degrees 44 minutes 17 seconds West 170.00 feet to an iron pin; thence by the aforementioned Lot No. 58 North 81 degrees 15 minutes 43 seconds West 270.00 feet to the place of beginning.

Containing 1.415 acres of land, and being Lot No. 59 as shown on the above described plan.

Title to said Premises vested in William G. Carver and Ruth M. Carver by Deed from William H. Baumgartner and Rena V. Baumgartner dated 5/3/94 and recorded 5/4/94 in the Monroe County Recorder of Deeds in Deed Book 1950, Page 1228.

Being known as 59 Rodeo Drive, Kunkletown, PA 18058

Tax Parcel Number: 13/87501

Tax Pin Number: 13-6228-03-03-5256

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**WILLIAM G. CARVER
RUTH M. CARVER**

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
ROBERT W. WILLIAMS,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 133 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

THURSDAY, JAN 28, 2016

AT 10:00 A.M.

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

ALL the following two (2) Lots situate in the Town-

ship of Price, County of Monroe and Commonwealth of Pennsylvania, marked and designated as Lot Numbers one (1) and two (2), Section H as shown on "Plotting of lots of Pocono Highland Lake Estates, Inc., Price and Middle Smithfield Townships, Monroe County, Pennsylvania, made by Edward C. Hess P.E." as recorded in Monroe County, Pennsylvania, in Plot Book 10, Page 145 in the Office of the Recorder of Deed of Monroe County, Pennsylvania.

Also under and subject to the restriction that no more than one (1) dwelling shall be constructed on the above described property.

Together with all rights and privileges and under and subject to the covenants, exceptions, conditions, reservations and restrictions as of record.

Together with all and singular the improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents issues and profits thereof; and all the estate, right, title, interest, property claim and demand whatsoever, of the said Grantor(s), as well at law as in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

Fee Simple Titled Vested in Daniel A. Opong-Duah, by deed from, Joseph Gelardi, an unmarried widower dated 2/14/2006, recorded 2/17/2006, in the Monroe County Clerk's Office in Deed Book 2258, Page 3170.and the said Daniel a. Opong-Duah died 7/20/2013 intestate

TAX ID: 14/6A/1/14

PIN: 14730402654165

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

THE UNKNOWN HEIRS, EXECUTORS, ADMINISTRATORS AND DEVISEES OF THE ESTATE OF DANIEL A. OPONG-DUAH, DECEASED TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
M. TROY FREEDMAN, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 220 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
AT 10:00 A.M.**

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

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

BEGINNING at an iron pipe on the southwesterly side of a private road, from which an iron pin on the westerly side of Township Road No. 580 the beginning point of lands conveyed by William Warke and Helen V. Warke, his wife, to Julius L. Nikisher by deed dated March 12, 1952, and recorded in Deed Book Vol. 184, page 251, bears South 72 degrees 18 minutes East (magnetic meridian of 1970) distant 165.44 feet and a railroad rail at the end of the first course of the aforementioned lands bears North 32 degrees 45 minutes West distant 42.99 feet; thence by land of William J. Warke South 22 degrees 15 minutes West 218 feet to an iron pipe; thence by the same North 67 degrees 45 minutes West 100 feet to an iron pipe; thence by the same North 22 degrees 15 minutes East 218 feet to an iron pipe on the southwesterly side of the above mentioned private road; thence along the southwesterly side of the private road South 67 degrees 45 minutes East 100 feet to the place of **BEGINNING**.

CONTAINING 21,800 square feet more or less.

UNDER AND SUBJECT TO any and all covenants, conditions, reservations, restrictions, limitations, rights-of-ways, objections, easements, agreements, etc., as they appear of record.

BEING the same premises which Brian T. Reed, single and Kimberly A. Reed, now known as Kimberly A. Spaloss, single, formerly husband and wife, by Deed dated August 26, 1999 and recorded in the Recorder of Deeds Office on September 29, 1999 in Deed Book 2069, Page 7468, granted and conveyed unto Brian T. Reed, single.

BEING PARCEL NO.: 20/11/1/16

PIN NO.: 20631302884855

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

BRIAN T. REED

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
STEPHEN M. HLADIK, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

Pennsylvania
BRADLEY J. OSBORNE,
ESQUIRE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1528 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN tract or piece of land situate in the **Township of Middle Smithfield**, County of Monroe, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center line of Sellersville Road (T-523) said point being the southwesterly corner Lot No. 2, as shown on a plan titled "Subdivision of Lands of Fakry and Barbara Abdelhady", last dated February 22, 1990, prepared by Marshall A. Phillips, P.L.S.;

THENCE (A) Crossing the bed of Sellersville Road and along Lot No. 1, North 35 degrees 26 minutes 44 seconds West (at 25.00' passing over a set iron pin) 598.18' to a set iron in line of lands of Sellersville Hunting Club;

THENCE (B) along said Sellersville Hunting Club North 59 degrees 42 minutes 18 seconds East 190.77' to a set iron pin;

THENCE (C) leaving lands of said Sellersville Hunting Club and along Lot No. 3 South 35 degrees 26 minutes 44 seconds East (at 556.05' passing over a set iron pin) 581.05' to a point in the centerline of the aforementioned Sellersville Road;

THENCE (D) along the center line of said road south 54 degrees 33 minutes 16 seconds West 190.00' to the point of beginning.

CONTAINING 2.5718 acres more or less.

Tax ID # 09/10/1/82-8

Pin # 09733400301969

BEING THE SAME PREMISES which Russell J. Foster and Christine L. Foster, h/w, by Deed dated 11/21/2002 and recorded 3/13/2003 in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2147, Page 3996, granted and conveyed unto Christine L. Foster.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CHRISTINE L. FOSTER AND

RUSSELL J. FOSTER

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 749 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN tract or piece of land situate in the **Township of Polk**, County of Monroe and Commonwealth of Pennsylvania, designated as Lot B-16 in a plan of Lots entitled Pleasant View Lake, bounded and described as follows:

Beginning at a point in Walnut Road and corner common to Lot B-15; thence running along line of Lot B-15 South seventy-three degrees forty-four minutes fifteen seconds East (S 73 degrees 44 minutes 15 seconds E) two hundred twenty and thirty-eight hundredths feet (220.38 feet) to an iron pin; thence running along lands of A. Riboldi South eight degrees three minutes East (S 18 degrees 03 minutes E) two hundred thirty-feet (230.00 feet) to an iron pin; thence running along line of Lot B-17 North fifty-six degrees fifty-six minutes forty-five seconds West (N 46 degrees 56 minutes 45 seconds W) three hundred sixty-five and one hundredths feet (365.01) to a point in Walnut Road; thence along the arc of a circle having a radius of 100.00 feet a distance of forty-six and seventy-six hundredths feet (46.76 feet) to the place of beginning.

Containing thirty-one thousand two hundred thirty-seven square feet (31,237 sq. ft.)

TITLE TO SAID PREMISES VESTED IN Douglas E. McCarty and Karen M. McCarty, h/w, by Deed from Thomas F. Ross, Sr. and Sandra Ross h/w, dated 03/18/2002, recorded 03/28/2002 in Book 2118, Page 4910.

By virtue of the death of Karen M. McCarty on or about 08/05/2010, Douglas E. McCarty became the sole owner of the premises as the surviving tenant by the entireties.

TAX CODE: 13/2A/1/30

TAX PIN: 13623803319257

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DOUGLAS E. MCCARTY

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

less exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JONATHAN LOBB,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9198 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

THURSDAY, JAN 28, 2016

AT 10:00 A.M.

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

By virtue of a Writ of Execution, No. 2014-Civil-9198, issued out of the Court Common Pleas of Monroe County, directed to me there will be exposed to public sale, by venue or outcry to the highest and best bidders, for cash, in the Courthouse, in the City of Stroudsburg, Monroe County, Pennsylvania, all rights, title and interest of the Defendant in and to:

ALL THE FOLLOWING lot, parcel or piece of land situate in **Tobyhanna Township**, Monroe County, Pennsylvania, being Lot No. 308, Section A1, Emerald Lakes as shown on a plan of lots recorded in Monroe County in Plot Book Volume 11, page 103.

BEING THE SAME PREMISES conveyed by Harmon Homes, Inc., a corporation, by Deed dated July 17, 2006, to Marshall Mannese and recorded July 19, 2006, in Deed Book 2274, page 7634.

UNDER AND SUBJECT to all the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as more particularly set forth in the above recited deed.

SAID property s also known as 1326 Hilltop Drive, Emerald Lakes, Tobyhanna Township, Pennsylvania. PIN: #19633404837259

PARCEL: #19/3B/1/21

KNOWN AS: 1326 Hilltop Drive, Lot No. 308, Section A1, Emerald Lakes, Long Pond, Tobyhanna Township, Pennsylvania.

IMPROVEMENTS THEREON CONSIST OF residence known as 1326 Hilltop Drive, Lot No. 308, Section A1, Emerald Lakes, Long Pond, Tobyhanna Township, Pennsylvania.

SEIZED AND TAKEN into execution at the suit of Citizens Savings Bank against Marshall Mannese and will be sold by:

Sheriff of Monroe County, Todd A. Martin

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF:

MARSHALL MANNESE

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
DAVID K. BROWN,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 143 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

THURSDAY, JAN 28, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN tract or piece of land situate in the **Township of Polk**, County of Monroe and Commonwealth of Pennsylvania, designated as Lot H-12 in plan of lots entitled Pleasant View Acres, bounded and described as follows:

BEGINNING at a point in Ashley Court and corner common to Lot H-11; thence running along Ashley Court South 86 degrees 55 minutes East 75.00 feet to a corner common to Lot H-13; thence turning and running along line of Lot H-13 South 3 degrees 5 minutes West 233.74 feet to a point in a macadam road (TR-413); thence turning and running along said macadam road North 85 degrees 56 minutes West 75.01 feet to a corner common to Lot H-11; thence turning and running along line of Lot H-11 North 3 degrees 5 minutes East 233.45 feet to the place of Beginning.

CONTAINING 17.483 square feet.

UNDER AND SUBJECT to all rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations terms and provisions as more particularly set forth in Record Book 486, page 183.

Being Parcel Number; 13/2A/1/185.

BEING the same premises which Joyce Parisi and Lenore J. Parisi, by deed dated May 22, 1998, and recorded May 27, 1998, in Book 2048, page 7141, granted and conveyed unto Louis A. Parisi and Lisa L. Yenesel-Parisi, his wife, in fee.

Title to said premises is vested in Lenore J. Parisi by deed from Louis A. Parisi and Lisa L. Yenesel-Parisi, husband and wife dated January 30, 2008 and recorded February 6, 2008 in Deed Book 2326, Page 7099.

Parcel No. 13/2A/1/185

Pin No. 13623803228499

Being Known As: 3618 Ashley Court, Kunkletown, Polk Township, Monroe County, PA 18058

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF:

LENORE J. PARISI

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
JACOB M. OTTLEY, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 1, 8, 15

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
PAUL CRESSMAN, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5093 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, JAN 28, 2016
 AT 10:00 A.M.**

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

ALL that certai tract or piece of land situate in the Township of Jackson , County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a pipe in line of lands now or formerly of Wilson Dotter, the southeasterly corner of lands conveyed by Isabelle M. Haslett, widow, to Dale H. Learn and wife, by Deed dated January 11, 1959, and recorded in Deed Book Vol. 251, page 85;

THENCE by lands conveyed by Dale H. Learn to D. Guy Carrigan, Jr., by lands conveyed by Dale H. Learn to Paul E. Boltz and by lands now or formerly of Dale H. Learn North twenty two degrees seventeen minutes West (at 120 feet, 267.86 feet and 645.6 feet passing pipes) six hundred sixty two and one-tenth feet to a nail at the center line of Township Road No. 475;

THENCE along the center line of said road North sixty eight degrees fifteen minutes East one hundred twenty one and eighty five hundredths feet to a point at the center line of said road;

THENCE by lands intended to be conveyed by Isabelle M. Haslett Estate to John Bogart South twenty two degrees seven minutes East six hundred sixty and forty nine hundredths feet to a point;

THENCE by lands now or formerly of Wilson Dotter South sixty seven degrees thirty minutes West one hundred twenty feet to the place of BEGINNING.

TITLE TO SAID PREMISES VESTED IN Mark A. Moore and Godrick Moore, his brother, by Deed from Falcon Crest Homes, Inc., a Pennsylvania corporation, dated 06/11/2010, recorded 06/16/2010 in Book 2372, Page 26.

TAX CODE: 08/1/1/61
 TAX PIN: 08637104616863

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**MARK A. MOORE
 GODRICK MOORE**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7072 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
 AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or parcel of land situate in the Township of Jackson , County of Monroe, and Commonwealth of Pennsylvania, described as follows, to wit:

BEING designated as Unit 410, "Phase 1 - Final Plan, Overall Site Plan, Northridge at Camelback, Pocono & Jackson Twp., Monroe Co., PA" dated April 2, 1990, and recorded September 18, 1990, in Map file 62-410; the northeasterly corner of said unit being South 02 degrees 14 minutes 17 seconds East 870.21 feet from the intersection of the centerline of Mountain Laurel Drive with the centerline of Deer Valley Road, said corner also being North 41 degrees 01 minutes 06 seconds East 251.81 feet from the intersection of the centerline of Deer Valley Road with the centerline of SR4006 and the westerly corner of said unit being South 00 degrees 35 minutes 27 seconds East 878.71 feet from the intersection of the centerline of Mountain Laurel Drive with the centerline of Deer Valley Road, said corner also being North 37 degrees 48 minutes 33 seconds East 228.93 feet from the intersection of the centerline of Deer Valley Road with the centerline of SR4006, said unit having dimensions as shown on the attached plan titled, "Unit Plan, Unit 410, Northridge at Camelback".

Title to said premises is vested in Joseph Cannavo and Michele Jackson by deed from Richard J. Ciatto and Diane Ciatto dated December 9, 2004 and recorded December 15, 2004 in Deed Book 2210, Page 7686.

Parcel No. 08/11189
 Pin No. 08635319700971

Being Known As: 410 Hickory Drive, Tannersville, Township of Jackson, Monroe County, PA 18370

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JOSEPH CANNAVO
 MICHELE JACKSON**

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
JACOB M. OTTLEY,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4637 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, JAN 28, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN Condominium Unit situate, lying and being in the Borough of East Stroudsburg , County of Monroe and Commonwealth of Pennsylvania, including the improvements and appurtenances thereto belonging subject to the provisions of the Pennsylvania Condominium Act (68 Pa. C.S. S3101 et seq.) the amendments and supplements thereto, and to the provisions of that certain Declaration of this Condominium dated August 9, 1993, and recorded August 18, 1993, in Deed Book Vol. 1904, Page 508, in County of Monroe, more particularly described as Unit #B-2, in said Declaration aforesaid and which Unit is herewith conveyed in conformity with the Condominium Act aforesaid, and includes the fee in an undivided 8.33 percent interest in the Common Elements of this Condominium.

SUBJECT to the provisions of the Pennsylvania Condominium Act, the supplements and amendments thereto, and the conditions, restrictions, covenants and agreements set forth in the Declaration aforesaid, including By-Laws of Condominium Association, and any amendments thereto as they may be, from time to time, amended by which constitute covenants running with the land, and shall bind forever any person having, at any time, any interest or estate in the Unit, as though such provisions were recited and stipulated at length herein.

SUBJECT to easements, zoning requirements and other restrictions of record, if any.

TITLE TO SAID PREMISES VESTED in Michael Beckenbach, by Deed from Glenn C. Geiser-Getz and Amy K. Geiser-Getz, his wife dated 05/27/1999, recorded 05/28/1999 in Book 2064, page 3890.

TAX CODE: 05/112594/B2

TAX PIN: 05731117105094

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MICHAEL BECKENBACH

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MATTHEW BRUSHWOOD,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1164 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

THURSDAY, JAN 28, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN tract, piece, or lot of land situated in the Township of Chestnuthill , County of Monroe, and State of Pennsylvania, being Lot No. 1 on map entitled Final Plan Minor Subdivision Lands of Jerome T. Bird and Edward R. Fargo, recorded in Plot Book Volume 64, Page 195, bounded and described as follows, to wit:

Beginning at a found iron pin in the easterly right of way of L.R. 45049 SR 115, being a corner of Mt. Effort Shopping Plaza, Marketing Technology, Inc., thence along lands of Mt. Effort Shopping Plaza, Marketing Technology, Inc., S 77 degrees 34'18" (Magnetic Meridian) for 370.63 feet to a found iron pin, a corner of lands of Dennis Van Scoten, thence along lands of Dennis Van Scoten, S 09 degrees 19'20" W for 320.67 feet to a set iron pin, a corner of Lot No. 2, thence along Lot No. 2, S 80 degrees 41'03" W for 236.79 feet to a set iron pin in the easterly right of way of L.R. 45049 SR 115, thence along the easterly right of way of L.R. 45409, SR 115, the following two courses and distances:

**(1) N 09 degrees 18'57" W for 201.15 feet to a point;
(2) on a curve to the left having a radius of 5759.65 feet and an arc length of 240.08 feet to the place of beginning.**

Containing 2.545 acres more or less.

Being the same premises which Beverly Young a/k/a Beverly Novak, by her deed dated June 8 2007, and recorded on June 13, 2007, in the Office of the Recorder of Deeds of Monroe County, granted and conveyed unto George J. Novak.

Parcel #: 02/112028
Pin #: 02633000626636

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
GEORGE NOVAK
BEVERLY NOVAK**

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
SCOTTY A. DIETTERICK,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3025 CIVIL 2011, 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, JAN 28, 2016
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
ALL THAT CERTAIN condominium unit situate in the Borough of East Stroudsburg, Monroe County, Pennsylvania, more particularly described as follows: ALL THAT CERTAIN condominium Building B Unit No. B-9 East-Way Garden Community, as set forth in plats recorded in Monroe County Map Book 57, at Page No. 119 and Page No. 124, together with an undivided .38% interest in and to the common elements of the condominium. This condominium unit is subject to the declaration of condominium dated March 1, 1985, recorded in Deed Book Volume 1459, Page 1067, and the map of East-Way Garden Community filed in the office of the Recorder of Deeds in and for Monroe County, at Stroudsburg, Pennsylvania, in Plot Book Volume 57, Page 18. The condominium unit is further subject to the terms, easement, and conditions contained in the declaration of restrictive covenants, etc. dated January 18, 1985, recorded in the office of the Recorder of Deeds in and for Monroe County, at Stroudsburg, Pennsylvania, in Record Book Volume 1435, page 988.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

BEING THE SAME PREMISES which Paula Fives-Taylor a single person, by deed dated 06/28/1994 and recorded 07/13/1994 in Book 1961 Page 1615 con-

veyed to William H. Gallagher and Sherry Lee Gallagher, husband and wife.

Pin #: 05730112862269B9
Tax Code #: 05-5/2/16/2-5

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
WILLIAM B. GALLAGHER
SHERRY LEE GALLAGHER**

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MATTHEW K. FISSEL,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9266 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 122, Section 1 of Pocono Farms East as shown on a plan of lots recorded in the Office for the Recording of Deeds of Monroe County, in plot book volume 16, page 49. Being the same premises which Meadow Creek, Inc., a Pennsylvania Corporation, by its deed dated December 19, 2003, and recorded December 23, 2003, in the Office of the Recorder of Deeds, in and for Monroe County, Pennsylvania, in record book volume 2177, page 5819, granted and conveyed unto Eddie H. Nance and Carolyn J. Nance, h/w, mortgagors hereof, in fee. Under and subject to restrictions, covenants, conditions which shall run with the land and as appear in the chain of title. Tax ID No. 3/4B/1/23
BEING KNOWN AS: 122 Campbell Way n/k/a 1197 Campbell Way, (Coolbaugh Township), Tobyhanna, PA 18466

TAX CODE: 3/4B/1/23
PIN NO.: 03635704910055

TITLE TO SAID PREMISES IS VESTED IN Eddie H. Nance and Carolyn J. Nance, H/W by deed from Meadow Creek, Inc., a Pennsylvania Corporation dated 12/19/2003 recorded 12/23/2003 in deed book 2177 page 5819.

HAVING BEEN ERECTED THEREON A SINGLE FAMILY DWELLING.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CAROLYN J. NANCE, DECEASED

EDDIE NANCE

A/K/A EDDIE H. NANCE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
NICOLE LABLETTA, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9649 CIVIL 2011, 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, JAN 28, 2016
AT 10:00 A.M.**

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

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

BEGINNING at a point in the center of Hallet Road (L.R. 45080) said point being a common corner with Lot 1 as is shown on a plan prepared by Martin and Robbins Registered Surveyors Titled "Subdivision of Lands of Designer Homes Inc." revision dated 27 September 1989 and is recorded in the Monroe County Register and Records Office in Plot Book Volume 61 Page 403;

1. Thence along the center line of Hallet Road North 26 degrees 55 Munutes 58 Seconds East a distance of 200.00 feet to a point;
2. Thence along the Southerly side of Lot 3 of the above mentioned plan North 63 degrees 04 minutes 02 seconds West (at 25.00 feet passing an iron pin and at 443.68 feet passing an iron pin) a total distance of 626.68 feet to a point
3. Thence along lands of Walter E. Hoffman Jr South 14 degrees 48 minutes 20 seconds East a distance of 268.03 feet to a point;
4. Thence along the Northerly side of Lot 1 South 63 degrees 4 minutes 2 seconds East (at 188.25 feet

passing an iron pin
APN # 12-6393-00 06-2091

Title to said premises is vested in Dalton A. White by deed from Designer Homes, Inc., a Pennsylvania Corporation dated July 13, 1996 and recorded February 10, 1997 in Deed Book 2033, Page 3277.

Parcel No. 12/119575

Being Known As: 699 Hallet Road, East Stroudsburg, PA, Pocono Township, Monroe County, PA 18301

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DALTON A. WHITE

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
JOSEPH I. FOLEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4585 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or parcel of land situate in the Borough of Mount Pocono, County of Monroe and Commonwealth of Pennsylvania bounded and described as follow, to wit:

BEGINNING at a found iron pipe located in the Southerly right-of-way of Reeders Street, said iron pipe also being the Northeast corner of the herein described tract; thence leaving said Southerly right-of-way of Reeders Street and proceeding along the West line of a 20 feet wide alley, South 41 degrees 00 minutes 00 seconds East 199.35 feet to a found iron pipe corner, the Southeast corner of the herein described tract; thence leaving the North line of another 20 feet wide alley, South 71 degrees 53 minutes 14 seconds West 216.63 feet to a set iron pipe, the Southwest corner of herein described tract; thence leaving teh North line of said 20 feet wide alley and proceeding along other lands now or formerly od Delana DeSanto, widow, of which the herein described tract was a part, North 12 degrees 07 minutes 22 seconds West 74.66 feet to a set iron pin and North 13 degrees 25 minutes 18 seconds West 113.25 feet to a set iron pin located in the Southerly right-of-way of the proposed extension of

Reeders Street; thence proceeding along said Southerly right-of-way of Reeders Street, North 73 degrees 29 minutes 56 seconds East 122 feet to the place of beginning. (At 62 feet passing over the center of a found iron pipe).

TITLE TO SAID PREMISES VESTED IN Sayidah R. Washington, by Deed from Michael F. Diiioia and Kathleen P. Kraig-Diiioia, dated 07/13/2010, recorded 08/11/2010 in Book 2374, Page 4091.

TAX CODE: 10/8/5/45-1
TAX PIN: 10635512757512

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
SAYIDAH R. WASHINGTON**

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
JONATHAN LOBB, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7297CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN tract, piece or lot of land situated in the Township of Chestnuthill, County of Monroe and State of Pennsylvania, being Lot No. 46, as shown on a map entitled Final Plan Map of Winter Hill Terrace, Section Four, as recorded in Plot Book Volume 67, Page 195, bounded and described as follows, to wit:

BEGINNING at an iron in the northerly side of Hill Road being a corner of Lot No. 44, Winter Hill Terrace, Section Four, thence along Lot No. 44, North 24 degrees 42 minutes 06 seconds East (Magnetic Meridian) for 243.25 feet to an iron in line of lands of Josephine Gould, thence along lands of Josephine Gould, South 70 degrees 52 minutes 18 seconds East for 174.32 feet to a found iron a corner of Lot No. 48, Winter Hill Terrace, Section Four, thence along Lot No. 48, South 24 degrees 42 minutes 06 seconds West for 260.18 feet to an iron in the northerly side of Hill Road, thence along the northerly side of Hill Road, North 65 degrees 17 minutes 54 seconds West for 173.50 feet to the place of BEGINNING.

CONTAINING gross acres 1.002 acres, more or less. UNDER AND SUBJECT to the Declaration of Restrictive Covenants for Section 4, Winter Hill Terrace in Record Book 2020, page 6639 BEING known as 2225 Hill Road, Effort, PA 18330. BEING Parcel # 02/89773; PIN #02623900423032 BEING the same premises Ridgfield Homes, LLC, by Deed dated May 25, 2000, and recorded May 30, 2000, in the Office of the Recorder of Deeds in and for the County of Monroe, Deed Book 2079, Page 2731, granted and conveyed unto Leslie Vasquez and Waleska Vasquez, husband and wife, in fee.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
LESLIE VASQUEZ AND
WALESKA VASQUEZ**

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
KERI P. EBECK, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4892 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, JAN 28, 2016
AT 10:00 A.M.**

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

ALL THE FOLLOWING lot situate in the Township of Price, County of Monroe and State of Pennsylvania, marked and designated as Lot No 5 Section "M" as shown on "Plotting of lots of Pocono Highland Lake Estate, Inc., Price and Middle Smithfield Townships, Monroe County, Pennsylvania, made by Edward C. Hess, P.E.," as recorded in Monroe County, Pennsylvania, in Plot Block No. 9, Page 39.

BEING the same property which Tax Claim Bureau of Monroe County, by deed filed November 15, 2010 and recorded in the Recorder's Office of said County in Book 2378 Page 8703, granted and conveyed to Fan Dancer, LLC.

38 Barren Road, East Stroudsburg, Pennsylvania 18301-9396

Pin No.: 14730404649355
Tax Parcel No. 14/6B/1/5

UNDER AND SUBJECT to all the rights, privileges, benefits, easements, covenants, conditions, restric-

tions, reservations, terms and provisions as more particularly set forth in the above recited deed.

TOGETHER with all and singular the improvements, ways, streets, alleys, driveways, passages, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any way appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor(s), as well at law as inequity, of, in, and to the same.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

VINCENT A. DECONZA A/K/A

VINCENT DECONZA

MADLINE DECONZA

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

BRETT A. SOLOMON,
ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6921 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

THURSDAY, JAN 28, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN lot, or tract of land with the building improvements erected thereon lying on the north side of Deerfield Way, known as Lot No. 50 as shown on a Subdivision Plan of Section Three, Scott Run Estates, Inc., recorded in the Office for the Recording of Deeds in and for Monroe County in Map Book Volume 23, Page 77, situated in **Pocono Township**, Monroe County, Pennsylvania, more particularly described as follows:

BEGINNING at a point in the northern property line of Deerfield Way (T-715), said point marking the southwestern-most corner of Lot No. 51 Deerfield Way and the southeastern-most corner of Lot No. 50 Way; thence extending along the northern property line of Deerfield Way south 68 degrees, 00 minutes, 12 seconds West 125.81 feet to a point; thence extending along Lot No. 49 Deerfield Way North 21 de-

grees, 58 minutes, 48 seconds west 377.64 feet to a point; thence extending along the property now or formerly of Frank A.R. Gallo North 64 degrees, 53 minutes, 13 seconds East 126.00 feet to a point; thence extending along the property line of Lot No. 51 Deerfield Way South 21 degrees, 59 minutes, 48 seconds east 384.69 feet to the place of Beginning.

CONTAINING 1.1012 acres.

BEING THE SAME PREMISES which Joan McManus, a single woman, by Deed dated 6/16/1994 and recorded 6/16/1994 in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 1957, Page 1260, granted and conveyed unto John S. Staples and Sharon M. Staples.

Tax ID#12/6A/2/44

Pin: 12637301099089

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

SHARON M. STAPLES

JOHN S. STAPLES

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

BRADLEY J. OSBORNE, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6490 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, JAN 28, 2016

AT 10:00 A.M.

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

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

BEING shown and designated as Lot #6 & Lot #7 on a certain map entitled "Section One Minisink Woods; Smithfield Township, Monroe County, Pa.," as prepared by Monroe Engineering Inc., Stroudsburg, Pa., said map being recorded in the Office of the Recorder of Deeds, in Stroudsburg, P., in and for the County of Monroe, in Plot Book Volume 12, on page 9 and more particularly described as follows:

BEGINNING at a point on the southerly side of Delsol Drive, as shown on the above-cautioned map, said point being a corner common to Lots 7 and 8; thence,

1) along said Delsol Drive, North 48 degrees 36 minutes East 185.96 feet to a point, a corner common to Lots 5 and 6; thence, 2) leaving said road and along said Lot 5, South 41 degrees 24 minutes East 238.97 feet to a point, a corner common to Lots 5 and 6; thence, 3) South 46 degrees 48 minutes West 186.04 feet to a point, a corner common to Lots 7 and 8; thence, 4) along said Lot 8, North 41 degrees 24 minutes West, 244.78 feet to the place of BEGINNING.

BEING THE SAME PREMISES which James P. Renaldi and Judith Renaldi, husband and wife, by deed dated 10/27/2006 and recorded 10/27/2006 in Book 2285 Page 7737 conveyed to Shahida Nasreen Mirza. Pin #: 16731102779492

Tax Code #: 167B/1/13

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

SHAHIDA NASR MIRZA
MORTGAGOR(S) AND
RECORD OWNER(S)

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MATTHEW K. FISSEL,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

point on the edge of the above mentioned Lakeview Lane, thence along the edge of the said Lakeview Lane, South 77 degrees 26 minutes 45 seconds East 20.00 feet to a point, thence along the same on a curve to the left with a radius of 170 feet for 96.72 feet to a point, thence still along the said Lakeview lane, North 69 degrees 57 minutes 20 seconds East 79.15 feet to the point of BEGINNING. CONTAINING 1.178 acres.

TITLE TO SAID PREMISES VESTED IN David Goodermuth and Annlouise Goodermuth, his wife, as tenants by the entireties, by Deed from James Fearick and Barbara J. Fearick, his wife, dated 08/27/1997, re-recorded 09/05/1997 in Book 2039, Page 7579.

TAX CODE: 12/12A/146

TAX PIN: 12636403349259

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ANNOUISE GOODERMUTH
DAVID GOODERMUTH

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
PAUL CRESSMAN,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5104 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or parcel of land situate in the Township of Pocono, County of Monroe and State of Pennsylvania, designated as Lot 2, Block 10, on a map Old Orchard Farms as recorded in the office for the Recording of Deeds, etc., in and for the County of Monroe at Stroudsburg, PA in Plat Book 17, Page 71, bounded and described as follows, to wit:

BEGINNING at a point on the edge of a forty foot road known as Lakeview Lane, said point being also a corner of Lot 3, thence along Lot 3, south 20 degrees 02 minutes 40 seconds East 266.83 feet to a point in line of Lot 5, thence along Lot 5 and Lot 6, North 81 degrees 18 minutes 00 second West 322.75 feet to a point, said point being also a corner of Lot 1, North 12 degrees 33 minutes 15 seconds East 177.06 feet to a

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1162 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
AT 10:00 A.M.**

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

All That Certain lot or piece of land situate in Middle Smithfield Township, Monroe County, Pennsylvania; being Lot No. 76, Section C, as shown on Plan of Lots entitled "Plotting No. 1, Leisure Lands, Inc., Middle Smithfield Township, Monroe County, Pennsylvania, Guyton Kemper, Registered Civil Engineer, dated February 22, 1965" and recorded in the Office for the Recording of Deeds, in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plat Book vol. 9, Page 103.

The exact dimension of the aforesaidlot are as follows:

Along the center line of Gingerbread Lane, one hundred feet; along Lot No. 78, Section C, one hundred seventy feet; along a portion of Lots Nos. 77 and 74,

Section C, one hundred feet; along Lot No. 75, Section C, one hundred seventy feet.

BEING the same premises which Lourdes Quiambao, by her Deed dated February 22nd, 2006 and Recorded in the Office of Recorder of Deeds in and for Monroe County, Stroudsburg, Pennsylvania, as in Record Book Volume 2262, Page 3622; granted and conveyed unto One Stop Inc., grantor hereof in fee.

PARCEL IDENTIFICATION NO: 9/13A/1/90, MAP #: 09-4316-04-92-2960

IMPROVEMENTS: Residential dwelling

TITLE TO SAID PREMISES IS VESTED IN Lourdes Quiambao, individual, by Deed from One Stop Realty, a corporation, dated 08/31/2006, recorded 09/05/2006 in Book 2279, Page 9089.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LOURDES QUIAMBAO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

MARTHA E. VONROSENSTIEL,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10606 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, JAN 28, 2016
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THOSE CERTAIN lots or piece of land situate in Tunkhannock Township, County of Monroe and State of Pennsylvania, situate in Stonecrest park as follows:

Section S-2. Lot 2004 as set forth on a plan of lots of Stonecrest Park recorded in the office for the Recording of Deeds &c., Monroe County, Pennsylvania in Plot Book 9, page 215.

Being part of the same premises which Arthur Oliver and Nannette Joan Oliver, his wife, by deed dated February 14, 2003, and recorded in the Office for the Recording of Deeds &c., in and for the County of Monroe at Stroudsburg, Pa. in Deed Book Volume 2156, page 5290, granted and conveyed unto Barry Eugene Oliver.

TOGETHER with all the rights and privileges and UNDER AND SUBJECT to the conditions, reservations

and restrictions as of record.

Title to said premises is vested in Christopher W. Breuer and William Breuer, as joint tenants with rights of survivorship and not as tenants in common by deed from Barry Eugene Oliver, single dated November 9, 2004 and recorded December 3, 2004 in Deed Book 2209, Page 6859.

Parcel No. 20/8F/1/27

Pin No. 20632104742820

Being Known As: 3817 Route 115, Parcel No. 20/8F/1/27, Blakeslee, Tunkhannock, Monroe County, PA 18610

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CHRISTOPHER W. BREUER
WILLIAM BREUER

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
JOSEPH I. FOLEY,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3665 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, JAN 28, 2016
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot, piece or parcel of land situate in the Township of Tunkhannock, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 1306 on a plan titled 'Section S-1 Stonecrest park', recorded in Plot Book 9, Page 211, being more fully described as follows, to wit:

BEGINNING at a point at the South side of Center Drive, said point being the Northwest corner of the herein described Lot; thence along the South side of Center Drive North eighty-two (82) degrees thirty-five (35) minutes forty-five (45) seconds East one hundred twenty-five (125) feet to a point; thence along Lot No. 1307, Section S-1 Stonecrest Park, South seven (7) degrees twenty-three (23) minutes fifteen (15) seconds East one hundred eighty (180) feet to a point; thence along Lot No. 1325, Section S-1 Stonecrest park, South eighty-two (82) degrees thirty-six (36) minutes forty-five (45) seconds West one hundred twenty-five (125) feet to a point; thence along Lot No.

1305, Section S-1 Stonecrest park, North Seven (7) degrees twenty-three (23) minutes fifteen (15) seconds West one hundred eighty (180) feet to the place of BEGINNING.

TITLE TO SAID PREMISES VESTED IN Barbara L. Bogorowski, by Deed from Beneficial Consumer Discount Company dba Beneficial Mortgage Company of Pennsylvania, dated 05/14/2007, recorded 05/31/2007 in Book 2306, Page 8281.

TAX CODE: 20/92270
TAX PIN: 20632103346580

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

BARBARA L. BOGOROWSKI

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
PAUL CRESSMAN,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

thence along Lot No. 121, South 39 degrees 32 minutes 40 seconds East 200.00 feet to the place of BEGINNING. BEING Lot No. 122, Section B.

TITLE TO SAID PREMISES IS VESTED IN Barbara Ayala, by Deed from Robert Ebner, married, dated 08/20/2004, recorded 08/25/2004 in Book 2200, Page 2535.

TAX CODE: 12/4A/2/39-1
TAX PIN: 12637404804944

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

BARBARA AYALA

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
ADAM H. DAVIS,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 335 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN piece or parcel or tract of land situate, lying an being in the Township of Pocono , County of Monroe, Commonwealth of Pennsylvania, being Lot No. 122 on the map or plan bearing title or legend 'Section B, Alpine Lake, Lake Realty Corp., Pocono Township, Monroe County, PA, Graphic Scale 1 inch = 100 feet, 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 northwesterly line of Lake Drive, said iron being the most easterly corner of Lot No. 121 as shown on said map; thence along said northwesterly line of Lake Drive, South 50 degrees 27 minutes 20 seconds West 100.00 feet to a point on line of lands of Alpine Lake, thence along said other lands of Alpine Lake, North 39 degrees 32 minutes 40 seconds West 200.00 feet to a point on line of lands of Henry Schaumann; thence along said lands of Henry Schaumann, North 50 degrees 27 minutes 20 seconds East 100.00 feet to a point, said point being the most westerly corner of Lot No. 121;

ALL THAT CERTAIN parcel of land situated in the Township of Jackson , County of Monroe, Commonwealth of Pennsylvania, being known and designated as Lot No. 7, as shown on a map entitled Final Plan, Section Two, Mountain Laurel Run at Jackson, recorded in Plot Book Volume 67, Page 91, bounded and described as follows, to wit:

Beginning at an iron in the westerly side of Stephanie way, being also a corner of Lot No. 5, Mountain Laurel Run at Jackson, thence along the westerly side of Stephanie Way, S 34 26 minutes 40 seconds E (Magnetic Meridian) for 136.00 feet to an iron, thence along an easement arc on a curve to the right having a radius of 40.00 feet an arc length of 62.83 feet to an iron in the northerly side of a Future Access Road, thence along the northerly side of a Future Access Road, S 55 33 minutes 20 seconds W for 210.39 feet to an iron in line of lands of Harold and Armida Lange, thence along lands of Harold and Armida Lange, N 34 0-4 minutes 19 seconds W for 176.00 feet to an iron a corner of Lot No. 5, Mountain laurel Run at Jackson, thence along Lot No. 5, N 55 33 minutes 20 seconds E for 249.24 feet to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Mary J. Demeo, by Deed from Dennis J. McKenna, Sr. and Elizabeth J. McKenna, dated 06/12/2006, recorded 06/20/2006 in Book 2271, Page 5497.

TAX CODE: 08/89703

TAX PIN: 08626900066523

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MARY J. DEMEO

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
PAUL CRESSMAN,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1024 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

THURSDAY, JAN 28, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN piece or parcel of land, located situate and being in the Township of Ross, County of Monroe, Commonwealth of Pennsylvania, bounded and described as follows:

Lot 60, Vista Estates, Ross Township, Monroe County, Pennsylvania Plot Book 27, page 81.

BEING the same premises which John W. Jennings and Endy L. Jennings H/W, by their deed dated January 9, 2007 and recorded January 31, 2007, in the Office of the Recorder of Deeds, in and for Monroe County at Stroudsburg, Pennsylvania, in Record Book Volume 2295, page 3142 granted and conveyed unto Daniel Buleje and Pamela Garcia Buleje, H/W, mortgagors hereof, in fee.

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

BEING Tax Code No: 15/7A/1/37

Title to said premises is vested in Daniel Buleje and Pamela Garcia Buleje, husband and wife, by deed from John W. Jennings and Wendy L. Jennings, husband and wife dated January 9, 2007 and recorded January 31, 2007 in Deed Book 2295, Page 3142.

Parcel No. 15/7A/1/37

Pin No. 15624704846349

Being Known As: 111 Milton Lane f/k/a 60 Milton

Lane, Saylorsburg, Ross Township, Monroe County, PA 18353.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DANIEL BULEJE

PAMELA BULEJE A/K/A

PAMELA GARCIA BULEJE

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
CHRISTINE L. GRAHAM,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10447 CIVIL 2012, 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, JAN 28, 2016

AT 10:00 A.M.

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

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

BEGINNING at an iron pipe located approximately ten feet distance from center line of Township Road, and in line of lands of Jacob Oscar Smith; Thence by lands of said Jacob Oscar Smith North sixty degrees thirty minutes West one hundred forty three feet to a stone corner of lands belonging to Louis and Amzi Holl; thence by lands of said Louis and Amzi Holl along top of stone row, South twenty nine degrees West fifty feet to an iron pipe located on the stone row; thence along lands of grantors, hereof, of which this was formerly a part, South fifty six degrees East sixty nine feet to an iron pipe; thence still along same, South twenty five degrees fifty two minutes East ninety one and five-tenths feet to an iron pin located approximately ten feet from centerline of Township Road and from which a light pole is located North twenty nine degrees East a distance of thirteen and nine-tenths feet; thence along West side of Township Road North twenty nine degrees East one hundred eight feet to the place of **BEGINNING**.

TITLE TO SAID PREMISES VESTED in Lisa Stevens, by Deed from Anthony Morroni and Cathryn R. Morroni, h/w and Daniel Cerbara, dated 08/30/2011, recorded 09/09/2011 in Book 2391, Page 2825.

TAX CODE: 19/16/1/12
TAX PIN: 19630500497670

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

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
ADAM H. DAVIS, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6467 CIVIL 2008, 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, JAN 28, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel, or piece of land situate in the Township of Pocono, County of Monroe, and Commonwealth of Pennsylvania, being Lot #38, Section 2 (South) of Maeve Manor as shown on plan of lots recorded in the office of the Recorder of Deeds of Monroe County in Plot Book Volume 64, Page 12.

Being the same premises which Fishhill Development Company, Inc., a Pennsylvania Corporation, by indenture bearing date the 29th day of April, 1995, and being recorded at Stroudsburg in the Office for the Recording of Deeds, in and for the County of Monroe on the 15th day of June, 1995, in Record Book Volume 2010, page 189, granted and conveyed unto Millard C. Riddick Jr. and Mattie Riddick, his wife, in fee.

Together with all rights and privileges and under and subject to the covenants, exceptions, conditions, reservations, and restrictions as of record.

BEING known and numbered as 38 Bon Sher Drive a/k/a 38 Bon Sherer Drive, Tannersville, PA 18372.

BEING the same premises which Millard C. Riddick, Jr. and Mattie Riddick, his wife, by Deed dated April 14, 2006 and recorded May 3, 2006 in and for Monroe County, Pennsylvania, in Deed Book Volume 2266, Page 2454, granted and conveyed unto Sean M. Bing, an unmarried man.

TAX CODE: 12/87708
PIN NO: 12638303119306

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
SEAN M. BING**

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
ASHLEIGH L. MARIN,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1187 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, JAN 28, 2016
AT 10:00 A.M.**

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

All that certain lot situated and located in Coolbaugh Township, Monroe County, Pennsylvania and encompassed and included within one of the following plats:

Lot 4064 Section H-IV on a subdivision plat drawn by Spotts, Stevens and McCoy, Inc., Consulting Engineers of Wyomising, PA, known as Section H-IV of Stillwater Lake Estates, Sun Dance Stillwater Corp., dated May 25, 1973, approved by the Monroe County Planning and Zoning Commission on August 28, 1973 and approved by the supervisors of the Township of Coolbaugh on October 1, 1973 and filed and recorded in the Office of for the recording of plats in Monroe County on October 3, 1973 in Plat Book 20, page 109.

Said lot having a frontage on Hunter Drive of 75 feet and a rear line of 75 feet and southerly side line of 125 feet and a Northerly side line of 125 feet. Dimensions are more or less and actual stream and lake location governs and determines streams and lake lot side line and rear line dimensions.

TITLE TO SAID PREMISES VESTED IN David Nieves, a single man and Lydia Carrion, a single man, by Deed from Nationwide Realty Group, Inc., a Pennsylvania Corporation, dated 12/27/2005, recorded 01/20/2006 in Book 2255, Page 3793.

TAX CODE: 03/14F/2/238
TAX PIN: 03634604702795

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
DAVID NIEVES
LYDIA CARRION**

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
PAUL CRESSMAN, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7720 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN piece, parcel and tract of land situate in the **Township of Tobyhanna**, County of Monroe, and State of Pennsylvania, designated as Lot No. 5940 Section D1A, according to Plan of Emerald Lakes, recorded in the Office for the Recording of Deeds, in and for the County of Monroe, at Stroudsburg, Pennsylvania in Plot Book No. 24, at page 45, bounded and described as follows, to wit:

In Plot Book Volume and Page Number according to aforementioned Plan on Record.

BEING THE SAME PREMISES which Richard T. Towne and Karen Marie Towne, husband and wife, by their Deed dated October 5, 2001, and recorded in the Office for the Recording of Deeds, in and for Monroe County, in Deed Book 2108, at Page 6808, did grant and convey unto Coastal Environmental, Inc., in fee.

Tax ID# 19/3F/1/135

Title to said premises is vested in Linette Haughton by deed from Albert Haughton dated January 3, 2012 and recorded January 24, 2012 in Deed Book 2397, page 1118.

Pin No. 19634404621346

Being Known As: 5940 Cedar Drive, Long Pond, Tobyhanna, Monroe County, PA 18334

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**LINETTE HAUGHTON A/K/A
LINETTE HAUGHTON
ALBERT HAUGHTON**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JOSEPH I. FOLEY,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7114 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
AT 10:00 A.M.**

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

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

BEGINNING at an iron pipe on the Easterly side of Clearview Avenue (LR 45078) said iron pipe being the Northwesterly corner of Lot 109 oas shown on map entitled 'Subdivision of Lands of Frank J. Young' Revised 2/26/1965; thence along the said lot 109, North 74 degrees 33 minutes 30 seconds East 140 feet to an iron pipe; thence along a drainage easement 20 feet in width, North 15 degrees 26 minutes 30 seconds West 80 feet to an iron pipe; thence along Lot 111 as shown on said map, South 74 degrees 33 minutes 30 seconds West 140 feet to an iron pipe on the Easterly side of Clearview Avenue; thence along the Easterly line of Clearview Avenue, South 15 degrees 26 minutes 30 seconds East 80 feet to the place of **BEGINNING**.

TITLE TO SAID PREMISES VESTED IN Robyn Pugh and James Weiss, as joint tenants with the right of survivorship and not as tenants in common, by Deed from Leonard V. Sharum and Lisa K. Sharum, his wife, dated 06/12/2003, recorded 06/20/2003 in Book 2157, Page 2958.

TAX CODE: 17/4A/1/60

TAX PIN: 17730109078189

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JAMES WEISS

ROBYN PUGH

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
PAUL CRESSMAN, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7534 CIVIL 2010, 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, JAN 28, 2016
 AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in the Township of Stroud, Monroe County, Pennsylvania, being Lot or Lot No. 276, Section C, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania in Plot Book Volume 32, Pages 105 & 107.

BEING THE SAME premises which Mark J. Neglio and Denise D'Aronzo, now by marriage Denise Neglio, by indenture dated May 22, 2002 and recorded May 28, 2002 in the Office for the Recording of Deeds in and for Te County of Monroe at Stroudsburg, Pennsylvania in Record Book Volume 2122, Page 8303, granted and conveyed unto Robin S. Wall, in fee.

TOGETHER with all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, reservations and restrictions as of record.

BEING THE SAME PREMISES which Robin S. Wall and William E. Wall III, by deed dated 6/22/02 and recorded 7/5/02 in Book 2125 Page 9943 conveyed to Robin S. Wall and William E. Wall III.

Pin #: 17639201355543
 Tax Code #: 17/15B/2/55

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**WILLIAM E. WALL, III
 ROBIN S. WALL**

MORTGAGOR(S) AND RECORD OWNER(S)

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
CRYSTAL ESPANOL, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9268 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
 AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania being Lot 18, Section 1, as shown on a map entitled "Final Plan: Section 4; Riverside Estates," recorded in the Office of the Recorder of Deeds in and for the County of Monroe in Plot Book Volume 35, page 3.

EXCEPTING AND RESERVING thereout and therefrom an easement of twenty (20) feet in width extending from Riverside Heights to Lot 2, Section 1, as shown on Plot Book Volume 35, page 3, for the purpose of ingress and egress from Riverside Heights to Lot 2, Section 1, said easement being parallel to and twenty (20) feet from the Northeasterly property line of Lot 18, Section 1, being the line in common with Lot 17, Section 1.

TAX ID No. 03/20E/1/58
 PIN No. 03539703415921

BEING THE SAME PREMISES which John J. Falatko and Susan M. Falatko, h/w, by Deed dated 12/31/1998 and recorded 1/4/1999 in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2058, Page 2048, granted and conveyed unto Gabriel J. Martinez.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

GABRIEL J. MARTINEZ

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
**BRADLEY J. OSBORNE,
 ESQUIRE**

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2696 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, JAN 28, 2016
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot of land situate in Township of Middle Smithfield , Monroe County, Pennsylvania:

BEING KNOWN AS: Route 402 Resica Falls NKA 1265 Resica Falls Road, East Stroudsburg, PA 18301

PARCEL NUMBER: 09/117561

PIN NUMBER: 09733501174526

IMPROVEMENTS: Residential Property

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ESTATE OF CHRISTINE ORDONEZ, C/O PEDRO ORDONEZ, PERSONAL REPRESENTATIVE, PEDRO ORDONEZ, SR., INDIVIDUALLY, PERSONAL REPRESENTATIVE OF THE ESTATE OF CHRSTINE ORDONEZ AND AS GUARDIAN OF SONIA L. ORDONEZ, PEDRO A. ORDONEZ AND SAMANTHA C. ORDONEZ, PEDRO A. ORDONEZ (MINOR), KNOWN HEIR OF CHRISTINE ORDONEZ, C/O PEDRO ORDONEZ SR., SAMANTHA C. ORDONEZ (MINOR), KNOWN HEIR OF CHRISTINE ORDONEZ C/O PEDRO ORDONEZ SR., SONIA L. ORDONEZ (MINOR) KNOWN HEIR OF CHRISTINE ORDONEZ, C/O PEDRO ORDONEZ SR., UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHRISTINE ORDONEZ, DECEASED

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

AMANDA L. RAUER, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3068 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
AT 10:00 A.M.**

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

BEGINNING at an iron pin in the westerly edge of Sundance Drive, said pin also marking the southeast corner of Lot 68 thence along the westerly edge of said Sundance Drive South 12 degrees 32 minutes 00 seconds Rant 150.00 feet to an iron pin; thence along Lot 70 South 77 degrees 28 minutes 00 seconds West 290.40 feet to an iron pin; thence partly along Lot 86 and partly along Lot 89 North 12 degrees 32 minutes 00 seconds West 150.00 feet to an iron pin; thence along the aforementioned Lot 69 north 77 degrees 28 minutes 00 seconds East 290.40 feet to the place of BEGINNING.

BEING THE SAME PREMISES which Margaret Bohman a/k/a Margaret Bohmann and Erica Bohmann, H/W and Erin Stenger, single, by deed dated 7/11/2003 and recorded 7/14/2003 in Book 2159 page 6262 conveyed to James M. Robenault and Marcis E. Robenault, husband and wife.

Pin #: 02624903335770

Tax Code #: 02/8B/1/42

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**MARCIS E. ROBENAUULT
JAMES M. ROBENAUULT**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

MATTHEW K. FISSEL, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3012 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot situate in the Township of **Middle Smithfield**, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 9, Section 2, as shown on Plotting of Pocono Forested Acres, Inc., Middle Smithfield Township, Monroe County, Pennsylvania, in Plot Book Volume 21 page 21.

BEING the same premises which Harmon Homes, Inc., A Pennsylvania Corporation, by its Deed dated September 14, 2000 and recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Record Book Volume 2084, page 3120, granted and conveyed unto Ella Hilliard, as an individual and Nicole L. Dixon, as an individual, Mortgagors hereof, in fee.

BEING THE SAME PREMISES which Harmon Homes Inc., a corporation existing under the laws of the State of Pennsylvania, by deed dated 9/14/2000 and recorded 9/18/2000 in Book 2084 Page 3120 conveyed to Ella Hilliard and Nicole L. Dixon.

Pin #: 09732501474097
Tax Code #: 09/11B/1/33

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
NICOLE DIXON
AKA NICOLE L. DIXON
ELLA HILLIARD**

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
VICTORIA W. CHEN,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7029 CIVIL 2011, 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, JAN 28, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot being No. Twenty-five (25) on map of Section One, Timber Trails, Pocono Pines, **Tobyhanna Township**, Monroe County, Pennsylvania, and recorded in Plot Book #18, Page 85, in the Monroe County Recorder's Office. Being Tax ID No. 19/5H/2/4, being the same premises which Allen C. Abramson and Justine Abramson, husband and wife, by deed dated May 22, 2006 and recorded May 30, 2006 in the Office for the Recorder of Deeds in and for Monroe County at Stroudsburg, Pennsylvania in Record Book Volume 2269, Page 823, granted and conveyed unto Timothy L. Bosse and Stephanie A. Bosse, the grantors herein in fee.

Being Known As: 25 Conestoga Trail, Pocono Pines, PA 18350

TAX CODE: 19/5H/2/4
PIN NO: 19632502956567

TITLE TO SAID PREMISES IS VESTED IN Timothy L. Bosse and Stephanie A. Bosse, husband and wife by deed from Allen C. Abramson and Justine Abramson, husband and wife dated 05/22/2006 recorded 05/30/2006 in Deed Book 2269 Page 823.

Having been erected thereon a single family dwelling.
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
STEPHANIE A. BOSSE
TIMOTHY L. BOSSE**

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ELIZABETH L. WASSALL,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11045 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot/lots, parcel or piece of ground situated in the Township of Coolbaugh , County of Monroe, State of Pennsylvania, being Lot No. 328, Section No. k extension (erroneously city as section k) as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 24, Page 51, 53 and 55. Under and Subject to conditions and restrictions in the chain of title.

Subject to the same agreements, conditions, covenants, exceptions, easements, reservations and restrictions as the same are contained in prior deeds in the chain of title.

BEING THE SAME PREMISES WHICH Joseph O. Austin a/k/a J. Oscar Austin, by Deed dated 09/27/05 and recorded 10/04/05 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2242, Page 3841, granted and conveyed unto Joseph O. Austin a/k/a J. Oscar Austin.

Improvements: Residential property

Tax Code No. 03/9F/1/134

Pin # 03636917012972

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

SYLVIA AUSTIN, AS EXECUTRIX OF THE ESTATE OF JOSEPH O. AUSTIN A/K/A J. OSCAR AUSTIN, DECEASED

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
HARRY B. REESE,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10430 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Coolbaugh , County of Monroe, and Commonwealth of Pennsylvania, being Lot 221, Section H, A Pocono Country Place, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 19, Pages 21, 23 and 25.

Title to said Premises vested in Joseph Manno and M. Gabriella Manno, husband and wife by Deed from Rosemarie Finger dated 05/30/2003 and recorded 06/09/2003 in the Monroe County Recorder of Deeds in Book 2156, Page 639.

Being known as 8249 Natures Drive, Tobyhanna, PA 18466

Tax Parcel Number: 03/8E/1/16

Tax Pin Number: 03635809059541

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**M. GABRIELLA MANNO A/K/A
MARIA GABRIELLA MANNO,
ORIGINAL MORTGAGOR AND
REAL OWNER**

**JOSEPH MANNO, ORIGINAL
MORTGAGOR**

**FLORENCE MANNO MOLINARI,
REAL OWNER**

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
ROBERT W. WILLIAMS,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 456 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Tobyhanna**, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 9505, Section AIII, according to Plan of emerald lakes, prepared by Leo Achterman, Jr., C.E. and recorded in the office for the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, Pennsylvania in Plot Book Volume 13, page 75, bounded and described as follows, to wit:

In Plot Book Volume and Page Number according to aforementioned Plan on Record.

UNDER AND SUBJECT to the conditions and restrictions as set forth in the above recited deed.

Tax ID #19-3E-1-7

Pin #19634403038986

BEING THE SAME PREMISES which Roi Emiliani and Linda D. Emiliani, his wife, by Deed dated 3/23/2007 and recorded 4/5/2007 in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Volume 2301, Page 4500, granted nd conveyed unto William M. Lewis and Carol R. Lewis, his wife.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

WILLIAM LEWIS A/K/A

WILLIAM M. LEWIS

CAROL R. LEWIS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
BRADLEY J. OSBORNE,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 582 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Middle Smithfield**, County of Monroe and Commonwealth of Pennsylvania, Being Lot No. 2, Block 2, Poplar Bridge Estates, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 16, Page 93.

BEING the same premises that Todd A. Martin, Sheriff, by his deed recorded March 21, 2006 in the Office for the Recording of Deeds in and for Monroe County, Pennsylvania in Record Book Volume 2261, page 4590, granted and conveyed unto T.M. BUILDERS, INC., Grantor hereof, in fee.

UNDER AND SUBJECT to any and all reservations, restrictions, conditions, covenants, etc., that are contained in the chain of title.

PARCEL IDENTIFICATION NO: 9/10A/3/3, MAP #: 09-7324-04-72-1299

IMPROVEMENTS: Residential dwelling

TITLE TO SAID PREMISES IS VESTED in Marcos Quintana, married man, by Deed from T.M. Builders, Inc., a Pennsylvania Corporation, dated 12/07/2006, recorded 12/14/2006 in Book 2290, Page 5978.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MARCOS QUINTANA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MARTHA E. VON ROSENSTIEL,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2657 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Pocono**, County of Monroe and Commonwealth of Pennsylvania, known as Lot No. 13 of Tara Hills as shown on a map recorded in Plot Book Volume 56 page 115.

BEING THE SAME premises which Pocono Land and Homes, Inc., by indenture bearing date the 15th day of December, 2005 and being recorded at Stroudsburg, Pennsylvania, in the Office for the Recording of Deeds, in and for the County of Monroe, on the 24th day of January, 2006 in Record Book Volume 2255 page 5910, granted and conveyed unto Karmel Thomas and Samantha Thomas, in fee.

Title to said premises is vested in Karmel Thomas and Samantha Thomas, husband and wife, by deed from Pocono Land and Homes, Inc. dated December 15, 2005 and recorded January 24, 2006 in Deed Book 2255, Page 5910.

Parcel No. 12/9E/1/13
Pin No. 12637204910254

Being Known As: 322 Tara Hills Drive, Stroudsburg, Pennsylvania 18360 f/k/a 13 Tara Hills Drive, Bartonsville, Pennsylvania 18321

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**SAMANTHA THOMAS
KARMEL THOMAS**

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
JACOB M. OTTLEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9097 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, JAN 28, 2016
AT 10:00 A.M.**

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

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

BEGINNING at a point on the east side of Maple Lane, said point being North 26 degrees 56 minutes 56 seconds West 119.34 feet from the northeast corner of Maple Lane and Dorshimer's Lane; thence along the east side of Maple Lane North 26 degrees 56 minutes 56 seconds West 62.60 feet to a point; thence along the line between lot #12B and lot #11B North 63 degrees 03 minutes 04 minutes East 89.18 feet to a point; thence through lot #12B of which this was a part South 34 degrees 01 minute 56 seconds East 63.08 feet to a point; thence along the line between lot #12B and lot #13B South 63 degrees 03 minutes 04 seconds West 96.96 feet to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Michael J. Romano, by Deed from Jeromy Storm and Kelly Storm, formerly, h/w, dated 08/15/2006, recorded 08/17/2006 in Book 2277, Pae 7541.

TAX CODE: 2/9D/1/95
TAX PIN: 02624706395614

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MICHAEL J. ROMANO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MATTHEW BRUSHWOOD,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 944 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or parcel of land situate in **Jackson Township**, County of Monroe and Commonwealth of Pennsylvania, being more particularly described as follows:

ALL THAT CERTAIN lot being No. 712 on Map of Section i, The Woods at Mountain Spring Lake, Reeders, Jackson Township, Monroe County, Pennsylvania and recorded in Plot Book 61, page 293 in the Monroe County Recorder's Office.

UNDER AND SUBJECT to covenants, conditions and restrictions set forth in Record Book Volume 1716, page 499 et seq. and to covenants, conditions and restrictions in the chain of title.

BEING THE SAME PREMISES which David A. Guttenntag, by Deed dated 11/8/2000 and recorded 11/14/2000 in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2087, page 1374, granted and conveyed unto Ata Khawaja and Saima Khawaja.

Tax ID #: 08/87180
Pin: 08635100668420

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ATA KHAWAJA AND
SAIMA KHAWAJA**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
BRADLEY J. OSBORNE,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6918 CIVIL 2012, 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, JAN 28, 2016
AT 10:00 A.M.**

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

THE FOLLOWING DESCRIBED real property situate in the **Township of Middle Smithfield**, city of East Stroudsburg, County of Monroe, and Commonwealth of Pennsylvania, to wit:

ALL THAT CERTAIN lot, piece or parcel of ground lying and being situate in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, designated as Lot #27 on that certain subdivision plan titled 'Phase 1 Sheet A-1, Northpark Estates, Middle Smithfield Township, Monroe County, Penna', dated November 4, 1992, and recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, Pennsylvania in Plat Book Volume 64, Page 217.

TITLE TO SAID PREMISES VESTED in Lloyd A. Jones and Carlene J. Jones, his wife, by Deed from Northpark Development Corp., a Pennsylvania Corporation, dated 09/02/1993, recorded 09/03/1993 in Book 1907, Page 633.

TAX CODE: 09/88785
TAX PIN: 0973430472939

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**LLOYD A. JONES
CARLENE J. JONES**

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
PAUL CRESSMAN,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 848 CIVIL 2012, 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, JAN 28, 2016
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
ALL THE FOLLOWING lot situate in the Township of Tunkhannock, County of Monroe and Commonwealth of Pennsylvania, marked and designated as Lot Number 158, Section 9, as shown on 'Plotting of Sierra View', Tunkhannock Township, Monroe County, Pennsylvania, made by VEP & Associates, Inc., and recorded in Monroe County, Pennsylvania, in Plot Book No. 34, page 13.

UNDER AND SUBJECT to all the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as more particularly set forth in the above recited Deed.

TITLE TO SAID PREMISES IS VESTED IN June Vetler and Elaine Marti, as joint tenants with the right of survivorship and not as tenants in common, by Deed from Randy Vera and Maribel Vera, h/w, dated 01/22/2002, recorded 02/01/2002 in Book 2114, Page 2460.

TAX CODE: 20/3C/1/33

TAX PIN: 20633101099373

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JUNE VETTER A/K/A

JUNE VETLER

ELAINE MARTI

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
JOSEPH E. DEBARBERIE,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6580 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Chestnuthill, County of Monroe and State of Pennsylvania, known as Lot 5702, Section UU-2, as shown on a map of Indian Mountain Lakes, as recorded in the Office of the Recorder of Deeds, in and for Monroe County, in Plot Book 58 at Page 250.

BEING PART OF THE SAME PREMISES which Leon R. Ross and Lily Cohen, by their Deed dated June 15, 2000, and recorded in the Office for the Recording of Deeds, in and for Monroe County, in Deed Book 2080, at Page 5019, did grant and convey unto A and M Land Developers, Inc, in fee.

BEING known and numbered as 144 Lamsden Drive, Albrightsville, PA 18210 (f/k/a 5702 Lamsden Drive, Effort, PA 18330)

BEING the same premises which A and M Land Developers, Inc., by Deed dated November 30, 2000 and recorded December 5, 2000 in and for Monroe County, Pennsylvania, in Deed Book Volume 2088, Page 1303, granted and conveyed unto Gary L. Spears.

TAX CODE: 02/17B/2/50

PIN NO: 02632002691162

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

GARY L. SPEARS

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
BRIAN NICHOLAS, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9500 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate, lying and being in the Township of Ross, County of Monroe and Commonwealth of Pennsylvania bounded nd described as follows, to wit: **BEING** Lot 25 on a map for The Estates at Stone Hill, prepared by Elam & Popoff and filed April 30, 1991 in the Office for the Recording of Deeds on and for the County of Monroe at Stroudsburg, Pennsylvania, in PLOT Book Volume 63 at Pages 122 and 123.

UNDER AND SUBJECT to restriction of record
Parcel Number: 15-88287
Pin Number: 15625601097016

Being the same premises which Andrew Nicholas and France A. McCargo-Nicholas, his wife by Deed date April 7, 2009 and recorded April 14, 2009 in the Office of Recorder Deeds in Deed Book 2351 Page 6118. Granted and conveyed unto Andrew Nicholas.

The said Andrew Nicholas departed this life on September 9, 2013.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
FRANCES A. MCCARGO-NICHOLAS, EXECUTOR OF THE ESTATE OF ANDREW NICHOLAS, DECEASED**

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MORRIS A. SCOTT,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7219 CIVIL 2012, 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, JAN 28, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or piece of land situate in Pocomo Township, Monroe County, Pennsylvania, being Lot 24, Section C, on a Plan of Lots prepared by VEP Associates, Inc., for High Mountain Estates, Inc., and recorded in the office for the Recording of Deeds &c., at Stroudsburg, Monroe County, Pennsylvania, at Plot Book 61, page 193, consisting of 1.40 acres, more or less.

UNDER AND SUBJECT to the conditions and restrictions as more fully set forth in Record Book 1938, Page 1455.

BEING known and numbered as 15 Shady Tree Drive, East Stroudsburg, PA 18301.

BEING the same premises which Anthony Anderson and Susan Anderson, his wife, by Deed dated June 14, 2005 and recorded June 15, 2005 in and for Monroe County, Pennsylvania, in Deed Book Volume 2228, Page 7570, granted and conveyed unto Falk Lita.

TAX CODE: 12/86452
PIN NO: 12639303128437

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

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
JAIME R. ACKERMAN,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6358 CIVIL 2011, 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, JAN 28, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot of land situate in Township of Tunkhannock, Monroe County, Pennsylvania:

Being known as 100 Russell Ct, Effort, PA 18330

Parcel Number: 20/8K/2/100

Pin Number: 20633103025783

Improvements: Residential property

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF:

ELIZABETH FAC-HNATOWSKA, PERSONAL REPRESENTATIVE OF THE ESTATE OF FRANCISZEK HNATOWSKI, DECEASED

GRACJA HNATOWSKI, KNOWN HEIR OF FRANCISZEK HNATOWSKI, DECEASED

PATRYCYA HNATOWSKI, KNOWN HEIR OF FRANCISZEK HNATOWSKI, DECEASED

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS

AND ALL PERSONS, FIRMS OR ASSOCIATIONS

CLAIMING RIGHT, TITLE OR INTEREST FROM

OR UNDER FRANCISZEK HNATOWSKI, DECEASED

ESTATE OF FRANCISZEK HNATOWSKI, C/O

ELIZABETH FAC-HNATOWSKA, PERSONAL REPRESENTATIVE

DEFENDANT(S)

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
J. ERIC KISHBAUGH,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9852 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or piece of land situate in the Township of Chestnuthill, County of Monroe and State of Pennsylvania, shown as Lot Number 11 of the Minor Subdivision Plan of Clair E. Dietrich, as prepared by Policelli Engineering, Inc. and recorded in Monroe County Plot Plan 76, Page 83.

Under and subject to covenants, conditions, notes and easements as found in the chain of title and as recorded in Plot Book 69, Page 217, and Plot Book 756, page 83.

Parcel ID: 2/92374

Title to said premises is vested in Clair e. Dietrich and Faye J. Dietrich, his wife by deed from Clair Elwood Dietrich and Faye J. Dietrich, his wife dated March 3, 1979 and recorded March 6, 1979 in Deed Book 934, page 266.

Parcel No. 02/92374

Pin No. 02625800993171

Being Known As: 122 Lacey Lane a/k/a RR 4 Box 4166F, Saylorsburg, Chestnuthill, Monroe County, PA 18353

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF:

CLAIR E. DIETRICH

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
CAROL A. DIPRINZIO,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8070 CIVIL 2012, 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, JAN 28, 2016
AT 10:00 A.M.**

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

An undivided one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 16 in that certain piece or parcel of land, situate in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-116 on a certain "Declaration Plan Phase II of Stage I", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated January 6, 1979 and recorded on September 7, 1984 in Record Book Volume 1394 at Page 57 granted and conveyed unto Clarence B. Swinton and Betty J. Brown.

BEING PART OF PARCEL NO. 16/3/3-1-116 and PIN NO. 16733101094718B116

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**CLARENCE B. SWINTON
BETTY J. BROWN**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6883 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, JAN 28, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or parcels of land located in the **Township of Middle Smithfield**, County of Monroe and State of Pennsylvania, to wit:

Being shown and designated as Lot No. 17 on a certain map or plan of lots entitled 'Subdivision of Winona Lakes, Section 10, Alpine Village, American Landmark Corporation, Owner & Developer, Middle Smithfield Township, Monroe County, Pennsylvania, dated July 10, 1972 and revised August 4, 1972, prepared by Edward C. Hess, Associates, scale being 1 inch = 10 feet, recorded in the Office for the Recording of Deeds in and for Monroe County, Pennsylvania on August 28, 1972 in Record Book Volume 17, Page 63. CONTAINING 45,473 square feet, more or less.

BEING Lot No. 17 on the above-mentioned plan. **TITLE TO SAID PREMISES VESTED** in David M. Callender, Jr., by Deed from David M. Callender, Jr. and Tamara Callender, h/w, dated 10/03/2012, recorded 10/04/2012 in Book 2409, Page 752.

TAX CODE: 09/4E/1/19

TAX PIN: 09734403035686

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DAVID M. CALLENDER, JR.

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

PETER WAPNER,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9719 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, being known as Lot 17 of Simpson's Glen, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for Monroe County in Plot Book Volume 67, Page 169.

BEING THE SAME PREMISES WHICH Felicia G. Alphonso and Leroy I. Jardim aka Leroy I. Jardim and Claudette M. Jardim a/k/a Claudette M. Jardim, husband and wife, by Deed dated 01/27/2011 and recorded 04/28/2011 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2385, Page 9840, granted and conveyed unto Felicia G. Alphonso and Claudette M. Jardim and Leroy I. Jardim

Improvements: Residential property

Tax Code No. 3/89831

Pin # 03635602678572

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF:

**FELICIA G. ALPHONSO
CLAUDETTE M. JARDIM
LEROY I. JARDIM**

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
DANIEL C. FANASELLE,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8962 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN tract or parcel of land located in **Stroud Township**, Monroe County, Pennsylvania, and known as: Estate Lot Site #142 located on Eastshore Drive as shown on the Final Plans Phase 8, Blue Mountain Lake, a planned unit development, approved by the Stroud Township Board of Supervisors on 6-3-1996 and filed of recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania on 6-27-1996 in Plot Book 68 Page 126.

Title to said premises vested in Nevin W. McAndrew and Shelley McAndrew by Deed from Monroe Mountainside, L.P. a Pennsylvania Limited Partnership by its General Partner Monroe Mountainside, L.L.C. dated 08/12/2002 and recorded 08/16/2002 in the Monroe County Recorder of Deeds in Book 2129, Page 1580.

Being known as 475 Blue Mountain Lakes, a/k/a 301 Eastshore Drive, East Stroudsburg, PA 18301

Tax Parcel Number: 17/90040

Tax Pin Number: 17730303408740

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF:

SHELLY MCANDREW

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
ROBERT W. WILLIAMS,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 657 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
ALL THE FOLLOWING lot situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 2541, Section J, as shown on "Plotting of Pocono Farms Inc., Coolbaugh Township, Monroe County, Pennsylvania, made by Bellante & Clause" and recorded in the Monroe County, Pennsylvania, in Plot Book No. 13, Page 87.

Title to said premises is vested in Maria Lalinde and Oscar Vallecillo by deed from Donald Cain and Antoinette Cain dated December 16, 2005 and recorded December 19, 2005 in Deed Book 2252, Page 167. The said Oscar Vallecillo died on June 26th 2012 thereby vesting title to Maria Lalinde by operation of law.

Parcel No. 03635703117200

Being Known As: 427 Hemlock Drive f/k/a Lot 2541 Section J Pocono Farms, Coolbaugh, PA 18466, Tobyhanna, Coolbaugh Township, Monroe County, PA 18466

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MARIA LALINDE

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
JACOB M. OTTLEY,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9376 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
ALL THAT CERTAIN lot, parcel, piece of land situate in the Township of Tunkhannock, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No 1410, Section B3, according to plan of Emerald Lakes, recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, PA in Plot Book Volume 12 Page 115, bounded and described as follows, to wit

In Plot Book Volume and Page Number according to the aforementioned plan on record.

Title to said premises is vested in Artur Kaminski and Monika Kaminski, husband and wife, by deed from Artur Kaminski and Monika Kaminski, husband and wife dated July 27, 2004 and recorded August 3, 2004 in Deed Book 2198, Page 368.

Parcel No. 20/1A/1/41

Pin No. 20634403018039

Being Known As: 1410 Clover Road, Long Pond, Tunkhannock, Monroe County, PA 18334

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ARTUR KAMINSKI

MONIKA KAMINSKI

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
JACOB M. OTTLEY,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5283 CIVIL 2012, 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, JAN 28, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Coolbaugh**, County of Monroe, and Commonwealth of Pennsylvania, being Lot 277, Section J, A Pocono Country Place, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 22, Page 11, 13, 15 and 17.

UNDER AND SUBJECT to the covenants, conditions and restrictions as set forth in Deed Book Volume 630, page 79.

Title to said premises is vested in Luis A. Jimenez and Marta Jimenez, husband and wife, by deed from Midfirst Bank f/k/a Midfirst Bank, State Savings Bank dated October 4, 2003 and recorded November 17, 2003 in Deed Book 2174, Page 2311.

Parcel No. 03/9C/1/248
Pin No. 03635918419981

Being Known As: 9891 Breezeway Terrace, Tobyhanna, Coolbaugh, Monroe County, PA 18466

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**LUIS A JIMENEZ
MARTA JIMINEZ**

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
JOSEPH I. FOLEY,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2782 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in the **Township of Coolbaugh**, Monroe County, Pennsylvania, being Lot No. 129, Section G A Pocono Country Place, as shown on a plan lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 19, Pages 11, 17 & 19.

Being No. G129 Country Place Drive.

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

Tax Id No. 3/8D/1/575

Pin No. 03635810352134

BEING the same premises which HSBC Mortgage Services, Inc. by Fidelity Asset Management Solutions, Inc., as attorney in fact, by Deed dated October 16, 2008 and recorded November 20, 2008 in the Monroe County Recorder of Deeds Office in Deed Book 2345, page 3054, granted and conveyed unto Jose Garzon and Miguelina Rosado Lopez.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JOSE GARZON
MIGUELINA ROSADO LOPEZ**

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
CHRISTOPHER A. DENARDO,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4617 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in the **Township of Stroud**, Monroe County, Pennsylvania, being Lot or Lots No. 10, Section A-1, 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 Vol. 61, Page(s) 419 and 420.

Title to said premises is vested in Gabriel Correa, a/k/a Gabriele Correa and Ivelisse Abreu, a/k/a Ivelissa Abreu by deed from Herman Lasalle and Durene Lasalle dated November 30, 2006 and recorded December 4, 2006 in Deed Book 2289, Page 4616. Pin No. 17639202576752

Being Known As: 631 Lakeside Drive f/k/a 10A1 Lakeside Drive, East Stroudsburg, Stroud Township, Monroe County, PA 18301

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**GABRIEL CORREA A/K/A
GABRIELE CORREA
IVELISSE ABREU A/K/A
IVELISSA ABREU**

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
JOSEPH I. FOLEY,
ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10548 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THE FOLLOWING described land, situate, lying and being in the County of Monroe, Commonwealth of Pennsylvania, to wit:

ALL THAT CERTAIN lot or piece of land situate in the **Township of Pocono**, County of Monroe and State of Pennsylvania, designated as Lot 23, Section 1, in a subdivision known as Tanbark Acres, situate in Pocomo Township, Monroe County, Pennsylvania, on a map duly recorded by and in the Office for the Recording of Deeds, in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Plot Book Vol. 9, Page 217.

Title to said premises is vested in Vinise Capers by deed from Ross Mathews, Jr. dated April 17, 2006 and recorded April 19, 2006 in Deed Book 2264, Page 5549 Instrument Number 2000616395. Parcel No. 12/7A/1/17

Pin No. 12637202590122
Being Known As: 139 Tanbark Lane, Tannersville, Pocomo Township, Monroe County, PA 18372

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

VINISE CAPERS

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
JACOB M. OTTLEY,
ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2005 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, JAN 28, 2016

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, being Lot Nos. 23 and 24, Block C., on a map entitled Whispering Hills Estates as recorded in the Office of the Recorder of Deeds in Plot Book 47, Page 39. BEING all of Lot Nos. 23 and 24, Block C, Whispering Hills Estates and it is intended that these two lots are to be considered as one building site and that one single family residence may be constructed on the combined lots.

Parcel Identification No: 16/6C/1/57

Map #: 16-7313-04-52-9540

Improvements: Residential dwelling

TITLE TO SAID PREMISES IS VESTED IN Toivo J. Almodovar and Judith Morales, as joint tenants with the right of survivorship, by Deed from William J. Carlson and Livia B. Carlson, his wife, dated 03/14/1994, recorded 03/15/1994 in Book 1941, Page 1638.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

TOIVO J. ALMODOVAR AND JUDITH MORALES

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin Sheriff of Monroe County Pennsylvania

MARTHA E. VON ROSENSTIEL, ESQUIRE

Sheriff's Office Stroudsburg, PA Barry J. Cohen, Sheriff's Solicitor PR - Jan 1, 8, 15

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10757 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

THURSDAY, JAN 28, 2016

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot, situate in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, described as follows: BEING Lot No. 14, as shown on a map titled Evergreen Estates, filed in the Office of the Recorder of Deeds in and for Monroe County, Pennsylvania on February 23, 2004, in Plot Book Volume 76, Page 19.

BEING known and numbered as 506 Sycamore Lane (f/k/a 14 Evergreen Lane), East Stroudsburg, PA 18301.

BEING the same premises which Darlay Guillouette and Natia K. Guillouette, his wife, by Deed dated March 14, 2006 and recorded March 116, 2006 in and for Monroe County, Pennsylvania, in Deed Book Volume 2261, Page 640, granted and conveyed unto Naeim J. Meqdadi.

TAX CODE: 09/97285

PIN NO: 09732400496736

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

NAEIM J. MEQDADI A/K/A

NAEIM MEQDADI

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 DENISE CARLON, ESQUIRE

Sheriff's Office Stroudsburg, PA Barry J. Cohen, Sheriff's Solicitor PR - Jan 1, 8, 15

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1396 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

THURSDAY, JAN 28, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN lot or piece of land situate in the Township of Stroud, County of Monroe and Commonwealth of Pennsylvania, being lot or Lots No. 210, Section A, as is more particularly set forth on the Plat Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the BEING PARCEL #17/15A/2/214 PIN NO.: 17-6392-01-35-8915 BEING the same premises which Fannie Mae a/k/a Federal National Mortgage Association by its Attorney in Fact Phelan Hallinan & Schmieg, LLP, by Power of Attorney recorded 1/14/09, BK 2347, PG 4318 Inst #200901047, by Deed dated 2/26/2009 and recorded 4/9/2009 in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2351, Page 4903, granted and conveyed unto Tonimarie Garcia and Domanga Lombardo.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DOMINGA M. LOMBARDO

**A/K/A DOMANGA LOMARDO
AND TONIMARIE GARCIA
A/K/A TONIMARIE CAPELLO**

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
**BRADLEY J. OSBORNE,
ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3828 CIVIL 2012, 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, JAN 28, 2016
AT 10:00 A.M.**

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

ALL THE FOLLOWING lot situate in the Township of **Tunkhannock**, County of Monroe and Commonwealth of Pennsylvania, marked and designated as Lot Number 62, Section 9, as shown on "Plotting of Sierra View", Tunkhannock Township, Monroe County, Pennsylvania, made by VEP Associates, Inc. and recorded in Monroe County, Pennsylvania in Plot Book No. 34, Page 17.

PARCEL ID: 20/3c/1/116

PIN NO. 20633101161368

TITLE TO SAID PREMISES IS VESTED IN Julio Pena, Jr. and Maria A. Francis and John J. Hayes, Joint Tenants with the right of survivorship and not as tenants in common, by deed from Diane Montgomery, widow, dated July 29, 2008, recorded August 6, 2008 in the Monroe County Recorder's Office in Deed Book 2339, page 9908.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JOHN J. HAYES
MARIA A. FRANCIS
JULIO PENA, JR.**

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

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
**EMMANUEL J. ARGENTIERE,
ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 345 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of **Chestnuthill**, County of Monroe and State of Pennsylvania, being Lot 79, Phase I, as is more particularly set forth on the Plot Map of the Estates at Whispering Woods, dated September 24, 2001, and recorded April 5, 2002 in the Office for the Recording of Deeds, etc., at Stroudsburg, Monroe County, Pennsylvania, in Plot Book Volume 74, pages 52, 53, 54, 55, 56 and 57.

Together with all rights and privileges and **UNDER AND SUBJECT** to the covenants, exceptions, conditions, reservations and restrictions as of record.

Tax Id No. 02/96435

Pin No. 02634004606366

BEING the same premises which LTS Development, LLC Successor by Merger to LTS Development, Inc., by Deed dated September 23, 2010 and recorded September 30, 2010 in the Monroe County Recorder of Deeds Office in Deed Book 2376, page 6182, granted and conveyed unto Timothy R. Wright.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

TIMOTHY R. WRIGHT

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

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

Todd A. Martin
Sheriff of Monroe County

Pennsylvania
 BRADLEY J. OSBORNE, ESQUIRE
 Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5074 CIVIL 2009, 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, JAN 28, 2016
 AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Tunkhannock**, County of Monroe, and Commonwealth of Pennsylvania, being Lot 3814, Section SS-1, Indian Mountain Lake, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 58, Page 248.

BEING THE SAME PREMISES which Elizabeth Loizzi, Trustee, by Deed to be recorded simultaneously with the mortgage hereof will grant and convey to Kirk T. Wolkner, mortgagors herein.

Title to said premises is vested in Kirk T. Wolkner by deed from Elizabeth Loizzi, Trustee dated July 30, 2003 and recorded August 4, 2003 in Deed Book 2162, Page 2771.

Parcel No. 20/8K/1/269

Pin No. 20632103435790

Being Known As: 3814 Scenic Drive North, Albrightsville, Tunkhannock, Monroe County, PA 18210

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

KIRK T. WOLKNER

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
 JOSEPH I. FOLEY, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6470 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
 AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or piece of ground with buildings and improvements thereon erected, situated in the **Borough of East Stroudsburg**, County of Monroe and Commonwealth of Pennsylvania and known as Townhouse Lot E2, 45 Oak Lane, as depicted on that certain plan entitled "Phase III Plan, Planned Residential Development, The Oaks, Oak Street Construction, Inc.," dated June 16, 2005, as revised, prepared by Achterman Associates, and recorded on July 7 2005, in the Office for the Recording of Deeds, etc., in and for the County of Monroe, Stroudsburg, Pennsylvania, at Map Book Volume 77, Page 158 et. seq.

TITLE TO SAID PREMISES VESTED in Melissa Cheese, by Deed from Oak Street Construction, Inc., a Pennsylvania Corporation, dated 10/04/2005, recorded 10/05/2005 in Book 2242, Page 7443.

TAX CODE: 05/98124

TAX PIN: 05730219702135

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MELISSA CHEESE

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
 PAUL CRESSMAN,
 ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2962 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
ALL THAT CERTAIN lot or piece of ground situate in the Township of Pocono, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 17 as shown on Plan Entitled "Cobble Creek Estates", dated May 7, 1971, Edward C. Hess Associates, Inc., and recorded in the Office for the Recording of Deeds, etc, at Stroudsburg, Pennsylvania, in and for the County of Monroe in Plot Book Vol. 14, Page 85.
BEING THE SAME PREMISES WHICH Lewis P. Richards and Anna R. Richard, his wife, by Deed dated 04/25/2003 and recorded 04/28/2003 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2151, Page 5566, granted and conveyed unto Michael A. Alejandro and Randi M. Alejandro.

Improvements: Residential property
 Tax Code No. 12-11B-1-100
 Pin # 12636303444919

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**MICHAEL A. ALEJANDRO
RANDI M. ALEJANDRO**

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
HARRY B. REESE,
 ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10422 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 3101, Section 6, of Pocono Farms East as shown on a plan of lots recorded in the Office of the Recorder of Deeds of Monroe County in Plot Book Volume 17, Page 121.

Title to said premises is vested in Roy Micheli and Junise C. Micheli, husband and wife, by deed from Charles Ambriano and Debra Ann Ambriano dated January 22, 2005 and recorded February 1, 2005 in Deed Book 2214, Page 9355.

Parcel No. 3/4B/3/35
 Pin No. 03636703104713

Being Known As: Lot 3101 Pocono Farms East, Coolbaugh, Coolbaugh, PA 18344 aka 440 Northhampton Road, Tobyhanna, PA 18466

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ROY MICHELI
JUNISE C. MICHELI**

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
JACOB M. OTTLEY,
 ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5600 CIVIL 2012, 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, JAN 28, 2016
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
ALL THAT CERTAIN lot, piece of ground situate in the Township of Stroud, County of Monroe, Commonwealth of Pennsylvania, being Lot 57, Section F, as shown on the map of Cranberry Hill Corporation, Penn Estates on file in the Recorders Office of Monroe County, Pennsylvania, in Plot Book No. 33, Page 101.

BEING THE SAME PREMISES WHICH Owen McFarlane and Lorain McFarlane by Corrective Deed dated July 13, 2007 and recorded August 21, 2007 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2314, Page 2565, granted and conveyed unto Owen McFarlane and Lorain McFarlane

Improvements: Residential property
 Tax Code No. 17/15F/1/57
 Pin # 17-6392-03-02-0213

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**OWEN MCFARLANE
LORAIN MCFARLANE**

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
 DANIEL C. FANASELLE,
 ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 790 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

THURSDAY, JAN 28, 2016

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN piece or parcel of land, situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, marked and designated as Lot No. 4821, Section V, as shown on 'Plotting of Pocono Farms East', Coolbaugh Township, Monroe County, Pennsylvania, made by Achterman Associates and recorded in Monroe County, Pennsylvania in Plot Book No. 17, page 23.

UNDER AND SUBJECT to conditions, restrictions and covenants, conditions, reservations, of record and/or visible on the ground.

TITLE TO SAID PREMISES VESTED IN Peter L. Garofolo and Laura Garofolo, his wife, by Deed from Builders Mortgage Service, Inc., dated 10/21/2002, recorded 10/29/2002 in Book 2135, Page 2708.

TAX CODE: 03/4D/1/105

TAX PIN: 03636703209061

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**PETER L. GAROFOLO
 LAURA GAROFOLO**

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
 JONATHAN LOBB,
 ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 815 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, JAN 28, 2016

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania being Lot 34, as set forth on the final subdivision plan for Knoll Acres at Wooddale, Section 2, being recorded at Stroudsburg, Monroe County, Pennsylvania in Plot Book 76, Pages 172, 173, 174, 175 and 176. BEING KNOWN AS: Lot 34 Knoll Acres n/k/a 258 Waverly Drive, East Stroudsburg, PA 18302 TAX CODE: 09/97707

PIN NO.: 09731400387337

TITLE TO SAID PREMISES IS VESTED IN Albert Diaz and Elizette Diaz, husband and wife by deed from LTS Development, LLC, Successor by Merger to LTS Development, Inc. dated 02/21/2007 recorded 07/30/2007 in Deed Book 2312 Page 1359.

Having been erected thereon a single family dwelling.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ALBERT DIAZ
 ELIZETTE DIAZ**

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
 SHERRI J. BRAUNSTEIN,
 ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8324 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN parcel of land and improvements therein situate in the **Township of Saylorburg**, County of Monroe, and Commonwealth of Pennsylvania, and designated as parcel No. 7/12/2/24 and more fully described in a Deed dated May 17, 2004 and recorded May 18, 2004 in Monroe in Deed Book 2190, Page 5105, granted and conveyed unto Randy S. Detrick, single.

BEING THE SAME PREMISES which Jennifer L. Scott, by deed dated 05/17/2004 and recorded 05/18/2004 in Book 2190 Page 5105 conveyed to Randy S. Detrick.

BEING THE SAME PREMISES which Jennifer L. Scott, single, by deed dated 5/17/2004 and recorded 5/18/2004 in Book 2190 Page 5105 conveyed to Randy S. Detrick.

Pin #: 07627706374754

Tax Code #: 07/12/2/24

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

RANDY S. DETRICK

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
VICTORIA W. CHEN,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3091 CIVIL 2010, 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, JAN 28, 2016
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
ALL THAT CERTAIN message or tenement and tract of land, situated in **Stroud Township**, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows:

Lot No. 233 Section E, as shown on the Map of Penn Estates, on file in the Office of the Recorded of Deeds in and for Monroe County, Pennsylvania, in Plat Book Volume No. 32 at page NO. 129.

UNDER AND SUBJECT to restrictions, covenants, etc., as set forth of record in Monroe County Court-house.

TITLE TO SAID PREMISES IS VESTED IN Esteban Sanchez and Jacinta Sanchez, his wife, by Deed from Douglas L. Oest and Patricia Oest, his wife, dated 04/13/2007, recorded 04/18/2007 in Book 2302, Page 6727.

TAX CODE: 17/15E/1/233

TAX PIN: 17-6392-01-06-2254

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ESTEBAN SANCHEZ
JACINTA SANCHEZ**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7492 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Coolbaugh**, County of Monroe, and Commonwealth of Pennsylvania, being Lot 311, Section E, Stillwater Lake Estates, as shown on a Plan of Lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 10 page 105.

BEING known and numbered as 5143 Wild Turkey (f/k/a 311 Spruce Drive), Pocono Summit, PA 18346.

BEING the same premises which Jozef Wojcik and Beata Wojcik, by Deed dated February 28, 2011 and

recorded March 9, 2011 in and for Monroe County, Pennsylvania, inDeed Book Volume 2384, Page 58, granted and conveyed unto Christopher J. Montgomery, as sole owner.

TAX CODE: 03/14D/1/95
PIN NO: 03634604601189

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CHRISTOPHER J. MONTGOMERY

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
DENISE CARLON,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6960 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Stroud, County of Monroe, and Commonwealth of Pennsylvania, being lot 220, Section III, The Fox Run at Cherry Creek, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Map Volume 62, Page 124.

Title to said Premises vested in Scott e. McMahon and Margie M. McMahon, husband and wife by Deed from Edward A. McLeod and Barbara A. McLeod, husband and wife dated 02/29/2000 and recorded 03/07/2000 in the Monroe County Recorder of Deeds in Book 2076, Page 0159.

Being known as 220 fox Run Road, Stroudsburg, PA 18360

Tax Parcel Number: 17/87657
Tax Pin Number: 17720901283679

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

SCOTT E. MCMAHON

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
ROBERT W. WILLIAMS,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9763 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Stroud, County of Monroe and State of Pennsylvania, being Lot No. 157, Section C, 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 Recorder of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania, in Plot Book Volume 32, Pages 105, 111.

Title to said premises is vested in KLS Holding, LLC by deed from Mid-Atlantic Acquisitions, Inc., dated April 27, 2012 and recorded May 1, 2012 in Deed Book 2401 Page 7152.

Being Known As: 104 Runnymede Drive, fka 157 Kensington Drive, East Stroudsburg, Monroe County, PA 18301

Parcel Number: 17/15D/1/36
Pin Number: 17639201059722

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

KLS HOLDING, 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
ANTHONY ROBERTI,
 ESQUIRE

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 1, 8, 15

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4594 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
 AT 10:00 A.M.**

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9982 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
 AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Coolbaugh, County of Monroe, and Commonwealth of Pennsylvania, being lot number 225, section J, as shown on map of A Pocono Country Place on file in the Recorder of Deeds Office at Stroudsburg, Pennsylvania in plat book no. 22 at pages 11, 13, 15 and 17.

ALL THAT CERTAIN lot, parcel or piece of ground situated in the Township of Coolbaugh, County of Monroe, State of Pennsylvania, more particularly described as Lot 8, Section A, Tax Code 3/3B/1145, as shown on a map or plan of A Pocono Country Place recorded in the Office of the Recorder of Deeds in and for Monroe County, in Plat Book Volume 18, at Page 57 & 61.

BEING known and numbered as 105 Orchard Lane, Tobyhanna, PA 18466-3003.

TITLE TO SAID PREMISES VESTED IN Michele I. Mitchell and Anwar D. Patterson, as joint tenants with the right of survivorship, by Deed from Michele I. Mitchell, dated 06/26/2006, recorded 07/13/2006 in Book 2274, Page 1261.

BEING the same premises which Ramjit Ramjhattan and Indranie Ramjhattan, by Deed dated June 23, 2008 and recorded August 5, 2008 in and for Monroe County, Pennsylvania in Deed Book Volume 2339, Page 8450, granted and conveyed unto Brian Kady.

**TAX CODE: 03/3B/1/45
 PIN NO: 03635820705609**

By virtue of the Death of Michele I. Mitchell on or about 2/11/2014, Anwar D. Patterson became the sole owner of the premises as surviving joint tenant with the right of survivorship.

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

**TAX CODE: 03/9B/1/108
 TAX PIN: 03635919516266**

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
ASHLEIGH L. MARIN,
 ESQUIRE

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.

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 1, 8, 15

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
PAUL CRESSMAN, ESQUIRE

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 1, 8, 15

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 144 CIVIL 2012, 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, JAN 28, 2016
 AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Stroud, Monroe County, Pennsylvania, being Lot No. 23, Section E, as is more particularly set forth on the Plot 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 Vol. 32, Page(s) 123 & 125.

TITLE TO SAID PREMISES IS VESTED IN Jennifer Cortes and Anthony Gaynor, by Deed from Wilfredo Fernandez and Nancy J. Fernandez, h/w, dated 03/27/2006, recorded 04/0/2006 in Book 2263, Page 4685.

TAX CODE: 17/15E/1/23

TAX PIN: 17638204826762

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ANTHONY GAYNOR
JENNIFER CORTES A/K/A
JENNIFER CORTEZ**

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
ADAM H. DAVIS,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3086 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

THURSDAY, JAN 28, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN lot or parcel of land situate in the Township of Chestnuthill, County of Monroe and Commonwealth of Pennsylvania, being Lot or Lots No. 61, Section 6, Sierra View, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 33, Page 47.

BEING KNOWN AS 61 Apache Drive n/k/a 274 Apache Drive, Effort, PA 18330

BEING the same premises which Sally A. Falcone, joined by her husband, Eddie Tirado, Jr., and Mildred

Rondinelli, by Deed dated December 13, 2005 and recorded December 19, 2005 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2252 Page 1027, granted and conveyed unto Eddie Tirado, Jr., as Sole owner.

TAX ID: 02/6C/1/64

PIN: 02634103000949

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

EDDIE TIRADO, JR.

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ANDRE J. MARLEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9267 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

THURSDAY, JAN 28, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, being known as Lot No. 2329, Section 4 of Pocono Farms East as shown on a plan of lots recorded in the Office for the Recording of Deeds in Plot Book Volume 17, Page 119.

BEING THE SAME PREMISES WHICH Samuel J. Baurkot, by Deed dated 5/27/1998 and recorded 5/27/1998 in the Office of the Recording of Deeds, in and for Monroe County, in Record Bo Volume 2048, Page 6911, granted and conveyed unto Herbert J. Drake, Sr.

Victoria A. Drake departed this life on July 14, 2009.

Improvements: Residential property

Tax Code No. 03/4D/1/265

Pin # 03-6366-01-27-0933

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

HERBERT J. DRAKE, SR.

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii)

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
GREGORY JAVARDIAN,
 ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3178 CIVIL 2012, 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, JAN 28, 2016
 AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Jackson**, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 18 in Mountain View Meadows as shown on a plan of lots recorded in the Office of the Recorder of Deeds of Monroe County in Plot Book Volume 61, page 262. Under and Subject to covenants, conditions, and restrictions which shall run with the land as appear i the chain of title.

TITLE TO SAID PREMISES VESTED IN Joseph Cuccovia and Beatrice Cuccovia, his wife, by Deed dated 06/24/1999 and recorded 07/01/1999, in Book Volume: 2065, Page: 9466, given by Joseph Cuccovia, Jr. **TAX CODE: 08/86007**

TAX PIN: 08635100117351
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JOSEPH CUCCOVIA A/K/A
 JOSEPH CUCCOVIA, SR
 BEATRICE CUCCOVIA**

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
ADAM H. DAVIS,
 ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8895 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
 AT 10:00 A.M.**

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

ALL THE FOLLOWING LOT situate in the **Township of Pocono**, County of Monroe and Commonwealth of Pennsylvania, marked and designated as Lot NO. B-23 as shown on "Plotting of Pocono Haven Corporation, Pocono Township, Monroe County, Pennsylvania, made by Guyton Kempter, Registered Surveyor" and recorded in the Office for the Recording of Deeds etc., in and for the County of Monroe, Pennsylvania, in Plot Book Volume No. 13 at Page No. 3.

TITLE TO SAID PREMISES VESTED IN Alexandra R. Smith and Natalie Smith, joint tenants with the right of survivorship, by Deed from Lynne McDonald, fka Lynne C. Dickson, dated 07/05/2009, recorded 07/10/2009 in Book 2356, Page 5384.

TAX CODE: 12/3a/1/213
TAX PIN: 12638303109481

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ALEXANDRA R. SMITH
 NATALIE SMITH**

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
MATTHEW BRUSHWOOD,
 ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9114 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN tract or parcel of land situate in the township of Chestnut Hill, County of Monroe and State of Pennsylvania, being known as Lot No. 17 of Chestnut Hill, Chestnut Hill Township, Monroe County, Pennsylvania, being recorded in the Monroe County Recorder of Deeds office at Stroudsburg, Pennsylvania in Plot Book 12, Page 1, on October 14, 1968.

TITLE TO SAID PREMISES VESTED IN Fillipo Carbone and Joseph Carbone, as tenants in common, by Deed from Carmine Carbone, as surviving spouse of Margaret Carbone, dated 12/07/2005, recorded 01/27/2006 in Book 2255, Page 9866.

TAX CODE: 02/2/2/19

TAX PIN: 02625803419496

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

FILLIPO CARBONE A/K/A

FILLIPPO CARBONE

JOSEPH CARBONE

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

PAUL CRESSMAN,

ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5265 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or parcel or piece of land situate in the Township of Middle Smithfield, County of Monroe, and Commonwealth of Pennsylvania, being Lot No. 152, Section I, Mountain Top Estates, as shown on map of lands of Clinton r. Alden, Plot No. 1, recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, in plot Volume 10, Page 109.

TITLE TO SAID PREMISES VESTED IN Patricia L. Buskey by Deed dated 09/21/2004, given by William R. Buffington, III, unmarried, recorded 10/06/2004 in the Office of the recorder of Deeds in and for the County of Monroe, State of Pennsylvania, at Deed Book 2204, page 1463.

TAX CODE: 09/4A/1/35-3

TAX PIN: 09734503224892

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF:

PATRICIA L. BUSKEY

TROY RADWAY

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
JOSEPH E. DEBARBERIE,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3980 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Tunkhannock, County of Monroe, and Commonwealth of Pennsylvania, being Lot No. 5908, Dection DI, Emerald Lakes, as shown on a plan of lots recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, in Plot Book Volume/Page 19/109.

BEING THE SAME PREMISES WHICH James Sanchez and Marilyn Sanchez, by Deed dated August 21, 2002 and recorded August 22, 2002 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2129, page 5655, granted and conveyed unto JOHN RODRIGUEZ and CLARIBEL

RODRIGUEZ
IMPROVEMENTS: Residential property.
TAX CODE NO. 20/1C/1/328
PIN #20634302598693
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
JOHN RODRIGUEZ
CLARIBEL RODRIGUEZ
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

DANIEL C. FANASELLE, ESQUIRE
 Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor

PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10518 CIVIL 2012, 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, JAN 28, 2016
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot No. 486, Section 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, at Page 11, 13 and 15.

TOGETHER with all rights of way and **UNDER AND SUBJECT** to all covenants, reservations and conditions of record, as found in the chain of title.

TITLE TO SAID PREMISES VESTED in Samila Kristal, by Deed from PR Management Corporation, dated 04/24/2007, recorded 04/26/2007 in Book 2303 Page 3879.
TAX CODE: 03/8C/1/199
TAX PIN: 03635814237829

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
SAMILA KRISTAL

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

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

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

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 70 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

THURSDAY, JAN 28, 2016
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Pocono, County of Monroe, and State of Pennsylvania being Lot 13, Section 3, as on Map titled Final Plan Section No. 3 Sunset Pocono, being recorded in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book No. 19, Page 59.

TITLE TO SAID PREMISES VESTED in Daniel J. Prussman and Nicole M. Bellmund, as joint tenants with the right of survivorship and not as tenants in common, by Deed from Michael J. Lynch and Constance A. Lynch, h/w, dated 12/28/2007, recorded 01/07/2008 in Book 2324, page 6895.
TAX CODE: 12/5B/3/14
TAX PIN: 12637403325806

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
DANIEL J. PRUSSMAN
NICOLE M. BELLMUND A/K/A
N M. BELLMUND

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

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

Todd A. Martin

Sheriff of Monroe County
Pennsylvania
ADAM H. DAVIS, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 942 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

THURSDAY, JAN 28, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN lot or piece of land situate in the Township of Tunkhannock, County of Monroe and Commonwealth of Pennsylvania, known as Lot No. 5928, Section D-1, as shown on plan of Emerald Lakes, recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe in Plot Book Volume 19, Page 109 and 111.

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

BEING THE SAME PREMISES which Walter Pula, by Deed dated 4/25/2013 and recorded 5/21/2013 in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2420, Page 4148, granted and conveyed unto Matthew Justin Hynes.

Tax ID #: 20/1c/1/356

Pin: 20634302697454

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MATTHEW JUSTIN HYNES

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
CHRISTOPHER A. DENARDO,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6658 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, JAN 28, 2016

AT 10:00 A.M.

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

Lot No. 535, Section No. J, as shown on map of A Pocomo Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book No. 22, page 11, 13, 15 & 17, County of Monroe.

TITLE TO SAID PREMISES VESTED IN Mack Quiteh and Jamesetta Johnson, as joint tenants with the right of survivorship and not as tenants in common, by Deed from Keystone Development Co., Inc., dated 06/30/2000, recorded 07/03/2000 in Book 2080, Page 9020.

TAX CODE: 03/9C/1/395

TAX PIN: 03635914422655

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF:

MACK QUITEH

JAMESETTA JOHNSON

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ADAM H. DAVIS, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 233 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

THURSDAY, JAN 28, 2016

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER

ER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in the Township of Stroud, Monroe County, Pennsylvania, being lot or lots No. 179, Section D, as is more particularly set forth on the plot map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania in Plot Book Volume 32, pages 115, 117, 119, 121.

Title to said premises is vested in Grace White by deed from E. Martni Wainor and Susan R. Wainor dated July 31, 1998 and recorded August 3, 1998 in Deed Book 2051, Page 5340.

Parcel No. 17/15C/134

Pin No. 17639201171104

Being Known As: 279 Penn Estates, East Stroudsburg, Township of Stroud, Monroe County, PA 18301

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

GRACE WHITE

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
JACOB M. OTTLEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8694 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
AT 10:00 A.M.**

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

BEING the same land and premises more particularly described in Deed Book 2203, Page 5339.

BEING THE SAME PREMISES WHICH Joseph M Levondowski, by Deed dated September 15, 2004 and recorded September 30, 2004 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2203, Page 5339, granted and conveyed unto ERIC S WALDSTEIN and CHRISTINA M WALDSTEIN

IMPROVEMENTS: Residential property.
TAX CODE NO. 11639503018502

PIN # 11/3A/1/71

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ERIC S. WALDSTEIN

CHRISTINA M. WALDSTEIN

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
HARRY B. REESE, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4435 CIVIL 2012, 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, JAN 28, 2016
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
ALL THAT CERTAIN lot situate in the Township of Chestnuthill, County of Monroe and State of Pennsylvania, marked and designated as Lot number 153, Section 1, as shown on "Plotting of Sierra View", Chestnuthill Township, Monroe County, Pennsylvania, made by Lawrence R. Bailey and recorded in Monroe County, Pennsylvania, in Plot Book No. 29, Page 61.

TITLE TO SAID PREMISES VESTED IN Michael S. Cullen, an unmarried man and Elba S. Lazart, an unmarried woman, holding title as joint tenants with the right of survivorship, by Deed from Donald S. Kishbaugh, dated 11/17/2001, recorded 11/28/2001 in Book 2109, page 4837.

TAX CODE: 02/14B/1/139
TAX PIN: 02633002679682

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MICHAEL S. CULLEN

ELBA S. LAZART

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
ADAM H. DAVIS,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 652 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

THURSDAY, JAN 28, 2016

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in the Township of Stroud, Monroe County, Pennsylvania, being Lot or Lots No. 85, Section E, Penn Estates, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 32, Pages 123, 125.

17/15E?1/85 Pin # 17638204938585

BEING THE SAME PREMISES which Arthur Rosenberg and Kerrie A. Rosenberg, husband and wife by Deed dated 5/12/2006 and recorded 5/12/2006 in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2267, Page 5239, granted and conveyed unto Johnny Carrion and Juana Carrion, husband and wife.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JOHNNY CARRION
JUANA CARRION**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
BRADLEY J. OSBORNE,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 735 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

THURSDAY, JAN 28, 2016

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THE FOLLOWING lot situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 1020, Section E, as shown on 'Plotting of Stillwater Lake Estates, Inc., Coolbaugh Township, Monroe County, Pennsylvania, made by Leo A. Achterman, Jr., and recorded in Monroe County, Pennsylvania, in Plot Book No. 10, Page 105.

TITLE TO SAID PREMISES VESTED IN Timothy Brown and Yajaira Brown, h/w, by Deed from D, E AND S Properties, Inc., t/a Classic Quality Homes, dated 05/10/2012, recorded 05/14/2012 in Book 2402, Page 4374.

TAX CODE: 03/14D/1/112

TAX PIN: 03634604616238

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**TIMOTHY BROWN
YAJAIRA BROWN**

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
JONATHAN LOBB,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 142 CIVIL 2012, 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, JAN 28, 2016

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER

ER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Coolbaugh, County of Monroe, and Commonwealth of Pennsylvania, being Lot 705, Whispering Glen, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 56, Page 63.

TITLE TO SAID PREMISES VESTED IN Dorissa Layton and Frederick Brown, by Deed from Rebecca Wade, unmarried and James Nicholas Wade, unmarried, dated 02/07/2003, recorded 02/13/2003 in Book 2144, page 8779.

TAX CODE: 03/4C/2/87

TAX PIN: 03-6356-02-98-7698

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**DORISSA LAYTON
FREDERICK BROWN**

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
ADAM H. DAVIS,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 32 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

THURSDAY, JAN 28, 2016

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
ALL THE FOLLOWING lots situate in the Township of Smithfield, County of Monroe and State of Pennsylvania, marked and designated as Lots Nos. 53, 54, 55, 56, 57, Section 2-F, as shown on 'Plotting No. 2, Lake Valhalla, Inc., Smithfield Township, Monroe County, PA, made by G. Kemper, dated November 8, 1956' and recorded in Monroe County, Pennsylvania in Plot Book No. 8, Page 75.

TITLE TO SAID PREMISES VESTED IN Celso Poncio & Angela R. Poncio, h/w, by Deed from Louis A. Gangale & Katherine L. Gangale, h/w, dated 11/30/2004, recorded 12/02/2004 in Deed Book 2209, Page 4629.

TAX CODE: 16/10/2/11-17

TAX PIN: 16731201254490

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**CELSO PONCIO
ANGELA R. PONCIO**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1818 CIVIL 2012, 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, JAN 28, 2016

AT 10:00 A.M.

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

All That Certain piece, parcel and tract of land situated, lying and being in the Township of Tobyhanna, County of Monroe and Commonwealth of Pennsylvania, Being Lot 33, Section A, of Greenwood Crest at Greenwood Acres as set forth in the Office of the Recorder of Deeds in Plot Book 12, Page 39.

TITLE TO SAID PREMISES VESTED IN Mariano Ortiz and Maria Ortiz, h/w, by Deed from Matzel Development at Greenwood, LLC, a Pennsylvania limited liability company, dated 09/21/2007, recorded 10/15/2007 in Book 2318, Page 6584.

TAX CODE: 19/19B/2/55

TAX PIN: 19539402688060

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**MARIANO ORTIZ A/K/A
MARIANO A. ORTIZ
MARIA ORTIZ A/K/A
MARIA I. ORTIZ**

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
PAUL CRESSMAN, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5852 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, JAN 28, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Coolbaugh, County of Monroe, and State of Pennsylvania, being Lot No. 43, Section B as shown on the map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book No. 19, pages 77 and 79. (Previously incorrectly recited as Plot Book No. 15, pages 77 and 19).

BEING THE SAME PREMISES which Rafael Sanchez and Bridget Sanchez, husband and wife, by deed dated 9/20/2011 and recorded 10/7/2011 in Book 2392 page 4038 conveyed to Kristie E. Reisinger, by her agent William J. Ohmacht.

Pin #: 03635820907464

Tax CoDE #: 03/3B/2/44

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**KRISTIE REISINGER
A/K/A KRISTIE E. REISINGER**

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MATTHEW K. FISSEL, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 584 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot parcel or piece of ground situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot/Lots No. 470, Section No. H. as shown on map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 19, page 21, 23 & 25.

TITLE TO SAID PREMISES VESTED IN Cesar Gonzalez, by Deed from Thomas J. Darnowski, Jr. and Carole M. Travers, as tenants in common dated 05/31/2002, recorded 06/06/2002 in Book 2123, Page 8195.

TAX CODE: 3/8E/1/625

TAX PIN: 03635809063913

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CESAR M. GONZALEZ, JR.

A/K/A CESAR GONZALEZ

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
ADAM H. DAVIS,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2382 CIVIL 2009, 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, JAN 28, 2016
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER

ER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN tract, piece or lot of land situated in the Township of Tunkhannock, County of Monroe and State of Pennsylvania, being Lot No. 45 as shown on a map entitled Final Plan Mountain Terrace Estates at Tunkhannock, recorded in Plot Book Volume 74 page 37.

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

TITLE TO SAID PREMISES VESTED IN Lindsay Dallemard, by Deed from Matzel Development at Mt. Terrace, LLC, a Pennsylvania Limited Liability Company, dated 03/06/2006, recorded 05/01/2006 in Book 2265, Page 8502.

TAX CODE: 20/96366
TAX PIN: 20632100293164

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

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
ADAM H. DAVIS,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11049 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel, or piece of ground situated in the Township of Tobyhanna, County of Monroe, Commonwealth of Pennsylvania being Lot No. 9601 Sec A III, Tax Code 19/3e/1/14, as shown on the plan of the Emerald Lakes Development on file in the Recorder's Office at Stroudsburg, Monroe County, Pennsylvania in Plat Book No 13, Page(s) 75.

BEING THE SAME PREMISES which ABC Home Builders, Inc., by deed dated 02/29/2008 and recorded 3/5/2008 in Book 2328 Page 5909 conveyed to Francisco Concepcion and Zulay Concepcion, his wife.

Pin #: 19634403035907
Tax Code #: 19/3E/1/14

SEIZED AND TAKEN IN EXECUTION AS THE

**PROPERTY OF:
FRANCISCO CONCEPCION
ZULAY CONCEPCION**

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
CRYSTAL ESPANOL,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5497 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
AT 10:00 A.M.**

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

All that certain lot, parcel or piece of land situate in the Township of Coolbaugh, County of Monroe, and Commonwealth of Pennsylvania, being Lot 103, Whispering Glen, as shown on a plan of lots recorded in the Office for the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 56, Page 63. As described in Mortgage Book 2206, page 7587.

Title to said Premises vested in Raymond W. Payne by Deed from Angela Leone dated 12/14/2001 and recorded 12/19/2001 in the Monroe County Recorder of Deeds in Book 2111, Page 1652.

Being known as 103 Robert David Drive n/k/a 3149 Robert David Drive, Tobyhanna, PA 18466

Tax Parcel Number: 03/4C/2/68
Tax Pin Number: 03635602991461

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
RAYMOND W. PAYNE**

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

ROBERT W. WILLIAMS, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8876 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

THURSDAY, JAN 28, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN lot, piece or parcel of land situate in the Township of Pocono, County of Monroe and State of Pennsylvania, being Lot No. 25, Section 2, as shown on map entitled 'Final Plan, Section No. 2, Sunset Pocono', dated March 10, 1973 and recorded May 16, 1973, in the Office for the Recording of Deeds, Etc., at Stroudsburg, PA., in and for the County of Monroe, in Plot Book Volume 19, page 57.

TITLE TO SAID PREMISES VESTED IN Ramon F. Moreno and Janice Irizarry Moreno, h/w, by Deed from LTS Homes, LLC, dated 12/12/2013, recorded 01/30/2014 in Book 2433, Page 6273.

TAX CODE: 12/5B/2/16

TAX PIN: 12637404523885

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

RAMON F. MORENO

JANICE IRIZARRY MORENO

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

PAUL CRESSMAN, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1155 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

THURSDAY, JAN 28, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN lot situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 7745, Section U, as shown on 'Plotting of POCONO FARMS, INC., Coolbaugh Township, Monroe County, Pennsylvania, made by Bellante & Clauss' and recorded in Monroe County, Pennsylvania, in Plot Book No. 16, Page 47.

TITLE TO SAID PREMISES VESTED IN Ralph J. Turre, by Deed from Fred P. Kooyenga Jr. and Barbara Ann Kooyenga, h/w, dated 10/08/2004, recorded 10/18/2004 in Deed Book 2204, Page 9792.

TAX CODE: 03/7G/3/30

TAX PIN: 03635703032285

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

RALPH J. TURRE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

MATTHEW BRUSHWOOD,
ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5386 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, JAN 28, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN lot parcel or piece of land situate

in the Township of Coolbaugh, County of Monroe, and Commonwealth of Pennsylvania, being Lot 254, Section E, A Pocono Country Place, as shown on a plan of lots recorded in the office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 18, Pages 101, 107 & 109.

TITLE TO SAID PREMISES VESTED IN Julie Feuer, her husband, by Deed from James Horvath and Kelly Skolkin, dated 09/24/2004, recorded 09/29/2004 in Book 2203, Page 3161.

TAX CODE: 3/9A/1/71

TAX PIN: 03635811667963

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JULIE FEUER
LOUIS FEUER

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
PAUL CRESSMAN,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9416 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, JAN 28, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Pocono, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 4 Section 2 (north) of Marve Manor as shown on plan of lots recorded in the Office of the Recorder of Deeds of Monroe County in Plot Book Volume 64, page 11.

TITLE TO SAID PREMISES VESTED IN Marzena Eller, by Deed from Mike Eller and Marzena Szczepanska, nfm, Marzena Eller, h/w, 07/11/2005, recorded 04/19/2006 in Book 2264, Page 4556.

TAX CODE: 12/87674

TAX PIN: 12638303222920

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MIKE ELLER
MARZENA SZCZEPANSKA
A/K/A MARENZA ELLER

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
ADAM H. DAVIS,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6712 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
ALL THAT CERTAIN lot situate in the Township of Chestnuthill, County of Monroe and State of Pennsylvania, marked and designated as follows, to wit: BEING Lot No. 58, Section II, Countryside, as shown on Map of lands of Truco, Inc. and recorded in the Office of the Recorder of Deeds of Monroe County at Stroudsburg, Pennsylvania, in Plat Book 26, Page 45.
TITLE TO SAID PREMISES VESTED IN Howard T. Stevens, III and Kimberly Stevens, h/w, by Deed from Joseph P. Hennessey and Pamela S. Hennessey, dated 06/19/2001, recorded 06/22/2001 in Book 2098, Page 8224.

TAX CODE: 02/9A/2/37
TAX PIN: 02624802791103

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

HOWARD T. STEVENS, III
KIMBERLY A. STEVENS

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
PAUL CRESSMAN, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10428 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

THURSDAY, JAN 28, 2016

AT 10:00 A.M.

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

All that following lot situate in the Township of Tunkhannock, County of Monroe, Commonwealth of Pennsylvania, marked and designated as Lot Number 36, Section Two, as show on "Plotting of Sierra View", recorded in Plot Book No. 30, Page 49.

Title to said premises vested in John Stano, Jr., a married man by Deed from Donald G. Kishbaugh and Martha Ann Kishbaugh, his wife, and Steven P. Parisi and Colleen Parisi, his wife dated 08/19/1996 and recorded 08/16/1996 in the Monroe County Recorded of Deeds in Book 2028, Page 2719.

Being known as 1105 Allegheny Drive, Blakeslee, PA 18610

Tax Parcel Number: 20/8J/1/9

Tax Pin Number: 20632104747908

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOHN STANO, JR.

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ROBERT W. WILLIAMS, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4401 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, JAN 28, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Coolbaugh, County of Monroe, and Commonwealth of Pennsylvania, being Lot No. 827, Section I, 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 Plot Book Volume 16, Page 49.

title to said premises vested in Helena L. Ashby-Coote, by Deed from Timothy L. Carr and Latisha S. Bass, nbm, Latisha S. Carr, his wife, dated 08/02/2007, recorded 08/07/2007 in Book 2312, Page 9147.

TAX CODE: 03/4B/1/103

TAX PIN: 03636703004641

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

HELENA L. ASHBY-COOTE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MEREDITH WOOTERS,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8894 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

THURSDAY, JAN 28, 2016

AT 10:00 A.M.

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

All that certain Parcel of land and improvement there-

in situate in the Township of Pocono, County of Monroe, and Commonwealth of Pennsylvania, and designated as Parcel No. 12/2/1/13 and more fully described in a Deed dated November 10, 2000 and recorded November 13, 2000 in Monroe County in Deed Book 2087, Page 0554, granted and conveyed unto Jesse Oltmanns, a single person.

UNDER AND SUBJECT to restrictions as of record.

TAX PARCEL NO.: 12/2/1/13

PIN #: 12-6382-00-52-0012

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JESSE OLTMANN'S

THE UNITED STATES OF AMERICA U.S. DEPARTMENT OF JUSTICE

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

RICHARD J. NALBANDIAN, III,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4246 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, JAN 28, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Coolbaugh, County of Monroe, and Commonwealth of Pennsylvania, Being lot 1833, Section H, Pocono Farms, as shown on a Plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 14, Page 25.

TITLE TO SAID PREMISES VESTED IN Natasha S. Peterson, by Deed from George Nadj and Nancy Nadj, dated 11/30/2009, recorded 12/07/2009 in Book 2363, Page 8055.

TAX CODE: 03/7F/1/108

TAX PIN: 03634702953101

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

NATASHA S. PETERSON

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in ac-

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

PAUL CRESSMAN, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6493 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, JAN 28, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Smithfield, County of Monroe, and Commonwealth of Pennsylvania, being Lot No. 315, Valhalla Heights, as shown on a plan of lots recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, in Plot Book Volume/Page 11/161.

TITLE TO SAID PREMISES VESTED IN Oliver P. Viray, by Deed from Stone Ridge Builders, LLC, dated 04/19/2005, recorded 04/21/2005 in Book 2222, Page 7912.

TAX CODE: 16/93887

TAX PIN: 16730202988216

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

OLIVER P. VIRAY

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
PAUL CRESSMAN, ESQUIRE

THURSDAY, JAN 28, 2016

AT 10:00 A.M.

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10478 CIVIL 2012, 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, JAN 28, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN piece, parcel and tract of land situated, lying and being in the Township of Tunkhannock, County of Monroe and Commonwealth of Pennsylvania, being Lot 50, as shown on Map entitled Final Plan Mountain Terrace Estates at Tunkhannock, recorded in Plot Book Volume 74, page 37.

TITLE TO SAID PREMISES VESTED IN Sayyid A. Baksh, by Deed from Federal Home Loan Mortgage Corporation, by Marie to Eaise, by Power of Attorney recorded 8/28/2006 in Book 2278 Page 8335, dated 03/27/2008, recorded 04/02/2008 in Book 2330, Page 5221.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

SAYYID A. BAKSH

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8605 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot of land situate in Township of Stroud, Monroe County, Pennsylvania: Being Known As 1722 North 5th Street, Stroudsburg, PA 18360

Parcel Number: 17/4/4/18

Pin Number: 17730110360260

Improvements: Residential Property
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GEORGE ARNOLD A/K/A GEORGE BOBBIE ARNOLD A/K/A GEORGE B. ARNOLD 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
DAVID NEEREN,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 821 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

THURSDAY, JAN 28, 2016

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot of land situate in Township of Middle Smithfield, Monroe County, Pennsylvania: Being known as: RR18 Box 6040 n/k/a 335 Frutchey Drive, East Stroudsburg, PA 18302

Parcel Number: 09/9B/1/3

Pin Number: 09733303225878

Improvements: Residential property
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN H. WHITE 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
 DAVID NEEREN, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 817 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
 AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot of land situate in Township of Tobyhanna , Monroe County, Pennsylvania: BEING KNOWN AS Lot 5387 Emerald Lakes a/k/a Lot 5387 Sec C3A Doe Drive, Emerald Lakes n/k/a 2243 Doe Drive, Long Pond, PA 18334
PARCEL NUMBER: 19/31/1/160
PIN NUMBER: 19634402561611

IMPROVEMENTS: Residential property SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**CHEDDIE DEFREITAS A/K/A
 CHEDDIE M. DEFREITAS
 GLORIA A. DEFREITAS**

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8181 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
 AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot of land situate in Township of Jackson , Monroe County, Pennsylvania: BEING KNOWN AS Lot 84 Fall Creek n/k/a 116 Michael Lane, Jackson Township, Stroudsburg, PA 18360

PARCEL NUMBER: 8/7B/1/84
PIN NUMBER: 08635203106978
IMPROVEMENTS: Residential Property SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
EDGAR COLLAZO
LISANDRA COLLAZO

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
 DAVID NEEREN,
 ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4562 CIVIL 2012, 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, JAN 28, 2016
 AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER

ER IS HIGHER BY CASHIERS CHECK OR CASH
 ALL THAT CERTAIN lot of land situate in Township
 of Paradise , Monroe County, Pennsylvania:
 Being Known As 3499 Devils Hole Road nka 175 Dev-
 ils Hold Road, Cresco, PA 18326
 Parcel Number: 11/119690
 Pin Number: 11636604914281
 Improvements: Residential property
**SEIZED AND TAKEN IN EXECUTION AS THE
 PROPERTY OF:
 DAVID FOSTER**

SANDRA M. FOSTER

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
 DAVID NEEREN,
 ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 91 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

THURSDAY, JAN 28, 2016

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot of land situate in Township of Coolbaugh , Monroe County, Pennsylvania:
 Being Known As RR 2 Box 2633 Bear Lane n/k/a 1109 Black Bear Trail, Gouldsboro, PA 18424
 Parcel Number: 03/17A/1/50
 Pin Number: 03631902752615
 Improvements: Residential property

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
 CLARICE BLANK A/K/A
 CLARICE J. BLANK**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
 ELIZABETH L. WASSALL,
 ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4013 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, JAN 28, 2016

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot of land situate in Township of Smithfield , Monroe County, Pennsylvania:
 Being Known As 402 Melody Court, East Stroudsburg, PA 18301
 Parcel Number: 16/91023
 Pin Number: 16731102687599
 Improvements: Residential Property

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
 SHAMIN ABDUS
 SULCHAWATTIE ABDUS**

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
 DAVID NEEREN,
 ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1501 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot of land situate in Township of Price , Monroe County, Pennsylvania:
Being Known As 380 Wood Dale Road, East Stroudsburg, PA 18301

Parcel Number: 14/6/1/57-1
Pin Number: 14730404508107

Improvements: Residential property

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JAMES B. MCFARLANE

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
SHERRI J. BRAUNSTEIN,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3355 CIVIL 2010, 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, JAN 28, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot of land situate in Township of Pocono , Monroe County, Pennsylvania:
Being Known As 20-21 Scot High Terrace, Scotrun, PA 18355

Parcel Number: 12/6A/1/49
Pin Number: 12637303241581

Improvements: Residential property

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ROBERT GLEITSMANN

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
SHERRI J. BRAUNSTEIN,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 66 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot of land situate in Township of Coolbaugh, Monroe County, Pennsylvania:
Being Known As: 16 Chickasa Drive, Pocono Lake, PA 18347

PARCEL NUMBER: 3/19C/1/396
PIN NUMBER: 03630710259198

IMPROVEMENTS: Residential property.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CARIN WEISS A/K/A CARIN V. WEISS

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

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

Todd A. Martin

Sheriff of Monroe County
Pennsylvania

ELIZABETH L. WASSALL, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan 1, 8, 15