

**PUBLIC NOTICE
CIVIL ACTION LAW
COURT OF COMMON PLEAS
MONROE COUNTY
Number 4217 CV 17**

Pacific Union Financial, LLC

v.
Robert Allman

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

TO: Robert Allman

Your house (real estate) at 310 Cedar Drive, Long Pond, Pennsylvania 18334 is scheduled to be sold at Sheriff's Sale on **April 26, 2018 at 10:00 a.m.** at Monroe County Courthouse, Stroudsburg, Pennsylvania 18360 to enforce the court judgment of \$129,992.59 obtained by Pacific Union Financial, LLC against the above premises.

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 canceled if you pay to Pacific Union Financial, LLC the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.
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 the following notice 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 price bid by calling McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the 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 McCabe, Weisberg and Conway, LLC, at (215) 790-1010.
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 real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of 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 schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate 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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH IN-

FORMATION ABOUT HIRING A LAWYER.

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

LAWYER REFERRAL SERVICE

ASSOCIATION DE LICENCIADOS

Monroe County Bar Assoc.

Find a Lawyer Program

913 Main Street

Stroudsburg, PA 18360

(570) 424-7288

McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff

123 S. Broad St., Ste. 1400

Phila., PA 19109

215-790-1010

PR - Dec. 22

**PUBLIC NOTICE
COURT OF COMMON PLEAS
MONROE COUNTY
No.: 9700 CV 2014**

MILSTEAD & ASSOCIATES, LLC

By: Bernadette Irace, Esquire

Attorney ID#313008

1 E. Stow Rd.

Marlton, NJ 08053

Attorney for Plaintiff

(856) 482-1400

File No. 205516

Bayview Loan Servicing, LLC

Plaintiff,

Vs.

Doreen McCarthy, Known heir of Vincetta

McDonough, Deceased Mortgager and Real Owner

Gerard McDonough, Known heir of Vincetta

McDonough, Deceased Mortgager and Real Owner

Michael McDonough, Known heir of Vincetta

McDonough, Deceased Mortgager and Real Owner

Charles R. McDonough aka Richie McDonough,

Known heir of Vincetta McDonough, Deceased

Mortgager and Real Owner

Unknown heirs, successors, assigns and all persons,

firms, or associations claiming right, title, or interest

from or under Vincetta McDonough, Deceased

Mortgager and Real Owner

Defendants

TO: Michael McDonough, Known heir of

Vincetta McDonough, Deceased Mortgager and

Real Owner

Charles R. McDonough aka Richie

McDonough, Known heir of Vincetta

McDonough, Deceased Mortgager and Real Owner

TYPE OF ACTION: CIVIL ACTION/COMPLAINT IN

MORTGAGE FORECLOSURE

PREMISES SUBJECT TO FORECLOSURE: 7 7

Robinwood Terrace

Scotrun, PA 18355

NOTICE

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

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

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A RE-

DUCEED FEE OR NO FEE.

Lawyers Referral and Information Service
 Monroe County Bar Association
 913 Main St.
 Stroudsburg, PA 18360
 570-424-7288

PR - Dec. 22

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

The following Executors, Administrators, Trustees, or Guardians have filed Accounts and Statements of Proposed Distribution in the Office of the Clerk of the Orphans' Court Division:

In Re: ESTATE OF LICET FRATARCANGELI, DECEASED

First and Final Account of Llioved Torres, Administratrix

NOTICE

All parties interested are notified that the above Accounts and Statements of Proposed Distribution will be presented for Confirmation to a Judge of the Orphan's Court on 8th day of January, 2018, at 9:30 A.M.

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

GEORGE J. WARDEN
 Clerk of Orphans' Court

PR - Dec. 15, Dec. 22

**PUBLIC NOTICE
 DISSOLUTION NOTICE**

NOTICE IS HEREBY GIVEN that the Board of Directors of PRPO, P.C. is winding up and settling the affairs of the Corporation for the purpose of filing Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, pursuant to the Corporation Law of the Commonwealth of Pennsylvania, 1988, December 21, P.L. 1444, No. 177, and its amendments and supplements.

PRPO, P.C.

c/o Hursh & Hursh, P.C.
 60 North Union Street
 Middletown, PA 17057-1429

PR - Dec. 22

**PUBLIC NOTICE
 ESTATE NOTICE**

Estate of Adele Rose DeLeva a/k/a Adele R. DeLeva, deceased

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

Charles C. DeLeva, Administrator
 c/o

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

PR - Dec. 22, Dec. 29, Jan. 5

**PUBLIC NOTICE
 ESTATE NOTICE**

Estate of BARBARA J. WALLER, deceased, late of Coolbaugh Township, Monroe County.

Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned within four months from the date hereof and to file with the Clerk of Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address within the County where notice may be given to Claimant. Thomas B. Waller, Executor, 1406 E. Schuylkill Road, Apt. 213, Pottstown, PA 19465

PR - Dec. 8, Dec. 15, Dec. 22

**PUBLIC NOTICE
 ESTATE NOTICE**

Estate of DAVID I. HARRISON, late of 3336 Buck Run, Tobyhanna, Monroe County, Pennsylvania 18466, deceased

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

Vanessa S. Harrison, Administratrix
 3336 Buck Run
 Tobyhanna, PA 18466

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

PR - Dec. 22, Dec. 29, Jan. 5

**PUBLIC NOTICE
 ESTATE NOTICE**

Estate of Donald F. Miller, a/k/a Donald Franklin Miller, late of East Stroudsburg Borough, Monroe County, Pennsylvania, deceased.

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

Sylvia F. Miller, Executrix
 101 East Broad Street
 East Stroudsburg, PA 18301

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

PR - Dec. 22, Dec. 29, Jan. 5

**PUBLIC NOTICE
 ESTATE NOTICE**

Estate of Edward J. Kopetsky, Sr., deceased
 Late of Tunkhannock Township, Monroe County

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

Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.
Edward J. Kopetsky, Jr., Executor
c/o

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

PR - Dec. 22, Dec. 29, Jan. 5

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **GUILLERMO RIVERA**, late of Tobyhanna, Coolbaugh Township, Monroe County, Pennsylvania, deceased.

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

PATRICIA A. RIVERA, Administratrix
5695 Pembroke Drive
Tobyhanna, PA 18466

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

PR - Dec. 15, Dec. 22, Dec. 29

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Linda L. Mosier, a/k/a Linda Lou Mosier**, deceased, late of the Township of Chestnut Hill, County of Monroe and Commonwealth of Pennsylvania.

Letters Testamentary have been granted to the undersigned, who requests all persons having claims or demands against the Estate of the Decedent to make known the same, and all persons indebted to the Decedent to make payments without delay to:

Scott H. Mosier
745 Spruce Hollow Drive
Palmerton, PA 18071
or to his Attorney:

Jenny Y.C. Cheng, Esquire
Cheng Law Offices, P.C.
314 Delaware Avenue
P.O. Box 195
Palmerton, PA 18071

PR - Dec. 15, Dec. 22, Dec. 29

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF **LUCILLE KING TITUS**, late of East Stroudsburg Borough, Monroe County, Pennsylvania, deceased.

Letters Testamentary in the above-named Estate have been granted to the undersigned, all persons indebted to the Estate are requested to make immediate payment, and those having claims are directed to present the same, without delay, to the undersigned or their attorney 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 the address within the County where notice may be given to claimant.

Brenda J. Fisher, Co-Executrix
2513 Center Street
East Stroudsburg, PA 18301

Kimberly A. Watson, Co-Executrix
2513 Center Street

East Stroudsburg, PA 18301

Kathleen E. Walters, Esquire
Higgins & Walters, LLC
26 North Sixth Street
Stroudsburg, PA 18360

PR - Dec. 15, Dec. 22, Dec. 29

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF **MARTHA S. ERNEST**, late of Stroudsburg Borough, Monroe County, Pennsylvania, deceased.

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

Timothy N. Ernest
2158 Westbury Drive
Stroudsburg, PA 18360

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

PR - December 15, 22, 29

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF **NANCY JOHNSON**, late of Stroudsburg Borough, Monroe County, PA, deceased.

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

Nanette York, Executrix
c/o

Higgins & Walters, LLC
26 North Sixth Street
Stroudsburg, PA 18360

PR - Dec. 15, Dec. 22, Dec. 29

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF **PATRICIA J. KAMINSKY**, late of Stroud Township, Monroe County, Pennsylvania, deceased.

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

Robert J. Kaminsky, Executor
2012 Linwood Drive
Stroudsburg, PA 18360

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

PR - Dec. 22, Dec. 29, Jan. 5

**PUBLIC NOTICE
ESTATE NOTICE**

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

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

PR - Dec. 22, Dec. 29, Jan. 5

**PUBLIC NOTICE
ESTATE NOTICE**

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

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

PR - Dec. 22, Dec. 29, Jan. 5

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF RONALD R. BORGER, late of Eldred Township, Monroe County, Pennsylvania, deceased.
Letters Testamentary in the above-named Estate having been granted to the undersigned, all persons indebted to the Estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or 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.

Paula Frey
760 Koch Road
Kunkletown, PA 18058

Rodney Borger
604 Camp Skiba Road
Stroudsburg, PA 18360

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

PR - Dec. 8, Dec. 15, Dec. 22

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF SANDRA L. WARTERS, late of Stroudsburg, Monroe County, Pennsylvania (died June 2, 2017).

Notice is hereby given that Letters Testamentary for the Estate of SANDRA L. WARTERS have been issued to CHARLES DeHAVEN, Executor of the Estate.

All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to Charles DeHaven, c/o Jule Gaige, Attorney for the Estate, 615 Clay Avenue, Third Floor, Scranton, PA 18510; 570-350-5225.

PR - Dec. 8, Dec. 15, Dec. 22

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of SHIRLEY A. BATTERN, late of 234 East Broad Street, East Stroudsburg, Monroe County, Pennsylvania 18301, 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 without the County where notice may be given to Claimant.

Sherri Clayton-Williams, Executrix
5458 Fetterhoff Chapel Road
Chambersburg, PA 17201

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

PR - Dec. 22, Dec. 29, Jan. 5

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of SOPHIE B. MORRIS, late of 107 Cedarwood Commons, 3 Village Circle, 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 without the County where notice may be given to Claimant.

Phyllis Hauner-Morris, Executrix
2142 Laurel Ridge Road
East Stroudsburg, PA 18302

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

PR - Dec. 8, Dec. 15, Dec. 22

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Steven Daniel Gladstone, late of Lehigh Acres Township, Lee County, state of Florida, 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 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.

Michelle Ellen Gladstone, Executrix
Neil Gordon, Executor
24 Sand Sam Circle
Furlong, PA 18925

Charles G. Cheleden, Esquire
21 A. East Ashland Street
Doylestown, PA 18901

PR - Dec. 8, Dec. 15, Dec. 22

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF **TERI A. BALMFORTH**, late of Stroudsburg, Monroe County, Pennsylvania, deceased.

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

Paul D. Balmforth, Administrator
5405 Shelbrooke Drive
Stroudsburg, PA 18360

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

PR - Dec. 22, Dec. 29, Jan. 5

**PUBLIC NOTICE
ESTATE NOTICE**

Letters of Administration have been granted on the Estate of **Frank M. Albanese**, Deceased, late of Monroe County, who died on November 20, 2017 to Nadine Fuda, Administrator.

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

All persons having claims against the estate are requested to present them in writing within four months and all persons indebted to the estate to make payment to it in care of the Attorney noted.

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

PR - December 22, 29, January 5

**PUBLIC NOTICE
ESTATE NOTICE**

Letters of Administration have been granted on the Estate of **Harry Wassmer**, Deceased, late of Monroe County, who died on November 26, 2017 to Steve Wassmer, Administrator.

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

All persons having claims against the estate are requested to present them in writing within four months and all persons indebted to the estate to make payment to it in care of the Attorney noted.

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

PR - December 22, 29, January 5

**PUBLIC NOTICE
ESTATE NOTICE**

Letters of Administration have been granted on the Estate of **Laura Wassmer**, Deceased, late of Monroe County, who died on November 26, 2017 to Edward Brienza, Administrator.

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

All persons having claims against the estate are requested to present them in writing within four months and all persons indebted to the estate to make payment to it in care of the Attorney noted.

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

PR - December 22, 29, January 5

**PUBLIC NOTICE
ESTATE NOTICE**

Letters Testamentary have been granted on the Estate of **Frederick C. Rufe Jr.**, Deceased, late of Monroe County, who died on Dec. 22, 2016, to Jennifer Rufe, Administratrix.

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

All persons having claims against the estate are requested to present them in writing within 4 months and all persons indebted to the estate to make payment to it in care of the Attorney noted.

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

PR - Dec. 22, Dec. 29, Jan. 5

**PUBLIC NOTICE
INCORPORATION NOTICE**

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania on Dec. 5, 2017.

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

The name of the corporation is

J D CYCLE WORKS INC.

Timothy B. Fisher II, Esq.
Fisher & Fisher Law Offices, LLC
3041 Route 940, Suite 107
Mount Pocono, PA 18344

PR - Dec. 22

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA**

No. 1072 - Civil - 2017

RIDGE TOP VILLAGE OWNERS ASSOCIATION
Plaintiff

vs.

BRIGIDA S PASION, et al
Defendants

AS TO SEPARATE DEFENDANTS:

BRIGIDA S PASION
MYRRAH SESTOSO CUKRO
VIOLETA M DELA CRUZ
JOANNA S FLORES
HENRIETTA D WARD
DAVID S DEEVER
ARMAND NANAWA
LINDA NANAWA
GENE HIRSCHL
ELENA RANGEL
DAVID ALAMEDA, SR

The Plaintiff, Ridge Top Village Owners Association, has commenced a civil action against you for recov-

ery of dues, fees, and assessments which you owe to Ridge Top Owners Association by virtue of your ownership of property in Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of dues, fees, and assessments. The Court has authorized service of the Complaint upon you by publication.

NOTICE

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

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

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

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

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

Attorneys for Plaintiff

**RIDGETOP VILLAGE OWNERS ASSOCIATION
700 South 21st Street
Fort Smith, AR 72901
Telephone: 479/242-8814
Facsimile: 479/242-2715**

PR - Dec. 22

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA**

No. 142 - Civil - 2017

RIDGE TOP VILLAGE OWNERS ASSOCIATION

Plaintiff

vs.
PATRICIA DARNLEY , et al
Defendants

AS TO SEPARATE DEFENDANTS:

- PATRICIA DARNLEY
- VINCENT P LEE
- KAREN L LEE
- ROBERT H. ELLIS
- ERNESTINE D. ELLIS
- MARGARET C. LUCIANO
- GUY J LUCIANO
- WILLIAM ROBINSON JR
- BERNADETTE FORSYTHE
- CHANNELL B WILKINS
- MARILYN A PALMA
- MARY THOMPSON
- FRANK SCHAEFER
- DOROTHY SCHAEFER
- VERNAL LLOYD SALMON
- ELIZABETH ELLEN SALMON
- ROSA CUEVAS
- JOE CUEVAS
- MOSHKO VOLF

MIRA VOLF

The Plaintiff, Ridge Top Village Owners Association, has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to Ridge Top Owners Association by virtue of your ownership of property in Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of dues, fees, and assessments. The Court has authorized service of the Complaint upon you by publication.

NOTICE

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

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

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

**Monroe County Bar Association
Find a Lawyer Program
913 Main Street**

**Stroudsburg, PA 18360
Telephone: (570) 424-7288
Fax: (570) 424-8234**

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

Attorneys for Plaintiff

**RIDGETOP VILLAGE OWNERS ASSOCIATION
700 South 21st Street
Fort Smith, AR 72901
Telephone: 479/242-8814
Facsimile: 479/242-2715**

PR - Dec. 22

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA**

No. 144 - Civil - 2017

RIDGE TOP VILLAGE OWNERS ASSOCIATION

Plaintiff

vs.
OLA M JOHNSON, et al
Defendants

AS TO SEPARATE DEFENDANTS:

- HAILEY GRAY
- KENDAL HENRY
- FEARN A ATHERTON HENRY
- EMILO TIO
- MARY TIO
- VICTOR G DOWNER
- ESLYN M. HAUGHTON-DOWNER
- VICTOR M CASTANEDA
- DIANE R BROWN
- JAMES EL-R WILLIAMESE, JR
- DAVID F. SHANER
- SALLY J. SHANER
- CHARLES JARRELL
- BOBBIE R. JARRELL
- CATALINA SAGNIP VALLE

Yael Klinger
 Donald R. Smith
 Dorinda L. Smith
 Charles Rios
 Angelita R Henry
 Dorothy Rodriguez
 Kevin Price
 Marleen Price
 Evelyn Jones
 Charles Kupfer

The Plaintiff, Ridge Top Village Owners Association, has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to Ridge Top Owners Association by virtue of your ownership of property in Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of dues, fees, and assessments. The Court has authorized service of the Complaint upon you by publication.

NOTICE

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

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

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HAYES, JOHNSON & CONLEY, PLLC
 By: JOEL D. JOHNSON
 Attorney ID No. 322352

Attorneys for Plaintiff

RIDGETOP VILLAGE OWNERS ASSOCIATION
 700 South 21st Street
 Fort Smith, AR 72901
 Telephone: 479/242-8814
 Facsimile: 479/242-2715

PR - Dec. 22

**PUBLIC NOTICE
 IN THE COURT OF
 COMMON PLEAS OF
 MONROE COUNTY
 FORTY-THIRD
 JUDICIAL DISTRICT
 COMMONWEALTH OF
 PENNSYLVANIA
 NO. 5988 CV 2017**

ACTION TO QUIET TITLE

RICHARD F. CARABBA,
 Plaintiff,

vs.

BENASA INVESTMENTS, INC. and BENASA HOLDINGS, INC., together doing business as BENASA REALTY COMPANY, and STRATFORD DEVELOPMENT, INC.
 Defendants.

NOTICE

TO DEFENDANTS:

BENASA REALTY COMPANY and STRATFORD DEVELOPMENT, INC.

YOU HAVE BEEN SUED IN COURT. If you wish to defend, you must enter a written appearance personally or by attorney and file your defense 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 Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. 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 OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Monroe County Bar Association

913 Main Street
 Stroudsburg, PA 18360
 Phone: (570) 424-7288
 Fax: (570) 424-8234

Joseph P. McDonald, Jr., Esq.
 Attorney for Plaintiff
 1651 West Main Street
 Stroudsburg, PA 18360
 (570) 424-6877
 ID #47132

PR - Dec. 22

**PUBLIC NOTICE
 IN THE COURT OF
 COMMON PLEAS OF
 MONROE COUNTY
 FORTY-THIRD
 JUDICIAL DISTRICT
 COMMONWEALTH OF
 PENNSYLVANIA
 No. 65 - Civil - 2017**

RIDGE TOP VILLAGE OWNERS ASSOCIATION
 Plaintiff

vs.

CYNTHIA PAYNE, et al
 Defendants

AS TO SEPARATE DEFENDANTS:

CYNTHIA PAYNE
 JOHN E PELPHREY
 DOROTHEA C PELPHREY
 TONY PENA
 CHRISTINA PENA
 HYACINTH L PRINCE
 VICTORIA PUZIO
 CLIVE RAPHAEL
 FREDDY J REYES
 EMMA REYES
 ABRAHAM J REYNOLDS
 ELOISE U REYNOLDS
 XAVIER LENDOF
 UBALDO G LENDOF
 JAMHLEE RIOS
 GEORGE F SCHALCK
 VALERIE SCHALCK
 JULIA L SMITH
 VANESSA P SPILLER
 RAMON TORREZ
 MARIA TORREZ
 LAUREL M VENEZIA
 RONALD WARNER
 YVONNE WARNER

The Plaintiff, Ridge Top Village Owners Association, has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to Ridge Top Owners Association by virtue of your ownership of property in Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of dues, fees, and assessments. The Court has authorized service of the Complaint upon you by

publication.

NOTICE

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

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HAYES, JOHNSON & CONLEY, PLLC

By: JOEL D. JOHNSON

Attorney ID No. 322352

Attorneys for Plaintiff

RIDGETOP VILLAGE OWNERS ASSOCIATION

700 South 21st Street

Fort Smith, AR 72901

Telephone: 479/242-8814

Facsimile: 479/242-2715

PR - Dec. 22

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 9752 - Civil - 2016**

RIDGE TOP VILLAGE OWNERS ASSOCIATION

Plaintiff

vs.

NILDA PERALTA , et al

Defendants

AS TO SEPARATE DEFENDANTS:

NILDA A PERALTA

NEFER A SIMON-COLLIER

CHRISTOPHER COLLIER

MARTIN C KATIGBAK

RUTH WONG

LOXLEY RICHARDS

LEROY DELEON

DARLENE WARREN

KIM MINERLEY

ROBERT MINERLEY

KEVIN E STEPHENS

ROXANE D JUSTE STEPHENS

KARI MARGELONY

JUANITA M JOYNER

ROBERT B JOYNER

JUANITA A MARTIN

ENICE V STEGMULLER

JOSE L LOPEZ

EVA Z LOPEZ

JOHN J LYSEK

DEBBIE J LYSEK

JOHN WILSON

HELEN WILSON

JANIE JACOBS

VALERIE JACOBS

DARIN JACOBS

JANET T CARTER

The Plaintiff, Ridge Top Village Owners Association, has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to Ridge Top Owners Association by virtue of your ownership of property in Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of dues, fees, and assessments. The Court has authorized service of the Complaint upon you by publication.

NOTICE

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

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HAYES, JOHNSON & CONLEY, PLLC

By: JOEL D. JOHNSON

Attorney ID No. 322352

Attorneys for Plaintiff

RIDGETOP VILLAGE OWNERS ASSOCIATION

700 South 21st Street

Fort Smith, AR 72901

Telephone: 479/242-8814

Facsimile: 479/242-2715

PR - Dec. 22

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY,
PENNSYLVANIA
FORTY THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
CIVIL ACTION
NO. 1792-CV-2017**

PNC Bank, National Association, Plaintiff vs. Adobi Nwapa, Known Heir of Evelyn Nwapa a/k/a Evelyn Obeageli Nwapa, Efuru Nwapa-Obua, Known Heir of Evelyn Nwapa a/k/a Evelyn Obeageli Nwapa, Estate of Evelyn Nwapa a/k/a Evelyn Obeageli Nwapa, Njideka Kelley, Personal Representative Of The Estate Of Evelyn Nwapa a/k/a Evelyn Obeageli Nwapa, Nkechi Owo, Known Heir of Evelyn Nwapa a/k/a Evelyn Obeageli Nwapa, Obiora Nwapa, Known Heir of Evelyn Nwapa a/k/a Evelyn Obeageli Nwapa and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Evelyn Nwapa a/k/a Evelyn Obeageli Nwapa, 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 Evelyn Nwapa a/k/a Evelyn

Obeageli Nwapa, Efuru Nwapa-Obua, Known Heir of Evelyn Nwapa a/k/a Evelyn Obeageli Nwapa, Njideka Kelley, Personal Representative of The Estate of Evelyn Nwapa a/k/a Evelyn Obeageli Nwapa, Estate of Evelyn Nwapa a/k/a Evelyn Obeageli Nwapa, c/o Njideka Kelley, Personal Representative and Nkechi Owo, Known Heir of Evelyn Nwapa a/k/a Evelyn Obeageli Nwapa, Defendants, whose last known address is 3468 Devils Hole Road a/k/a 279 Devils Hole Road, Cresco, PA 18326.

Your house (real estate) at 3468 Devils Hole Road a/k/a 279 Devils Hole Road, Cresco, PA 18326, is scheduled to be sold at the Sheriff's Sale on 3/29/2018 at 10:00 a.m. in the Monroe County Courthouse, Stroudsburg, PA, to enforce the court judgment of \$291,999.27, obtained by Plaintiff above (the mortgagee) against you. PROPERTY DESCRIPTION: ALL THAT CERTAIN LOT OF LAND SITUATE IN PARADISE TOWNSHIP, MONROE COUNTY, PENNSYLVANIA: BEING KNOWN AS 3468 Devils Hole Road a/k/a 279 Devils Hole Road, Cresco, PA 18326. PARCEL NUMBER: 11/8A/1/3. IMPROVEMENTS: Residential Property. TITLE TO SAID PREMISES IS VESTED IN Evelyn Nwapa, a married person BY DEED FROM Marjorie A. Kolar and Brian J. Newman, husband and wife DATED 09/05/2008, RECORDED 09/08/2008, IN DEED BOOK 2341, PAGE 6505. HAVING BEEN ERECTED THEREON A SINGLE-FAMILY DWELLING. UDREN LAW OFFICES, P.C. IS A DEBT COLLECTOR AND THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU ARE NOT OBLIGATED UNDER THE NOTE OR YOU ARE IN BANKRUPTCY OR YOU RECEIVED A DISCHARGE OF YOUR PERSONAL LIABILITY UNDER THE NOTE IN BANKRUPTCY, THIS COMMUNICATION IS NOT SENT TO COLLECT THE DEBT; RATHER, IT IS SENT ONLY TO PROVIDE INFORMATION WITH REGARD TO THE LENDER'S RIGHT TO ENFORCE THE LIEN OF MORTGAGE. Udren Law Offices, P.C., Attys. for Plaintiff, 111 Woodcrest Rd., Ste. 200, Cherry Hill, NJ 08003, 856.482.6900.

P - Dec. 22

**PUBLIC NOTICE
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
COURT OF COMMON PLEAS
CIVIL DIVISION
MONROE COUNTY
No. 7920-CV-2017**

BANK OF AMERICA, N.A.

Plaintiff

vs.

JAMES WOODS, in his capacity as Heir of JOHN WOODS, Deceased

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

Defendants

NOTICE

To UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN WOODS, DECEASED

You are hereby notified that on October 23, 2017, Plaintiff, BANK OF AMERICA, 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. 7920-CV-2017. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 302 TIMBERLINE TRAIL A/K/A, 724 TIMBERLINE TRAIL, EFFORT, PA 18330 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.

Lawyer Referral Service:

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

PR - Dec. 22

**PUBLIC NOTICE
NOTICE OF SHERIFF'S SALE
IN THE COURT OF
COMMON PLEAS
OF MONROE COUNTY,
PENNSYLVANIA
NO. 3269-CV-2017**

FREEDOM MORTGAGE CORPORATION

v.

GREGORY B. JOHNSON

NOTICE TO: GREGORY B. JOHNSON

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

Being Premises: 6416 MARVIN GARDENS A/K/A 6416 MARVIN TERRACE, TOBYHANNA, PA 18466-3253

Being in COOLBAUGH TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania,
TAX CODE: 03/8C/1/230

TAX PIN: 03-6358-14-24-9482

Improvements consist of residential property.

Sold as the property of GREGORY B. JOHNSON

Your house (real estate) at 6416 MARVIN GARDENS A/K/A 6416 MARVIN TERRACE, TOBYHANNA, PA 18466-3253 is scheduled to be sold at the Sheriff's Sale on 1/25/2018 at 10:00 AM at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115 to enforce the Court Judgment of \$199,052.88 obtained by FREEDOM MORTGAGE CORPORATION (the mortgagee) against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney for Plaintiff

PR - Dec. 22

**PUBLIC NOTICE
NOTICE OF SHERIFF'S SALE
IN THE COURT OF
COMMON PLEAS
OF MONROE COUNTY,
PENNSYLVANIA
NO. 3917-CV-17**

FIFTH THIRD MORTGAGE COMPANY

Vs.

MICHAEL R. QUIAZON and DANIEL E. MILLER

NOTICE TO: MICHAEL R. QUIAZON and DANIEL E. MILLER

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 452 STILLWATER DRIVE, A/K/A 15 STILLWATER DRIVE, POCONO SUMMIT, PA 18346
 Being in TOBYHANNA TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania, 19/4A/1/79
 Improvements consist of residential property.
 Sold as the property of MICHAEL R. QUIAZON and DANIEL E. MILLER

Your house (real estate) at 452 STILLWATER DRIVE, A/K/A 15 STILLWATER DRIVE, POCONO SUMMIT, PA 18346 is scheduled to be sold at the Sheriff's Sale on **04/26/2018 at 10:00 AM**, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$85,863.84 obtained by, FIFTH THIRD MORTGAGE COMPANY (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP
 Attorney for Plaintiff

PR - Dec. 22

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 324 CIVIL 2017, 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, January 25, 2018
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. RT-143 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which Mellon Bank, N.A. Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated December 16, 1997 and recorded on January 7, 1998, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2043 at page 8232 granted and conveyed unto Paul P. Belshaw.

Being part of Parcel No. 16/88144/U143 and Pin No. 16732101496271U143

ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 43 of Unit No. RT-143 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which Mellon Bank, N.A., POA for Continental Bank, Successor Trustee to United Penn Bank, Successor by Merger to Security Bank and Trust Company, Trustee, by deed dated April 16, 1993 and recorded on May 5, 1993, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 1885 at Page 0198 granted and conveyed unto Paul P. Belshaw.

Being part of Parcel No. 16/88144/U143 and Pin No. 16732101496271U143

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

PAUL P. BELSHAW

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 DURNAY, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Dec. 22, 29; Jan 5

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 2165 CIVIL 2016, 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, January 25, 2018
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 Middle Smithfield**, County of Monroe and State of Pennsylvania, being Lot No. 162 of Section No. 1 of Winona Lakes, as shown on map of Winona Lakes, filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, in Plot Book No. 9, Page 119, and bounded and described as follows, to wit:

BEGINNING at an iron pin on the southeasterly side of Lake Road, a corner common to lots 162 and 163; thence, 1) along the southeasterly side of said road North fifty-eight degrees forty-two minutes East one hundred and no one-hundredths feet to an iron pin, a corner common to lots 161 and 162; thence, 2) leaving said road and along said lot 161 South thirty-one degrees eighteen minutes East one hundred forty-five and no one-hundredths feet to an iron pin on line of lot 151, a corner common to lots 161 and 162; thence 3) along said lot 151 and lot 150 South fifty-eight degrees forty-two minutes West one hundred and no one-hundredths feet to an iron pin on line of lot 150, a corner common to lots 162 and 163; thence 4) along said lot 163 North thirty-one degrees eighteen minutes West one hundred forty-five and no one-hundredths feet to the place of **BEGINNING**. "Designated as Lot 162."

BEING the same premises which William T. Gannon, Jr., conveyed unto William T. Gannon, Jr. and Debra E. Gannon, husband and wife, by Deed dated Stroudsburg, Pennsylvania at Deed Book Volume 2286, Page 9761.

Tax Code No. 9/3F/1/46-1
 PIN NO. 09-7344-04-90-4634

a/k/a 2135 Big Winona Road, East Stroudsburg, PA,

Middle Smithfield Township, Pennsylvania
**SEIZED AND TAKEN IN EXECUTION AS THE
 PROPERTY OF:**

WILLIAM GANNON, 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
**NICHOLAS CHARLES HAROS,
 ESQUIRE**

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Dec. 22, 29; Jan 5

**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 7885 CIVIL 2016, 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 , January 25, 2018
 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 OWNERS: JAIME ROBAYO, BETTY BENITES, EVELYN BENITES, RICHARD BENITES, and SONIA MARRERO CONTRACT NO.: 1100106111 FILE NO.: PA-RT-1-010

SMITHFIELD TOWNSHIP, Monroe County, Pennsylvania, known as Interval No. 30 of Unit No. RT-18, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises conveyed by deed recorded July 8, 2010, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2373, Page 726 granted and conveyed unto the Judgement Debtors.

**PARCEL NO.: 16/88017/U18
 PIN NO.: 16732102587083**

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

**JAIME ROBAYO
 BETTY BENITES
 EVELYN BENITES
 RICHARD BENITES
 SONIA MARRERO**

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
JOEL D JOHNSON, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Dec. 22, 29; Jan 5

**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 2187 CIVIL 2017, 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 , January 25, 2018
 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. 23 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-108 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 Mellon Bank, N.A., POA for Continental Bank, Successor Trustee to United Penn Bank, Successor by Merger to Security Bank and Trust Company, Trustee, by deed dated January 25, 1994 and recorded on March 11, 1994 in Record Book Volume 1941 at Page 0460 granted and conveyed unto Julius Toussaint Woods and Olivia Marie Chapman.

Being part of Parcel No. 16/3/3/3-1-108 and Pin No. 16733101091686B108

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

**JULIUS TOUSSAINT WOODS
 OLIVIA MARIE CHAPMAN**

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
JEFFREY A DURNEY, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Dec. 22, 29; Jan 5

**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 7928 CIVIL 2016, 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 , January 25, 2018
 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 OWNERS: JUAN P MARTINEZ, CECILIA MARTINEZ and MILAGRO D MARTINEZ CONTRACT NO.: 1100109263 FILE NO.: PA-RT-1-098

SMITHFIELD TOWNSHIP, Monroe County, Pennsylvania, known as Interval No. 16 of Unit No. RT-112, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises conveyed by deed recorded July 8, 2010, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2373, Page 662 granted and conveyed unto the Judgement Debtors.

PARCEL NO.: 16/88113/U112
 PIN NO.: 16732101387954U112

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JUAN P MARTINEZ
 CECILIA MARTINEZ
 MILAGRO D 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
JOEL D JOHNSON, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Dec. 22, 29; Jan 5

**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 2125 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 , January 25, 2018
 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. 51 of Unit No. R28, 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 Eric W. Prior, by deed dated September 1, 2010 and recorded November 1, 2010 in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed book Volume 2378 at Page 1600 granted and conveyed unto Interval Weeks Inventory, LLC.

Being part of Parcel No. 16/2/1/1-7-7C and Pin No. 16732102771324

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

INTERVAL WEEKS INVENTORY, 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 - Dec. 22, 29; Jan 5

**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 1519 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, January 25, 2018
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. 37 of Unit No. R31, 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 Barbara Yunker and John Yunker, by deed dated October 19, 2010 and recorded October 27, 2010 in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 2377 at Page 9284 granted and conveyed unto Interval Weeks Inventory, LLC.

Being part of Parcel No. 16/2/1/1-7-8C and Pin No. 16732102770342

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

INTERVAL WEEKS INVENTORY, 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 - Dec. 22, 29; Jan 5

**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 8611 CIVIL 2016, 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, January 25, 2018
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

OWNERS: WAYNE EDWARDS

DEON EDWARDS

NOVELETTE HAYE

CONTRACT NO.: 1109808873

FILE NO.: PA-RT-2-005

SMITHFIELD TOWNSHIP, Monroe County, Pennsylvania, known as Interval No. 15 of Unit No. RT-205, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises conveyed by deed recorded April 26, 2006, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2265, page 4482 granted and conveyed unto the Judgement Debtors.

PARCEL NO.: 16/110786

PIN NO.: 16732102594719U205

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

WAYNE EDWARDS

DEON EDWARDS

NOVELETTE HAYE

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

JOEL D JOHNSON, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

**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 7409 CIVIL 2016, 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 , January 25, 2018
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. RT-119 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which Continental Bank Successor Trustee, pursuant to that certain Trust Agreement between United Penn Bank and The Oxford Finance Companies, Inc., said Agreement dated November 14, 1991, by and through its Attorney-in-Fact, Mellon Bank, N.A. duly constituted and appointed by that certain Power of Attorney dated January 31, 1992, by deed dated September 13, 1995 and recorded on October 17, 1995, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2019 at Page 17527 granted and conveyed unto Manuel R. Aldana.

Being part of Parcel No. 16/88120/U119 and Pin No. 16732101398096U119

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MANUEL R ALDANA

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 - Dec. 22, 29; Jan 5

**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 7984 CIVIL 2016, 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 , January 25, 2018
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

OWNERS:

**SHARON WILLIAMS-LINDO and
LESLIE A LINDO**

CONTRACT NO.: 1108909359

FILE NO.: PA-RT-1-136

SMITHFIELD TOWNSHIP, Monroe County, Pennsylvania, known as Interval No. 36 of Unit of Unit No. RT-167, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 16, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20. **BEING** the same premises conveyed by deed recorded January 10, 2000, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2074, Page 201 granted and conveyed unto the Judgement Debtors.

PARCEL NO.: 16/110457

PIN NO.: 16732102591393U167

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**SHARON WILLIAMS-LINDO
LESLIE A. LINDO**

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
JOEL D JOHNSON, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

**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 7927 CIVIL 2016, 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 , January 25, 2018
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 OWNERS:

JEAN PIERRE NARCISSE and
MARIE J. NARCISSE

CONTRACT NO.: 1100203272

FILE NO.: PA-RT-1-071

SMITHFIELD TOWNSHIP , Monroe County, Pennsylvania, known as Interval No. 12 of Unit No. RT-78, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises conveyed by deed recorded November 30, 2009, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2363, Page 3485 granted and conveyed unto the Judgment Debtors.

PARCEL NO.: 16/88077/U78

PIN NO.: 16732102694356

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JEAN PIERRE NARCISSE
MARIE J. NARCISSE

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
JOEL D JOHNSON, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

**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 2114 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 , January 25, 2018
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) 2 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 113, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated June 19, 2001 and recorded on December 28, 2001 in Record Book Volume 2111 at Page 7469 granted and conveyed unto Catherine Murray and Linda Frank.

Being part of Parcel No. 16/2/1/1-10 and Pin No. 16732101450770

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CATHERINE MURRAY
LINDA FRANK

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 DURNAY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

**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 10835 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 , January 25, 2018
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) 27 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 156, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which United Penn Bank, Successor by Merger to Security Bank and Trust Company, Trustee, by deed dated June 20, 1989 and recorded on August 28, 1989 in Record Book Volume 1697 at page 1307 granted and conveyed unto Kelly Mosley and Geraldine Brown Mosley.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
KELLY MOSLEY
GERALDINE BROWN MOSLEY**

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 - Dec. 22, 29; Jan 5

**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 7929 CIVIL 2016, 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 , January 25, 2018
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 OWNERS: VICTOR CUERO, MARCOS VALENCIA and IDALIA VALENCIA

CONTRACT NO.: 1100101625
FILE NO.: PA-RT-1-140

SMITHFIELD TOWNSHIP , Monroe County, Pennsylvania, known as Interval No. 40 of Unit No. RT-192, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises conveyed by deed recorded May 13, 2005, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2225, Page 2290 granted and conveyed unto the Judgement Debtors.

PARCEL NO.: 16/220756

PIN NO.: 16732102595567U192

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
VICTOR CUERO
MARCOS VALENCIA
IDALIA VALENCIA**

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
JOEL D JOHNSON, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

**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 8655 CIVIL 2016, 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, January 25, 2018
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

OWNERS: SIDNEY WYNN
CAROLYN R WYNN
CONTRACT NO.: 1109808675
FILE NO.: PA-RT-2-026

SMITHFIELD TOWNSHIP, Monroe County, Pennsylvania, known as Interval No. 48 of Unit No. RT-111, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises conveyed by deed recorded January 30, 2003, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2143, Page 5432 granted and conveyed unto the Judgement Debtors.

PARCEL NO.: 16/88112/U111
PIN NO.: 16732101397021U111

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**SIDNEY WYNN
CAROLYN R WYNN**

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
JOEL D JOHNSON, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

**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 7870 CIVIL 2016, 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, January 25, 2018
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

OWNERS: JEANNE VILLEGAS and
DAWN PAGANO
CONTRACT NO.: 1100111871
FILE NO.: PA-RT-1-029

SMITHFIELD TOWNSHIP, Monroe County, Pennsylvania, known as Interval No. 10 of Unit No. RT-43, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises conveyed by deed recorded November 20, 2008, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in nd for the County of Monroe, Deed Book Volume 2345, Page 3177 granted and conveyed unto the Judgement Debtors.

PARCEL NO.: 16/3/2/28-43
PIN NO.: 16732102689677

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JEANNE VILLEGAS
DAWN PAGANO**

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
JOEL D JOHNSON, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

**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 2123 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 , January 25, 2018
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. 1 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-65F 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 Virgil L. Hein and Charlotte P. Hein, by deed dated September 1, 2010 and recorded on September 23, 2010 in Record Book Volume 2376 at Page 2734 granted and conveyed unto Van Drivers Consulting, LLC.

Being part of Parcel No. 16/3/3/3-1-65F and Pin No. 16732102994271B65F

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
VAN DRIVERS
CONSULTING, LLC**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

JEFFREY A DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

**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 2625 CIVIL 2017, 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 , January 25, 2018
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. 4 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-117 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 Dolores B. Hill, surviving spouse of E. Robert Hill, by deed dated October 14, 2013 and recorded on October 28, 2013 in Record Book Volume 2429 at Page 4635 granted and conveyed unto Superhealth Technologies, LLC.

Being part of Parcel No. 16/3/3/3-1-117 and Pin No. 16733101093834B117

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
SUPERHEALTH
TECHNOLOGIES, 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 - Dec. 22, 29; Jan 5

**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 8928 CIVIL 2016, 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 , January 25, 2018
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 OWNERS: DOUGLAS W ROWELL

**SYLVIA J ROWELL
CONTRACT NO.: 1109705467**

FILE NO.: PA-RT-4-056

SMITHFIELD TOWNSHIP , Monroe County, Pennsylvania, known as Interval No. 12 of Unit No. RT-133, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises conveyed by deed recorded August 24, 2005, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2237, Page 3642 granted and conveyed unto the Judgement Debtors.

PARCEL NO.: 16/88134/U133

PIN NO.: 1673210149110U13

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DOUGLAS W ROWELL

SYLVIA J ROWELL

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
JOEL D JOHNSON, ESQUIRE**

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec. 22, 29; Jan 5

**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 8919 CIVIL 2016, 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 , January 25, 2018
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 OWNERS: LANS REID

**JOYCE REID
CONTACT NO.: 1109707893**

FILE NO.: PA-RT-4-062

SMITHFIELD TOWNSHIP , Monroe County, Pennsylvania, known as Interval No. 20 of Unit No. RT-142, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises conveyed by deed recorded July 23, 2002, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2127, Page 1959 granted and conveyed unto the Judgement Debtors.

PARCEL NO.: 16/88243/U142

PIN NO.: 16732101496159U142

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LANS REID

JOYCE REID

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
JOEL D JOHNSON, ESQUIRE**

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec. 22, 29; Jan 5

**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 7805 CIVIL 2016, 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 , January 25, 2018
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 OWNERS: JOSE D PRIETO and AWILDA PRIETO
CONTRACT NO.: 1100011311
FILE NO.: PA-RT-1-051**

SMITHFIELD TOWNSHIP , Monroe County, Pennsylvania, known as Interval No. 1 of Unit No. Rt-60, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises conveyed by deed recorded February 2, 2005, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2215, Page 1656 granted and conveyed unto the Judgement Debtors.

**PARCEL NO.: 16/3/2/28-60
PIN NO.: 16732102699073**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
JOSE D PRIETO
AWILDA PRIETO**

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
JOEL D JOHNSON, ESQUIRE**

**Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5**

**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 8590 CIVIL 2016, 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 , January 25, 2018
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 OWNERS: JUDY C NICHOLSON WOODY D NICHOLSON
CONTRACT NO.: 1109905711
FILE NO.: PA-RT-2-002**

SMITHFIELD TOWNSHIP , Monroe County, Pennsylvania, known as Interval No. 13 of Unit No. RT-206, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984 and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises conveyed by deed recorded January 15, 2014, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2433, Page 410 granted and conveyed unto the Judgement Debtors.

**PARCEL NO.: 16/110787
PIN NO.: 16732102594707U206**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
JUDY C NICHOLSON
WOODY D NICHOLSON**

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
JOEL D JOHNSON, ESQUIRE**

**Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5**

**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 7995 CIVIL 2016, 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 , January 25, 2018
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 OWNERS: ALFRED LEE LANIOHAN and MARYANN LANIOHAN

CONTRACT NO.: 1100004050

FILE NO.: PA-RT-1-104

SMITHFIELD TOWNSHIP , Monroe County, Pennsylvania, known as Interval No. 15 of Unit No. Rt-119, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises conveyed by deed recorded March 3, 2010, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2367, Page 4370 granted and conveyed unto the Judgement Debtors.

PARCEL NO.: 16/88120/U119

PIN NO.: 16732101398096U119

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ALFRED LEE LANIOHAN

MARYANN LANIOHAN

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
JOEL D JOHNSON, ESQUIRE**

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec. 22, 29; Jan 5

**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 8718 CIVIL 2016, 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 , January 25, 2018
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 OWNERS: RICHARD B JONES

MARTA I JONES

CONTRACT NO.: 1109608257

FILE NO.: PA-RT-2-020

SMITHFIELD TOWNSHIP , Monroe County, Pennsylvania, known as Interval No. 16 of Unit No. RT-124, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises conveyed by deed recorded July 9, 2004, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2195, Page 8216 granted and conveyed unto the Judgement Debtors.

PARCEL NO.: 16/88125/U124

PIN NO.: 16732101398244U124

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

RICHARD B JONES

MARTA I 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
JOEL D JOHNSON, ESQUIRE**

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec. 22, 29; Jan 5

**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 9132 CIVIL 2016, 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 , January 25, 2018
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 OWNERS: HIPOLITO HENRIQUEZ FLERIDA HENRIQUEZ CONTRACT NO.: 1100401702 FILE NO.: PA-RT-003-020

SMITHFIELD TOWNSHIP , Monroe County, Pennsylvania, known as Interval No. 15 of Unit No. RT-118, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises conveyed by deed recorded July 23, 2014, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2441, Page 718 granted and conveyed unto the Judgement Debtors.

**PARCEL NO.: 16/88119/U118
PIN NO.: 16732101399018U118**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
HIPOLITO HENRIQUEZ
FLERIDA HENRIQUEZ**

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
JOEL D JOHNSON, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

**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 2109 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 , January 25, 2018
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-111 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 Security Bank and Trust Company, Trustee, by deed dated February 16, 1990 and recorded on March 30, 1990 in Record Book Volume 1729 at page 507 granted and conveyed unto Yvonne A. Harris and Robert E.P. Harris. Being part of Parcel No. 16/3/3-1-111 and Pin No. 16733101092762B111

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
YVONNE A. HARRIS
ROBERT E.P. HARRIS**

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 - Dec. 22, 29; Jan 5

**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 1527 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 , January 25, 2018
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) 2 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 37, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which United Penn Bank, Successor by Merger to Security Bank and Trust Company, Trustee, by deed dated March 23, 1990 and recorded on June 28, 1990 in Record Book Volume 1741 at Page 802 granted and conveyed unto Arthur E. Harkness.

Being part of Parcel No. 16/2/1/1-12 and Pin No. 16732102561273

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
ARTHUR E HARKNESS**

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 - Dec. 22, 29; Jan 5

**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 8014 CIVIL 2016, 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 , January 25, 2018
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 OWNERS: ROBERT FRABONI and LOUISE FRABONI

CONTRACT NO.: 1100204460

FILE NO.: PA-RT-1-116

SMITHFIELD TOWNSHIP , Monroe County, Pennsylvania, known as Interval No. 38 of Unit No. RT-134, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises conveyed by deed recorded September 19, 2002, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2131, Page 7890 granted and conveyed unto the Judgment Debtors.

PARCEL NO.: 16/88135/U134

PIN NO.: 16732101491126U134

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
ROBERT FRABONI
LOUISE FRABONI**

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**

JOEL D JOHNSON, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec. 22, 29; Jan 5

**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 7807 CIVIL 2016, 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, January 25, 2018
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 OWNERS: JANET FASHAKIN and EMMANUEL FASHAKIN
CONTRACT NO.: 1100207448
FILE NO.: PA-RT-1-008

SMITHFIELD TOWNSHIP, Monroe County, Pennsylvania, known as Interval No. 4 of Unit No. RT-13, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises conveyed by deed recorded February 3, 2004, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2181, Page 126 granted and conveyed unto the Judgement Debtors.

PARCEL NO.: 16/88012/U13
PIN NO.: 16732102589171

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
JANET FASHAKIN
EMMANUEL FASHAKIN**

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
JOEL D JOHNSON, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

**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 7955 CIVIL 2016, 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, January 25, 2018
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 OWNERS: EDMUND A DEANE DOE'RAIN DEANE
CONTRACT NO.: 1100100841
FILE NO.: PA-RT-1-105

SMITHFIELD TOWNSHIP, Monroe County, Pennsylvania, known as Interval No. 42 of Unit No. RT-124, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises conveyed by deed recorded September 22, 2006, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2240, Page 8636 granted and conveyed unto the Judgement Debtors.

PARCEL NO.: 16/88125/U124
PIN NO.: 16732101398244U124

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
EDMUND A. DEANE
DOE'RAIN DEANE**

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
JOEL D JOHNSON, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

**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 8977 CIVIL 2016, 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 , January 25, 2018
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

OWNERS: Wilfredo Cruz

Maritza Altmonte

CONTRACT NO.: 1109709014

FILE NO.: PA-RT-4-051

SMITHFIELD TOWNSHIP , Monroe County, Pennsylvania, known as Interval No. 16 of Unit No. RT-120, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises conveyed by deed recorded March 5, 2013, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2416, Page 5187 granted and conveyed unto the Judgement Debtors.

PARCEL NO.: 16/88121/U120

PIN NO.: 16732101398142U120

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

WILFREDO CRUZ

MARITZA ALTMONTE

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
JOEL D JOHNSON, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec. 22, 29; Jan 5

**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 7952 CIVIL 2016, 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 , January 25, 2018
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

OWNERS: JANARRA K CRAWFORD and ALTERIQ J CRAWFORD

CONTRACT NO.: 1100200310

FILE NO.: PA-RT-1-115

SMITHFIELD TOWNSHIP , Monroe County, Pennsylvania, known as Interval No. 48 of Unit No. RT-133, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises conveyed by deed recorded July 8, 2010, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2373, Page 483 granted and conveyed unto the Judgement Debtors.

PARCEL NO.: 16/88134/U133

PIN NO.: 16732101491105U133

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JANARRA K CRAWFORD

ALTERIQ J CRAWFORD

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
JOEL D JOHNSON, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec. 22, 29; Jan 5

**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 1491 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 , January 25, 2018
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) 16 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 65, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated November 4, 1985 and recorded on January 24, 1986 in Record Book Volume 1477 at Page 1 granted and conveyed unto Cyril Clarke and Marjorie Clarke.

Being part of Parcel No. 16/2/1/1-9 and Pin No. 16732101467354

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
CYRIL CLARKE
MARJORIE CLARKE**

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 - Dec. 22, 29; Jan 5

**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 9084 CIVIL 2016, 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 , January 25, 2018
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
OWNERS: MIKE IN B CHONG
EUN SOO CHUNG
CONTRACT NO.: 1109805150
FILE NO.: PA-RT-4-024

SMITHFIELD TOWNSHIP , Monroe County, Pennsylvania, known as Interval No. 1 of Unit No. RT-43, of Ridge Top Village, Shawnee Village Planned Residential Development; as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises conveyed by deed recorded March 2, 2005, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2217, Page 7020 granted and conveyed unto the Judgement Debtors.

PARCEL NO.: 16/3/2/28-43
PIN NO.: 16732102689677

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
MIKE IN B CHONG
EUN SOO CHUNG**

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

JOEL D JOHNSON, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

**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 8650 CIVIL 2016, 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 , January 25, 2018
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 OWNERS: YUN-FENG CHANG

**JINLING CHEN
CONTRACT NO.: 1109903351
FILE NO.: PA-RT-2-029**

SMITHFIELD TOWNSHIP , Monroe County, Pennsylvania, known as Interval No. 1 of Unit No. RT-92, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984 and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises conveyed by deed recorded January 7, 2000, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2073, Page 9841 granted and conveyed unto the Judgement Debtors.

**PARCEL NO.: 16/88093/U92
PIN NO.: 16732101387718U92**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**YUN-FENG CHANG
JINLING CHEN**

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
JOEL D JOHNSON, ESQUIRE**

**Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5**

**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 7950 CIVIL 2016, 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 , January 25, 2018
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 OWNERS: MARCO TUTIO CASTRO and ROSALBA M

**CASTRO
CONTRACT NO.: 1100107432
FILE NO.: PA-RT-1-092**

SMITHFIELD TOWNSHIP , Monroe County, Pennsylvania, known as Interval No. 15 of Unit No. RT-100, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises conveyed by deed recorded July 8, 2010, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2373, Page 806 granted and conveyed unto the Judgement Debtors.

**PARCEL NO.: 16/88101/U100
PIN NO.: 16732101385847U100**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**MARCO TUTIO CASTRO
ROSALBA M. CASTRO**

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
JOEL D JOHNSON, ESQUIRE**

**Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5**

**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 359 CIVIL 2017, 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 , January 25, 2018
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. 19 of Unit No. RT-119 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which Mellon Bank, N.A., P.O.A. for Continental Bank, Successor Trustee to United Penn Bank, Successor by Merger to Security Bank and Trust Company, Trustee, by deed dated May 20, 1993 and recorded on June 10, 1993, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 1891 at page 0921 granted and conveyed unto Christopher Belnavis and Susie Hooks.

Being part of Parcel No. 16/88120/U119 and Pin No. 16732101398096U119

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
CHRISTOPHER BELNAVIS
SUSIE HOOKS**

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 - Dec. 22, 29; Jan 5

**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 288 CIVIL 2017, 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 , January 25, 2018
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. 1 of Unit No. RT-22 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which United Penn Bank Successor by Merger to Security Bank and Trust Company, Trustee, by deed dated November 8, 1989 and recorded on November 17, 1989, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 1711 at Page 1262 granted and conveyed unto David W. Bauer, Michelle Lynn Bauer and Michelle J. Barlow.

Being part of Parcel No. 16/88021/U22 and Pin No. 16732102687017

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
DAVID W. BAUER
MICHELLE LYNN BAUER
MICHELLE J. BARLOW**

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 - Dec. 22, 29; Jan 5

**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 246 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, January 25, 2018
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. 5 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-72F 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 Stephen S. Rochester and Ilene T. Rochester, by deed dated March 28, 2012 and recorded on May 30, 2012 in Record Book Volume 2403 at page 1842 granted and conveyed unto Derek Wilcox.

Being part of Parcel No. 16/3/3/3-1-72F and Pin No. 16732102995042B72F

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

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 - Dec. 22, 29; Jan 5

**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 1506 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, January 25, 2018
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. 18 in that certain piece or 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 11B 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 Helen Fleahman, by deed dated February 17, 2011 and recorded on February 17, 2011 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2383, at page 2364, granted and conveyed unto Vacation Ownership Experts, LLC.

Being part of Parcel No. 16/4/1/48-11B and Pin No. 16732102879933B11B

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
VACATION OWNERSHIP
EXPERTS 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 - Dec. 22, 29; Jan 5

**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 2163 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 , January 25, 2018
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) 13 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 94, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Robert J. Dennis and Barbara A. Dennis, by deed dated August 9, 2010 and recorded on September 16, 2010 in Record Book Volume 2375 at page 9370 granted and conveyed unto The Middle Seat, LLC.

Being part of Parcel No. 16/2/1/1-9 and Pin No. 116732101467354

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
THE MIDDLE SEAT, 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 - Dec. 22, 29; Jan 5**

**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 1486 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 , January 25, 2018
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) 36 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. R79, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which James L. Parsons and Lavina Z. Parsons, by deed dated August 17, 2010 and recorded on September 17, 2010 in Record Book Volume 2376 at Page 135 granted and conveyed unto The Golden Grill, LLC.

Being part of Parcel No. 16/2/1/1-9 and Pin No. 16732101467354

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
THE GOLDEN GRILL, 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 - Dec. 22, 29; Jan 5**

**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 9631 CIVIL 2016, 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, January 25, 2018
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) 17 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 117, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Lawrence Jacobson and Renee Jacobson, by deed dated September 20, 2011 and recorded on May 16, 2012 in Record Book Volume 2402 at Page 5574 granted and conveyed unto O'Towers Wholesale, LLC.

Being part of Parcel No. 16/2/1/1-10 and Pin No. 16732101450770

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

O'TOWERS WHOLESALE, 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 - Dec. 22, 29; Jan 5

**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 7923 CIVIL 2016, 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, January 25, 2018
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 OWNERS: JANICE MOODIE and JAMES AHWAH
CONTRACT NO.: 1100108877
FILE NO.: PA-RT-1-009

SMITHFIELD TOWNSHIP, Monroe County, Pennsylvania, known as Interval No. 48 of Unit No. RT-16, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe county, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises conveyed by deed recorded July 30, 2003, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2161, Page 6498 granted and conveyed unto the Judgement Debtors.

PARCEL NO.: 16/88015/U16

PIN NO.: 16732102588036

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JANICE MOODIE

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
JOEL D JOHNSON, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

**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 2120 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 , January 25, 2018
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. 7 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-77D o 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 Eric W. Prior, by deed dated September 1, 2010 and recorded on November 1, 2010 in Record Book Volume 2378 at Page 1969 granted and conveyed unto Interval Weeks Inventory, LLC.

Being part of Parcel No. 16/3/3/3-1-77D and Pin No. 16732102997475B77D

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

INTERVAL WEEKS INVENTORY, 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 - Dec. 22, 29; Jan 5

**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 7979 CIVIL 2016, 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 , January 25, 2018
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 OWNERS: SALVADOR GUZMAN and LUZ GUZMAN CONTRACT NO.: 1100100858 FILE NO.: PA-RT-1-137

SMITHFIELD TOWNSHIP , Monroe County, Pennsylvania, known as Interval No. 47 of Unit No. RT-181, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises conveyed by deed recorded April 26, 2006, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2265, Page 4563 granted and conveyed unto the Judgement Debtors.

PARCEL NO.: 16/110471

PIN NO.: 1673210259255U181

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

SALVADOR GUZMAN

LUZ GUZMAN

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
JOEL D JOHNSON, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

**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 2121 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, January 25, 2018
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. 12 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-105 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 Larry K. Weatherbee and Sandra L. Weatherbee, by deed dated April 27, 2010 and recorded on May 17, 2010 in Record Book Volume 2370 at Page 7594 granted and conveyed unto EZ Timeshare Solutions, Inc.

Being part of Parcel No. 16/3/3/3-1-105 and Pin No. 16733101090696B105

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

EZ TIMESHARE SOLUTIONS, 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 A DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

**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 2236 CIVIL 2017, 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, January 25, 2018
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-76F 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 William Easterly and Constance Easterly, by deed dated June 28, 2013 and recorded on July 10, 2013 in Record Book Volume 2423 at Page 3408 granted and conveyed unto Cullen Family Vacations, LLC.

Being part of Parcel No. 16/3/3/3-1-76F and Pin No. 16732102997238B76F

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CULLEN FAMILY VACATIONS, 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 - Dec. 22, 29; Jan 5

**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 1869 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 , January 25, 2018
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) 26 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 40, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated September 2, 1983 and recorded on January 7, 1985 in Record Book Volume 1434 at Page 626 granted and conveyed unto Michael R. Colaneri.

Being part of Parcel No. 16/2/1/1-12 and Pin No. 16732102561273

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MICHAEL R. COLANERI

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 - Dec. 22, 29; Jan 5**

**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 2111 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 , January 25, 2018
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. 47 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-125 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 Terry L. Howell, Jr. and Lisa M. Howell, Husband and Wife, by deed dated July 23, 2010 and recorded on July 26, 2010 in Record Book Volume 2373 at Page 7418 granted and conveyed unto Black Family Trust, LLC.

Being part of Parcel No. 16/3/3/3-1-125 and Pin No. 16733101095971B125

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

BLACK FAMILY TRUST, 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 - Dec. 22, 29; Jan 5**

**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 9640 CIVIL 2016, 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, January 25, 2018
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. 19 of Unit No. RT-109 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which Mellon Bank, N.A., P.O.A. Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated July 27, 2005 and recorded on August 3, 2005, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2234 at Page 8507 granted and conveyed unto Ronald a. Benzeleski and Concepcion Benzeleski.

Being part of Parcel No. 16/88110/U109 and Pin No. 16732101387907U109.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**RONALD A. BENZELESKI
CONCEPCION BENZELESKI**

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 - Dec. 22, 29; Jan 5

**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 323 CIVIL 2017, 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, January 25, 2018
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. 13 of Unit No. RT-42 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated December 1, 2004 and recorded on December 16, 2004, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2210 at Page 8639 granted and conveyed unto Onesimo Benavides and Leidys Gonzalez.

Being part of Parcel No. 16/3/2/28-42 and Pin No. 16732102689685

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ONESIMO BENAVIDES
LEIDYS 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
JEFFREY A DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

**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 273 CIVIL 2017, 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, January 25, 2018
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. 30 of Unit No. RT-53 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated January 20, 2005 and recorded on March 17, 2005, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2219 at Page 2232 granted and conveyed unto Marshall E. Batte and Lorrain Kemp Batte.

Being part of Parcel No. 16/3/2/28-53 and Pin No. 16732102780932

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**MARSHALL E BATTE
LORRAIN KEMP BATTE**

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 - Dec. 22, 29; Jan 5

**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 2133 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, January 25, 2018
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. 45 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-114 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 Thomas E. Schrader and Suzanne M. Schrader, by deed dated October 25, 2010 and recorded on November 1, 2010 in Record Book Volume 2378 at page 1977 granted and conveyed unto Keith Barkas.

Being part of Parcel No. 16/3/3/3-1-114 and Pin No. 16733101093702B114

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

KEITH BARKAS

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 - Dec. 22, 29; Jan 5

**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 428 CIVIL 2017, 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, January 25, 2018

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. 36 of Unit No. RT-134 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at page 20.

BEING THE SAME premises which Gunter-Hayes & Associates, LLC, by deed dated November 26, 2013 and recorded on July 28, 2014, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2440 at Page 8727 granted and conveyed unto Sollette G. Baker, Felicia Bell and Iesha Baker.

Being part of Parcel No. 16/88135/U134 and Pin No. 16732101491126U134

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

SOLLETTE G. BAKER

FELICIA BELL

IESHA BAKER

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 - Dec. 22, 29; Jan 5

**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 1484 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, January 25, 2018

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) 38 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 58, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Sara Spengler, by deed dated August 13, 2010 and recorded on September 14, 2010 in Record Book Volume 2375 at page 8261 granted and conveyed unto Dominique White. Being part of Parcel No. 16/2/1/1-8 and Pin No. 16732102562122

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DOMINIQUE 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

JEFFREY A DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

**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 6552 CIVIL 2016, 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, January 25, 2018

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. 13 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 23A 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 Rio M. Raureanu and Daniel R. Raureanu, by deed dated July 26, 2003 and recorded on August 6, 2003 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2162, at Page 6295, granted and conveyed unto Willie Villanueva.

Being part of Parcel No. 16/4/1/48-23A and Pin No. 16732102889035B23A

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: WILLIE VILLANUEVA

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 - Dec. 22, 29; Jan 5

**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 8758 CIVIL 2016, 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 , January 25, 2018
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 OWNERS: ORIANDA SCHAEFFER

CONTRACT NO.: 1109706606
FILE NO.: PA-RT-4-084

SMITHFIELD TOWNSHIP, Monroe County, Pennsylvania, known as Interval No. 47 of Unit No. RT-193, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises conveyed by deed recorded August 30, 2011, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2390, Page 8425 granted and conveyed unto the Judgement Debtors.

PARCEL NO.: 16/110757

PIN NO.: 16732102595680U193

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ORIANDA SCHAEFFER

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
JOEL D JOHNSON, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

**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 8666 CIVIL 2016, 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 , January 25, 2018
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 OWNERS: CHESLEY RUFFIN

CONTRACT NO.: 1109900464
FILE NO.: PA-RT-2-039

SMITHFIELD TOWNSHIP, Monroe County, Pennsylvania, known as Interval No. 12 of Unit No. RT-59 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at page 20.

BEING the same premises conveyed by deed recorded August 30, 2005, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2238, Page 22 granted and conveyed unto the Judgement Debtors.

PARCEL NO.: 16/3/2/28-59
PIN NO.: 16732102699051

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CHESLEY RUFFIN

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
JOEL D JOHNSON, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

**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 9009 CIVIL 2016, 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 , January 25, 2018
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 OWNERS: CARLOS A MEJIA JR

**CONTRACT NO.: 1109804609
FILE NO.: PA-RT-4-036**

SMITHFIELD TOWNSHIP, Monroe County, Pennsylvania, known as Interval No. 50 of Unit No. RT-89, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises conveyed by deed recorded February 21, 2006, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2258, Page 4125 granted and conveyed unto the Judgement Debtors.

**PARCEL NO.: 16/88088/U89
PIN NO.: 1673210138775U89**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
CARLOS A. MEJIA, 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
JOEL D JOHNSON, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

**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 7831 CIVIL 2016, 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 , January 25, 2018
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 OWNERS: DONNA M MCDUGALL
CONTRACT NO.: 1109909523
FILE NO.: PA-RT-1-028**

SMITHFIELD TOWNSHIP, Monroe County, Pennsylvania, known as Interval No. 1 of Unit No. RT-42, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises conveyed by deed recorded May 23, 2002, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2122, Page 6840 granted and conveyed unto the Judgement Debtors.

**PARCEL NO.: 16/3/2/28-42
PIN NO.: 16732102689685**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DONNA M. MC DOUGALL

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
JOEL D JOHNSON, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

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

Thursday , January 25, 2018

AT 10:00 A.M.

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 8397 CIVIL 2016, 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 , January 25, 2018

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 OWNERS: EVA MASSEY CONTRACT NO.: 1109907097 FILE NO.: PA-RT-2-076

SMITHFIELD TOWNSHIP , Monroe County, Pennsylvania, known as Interval No. 26 of Unit No. RT-33, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises conveyed by deed recorded June '12, 2008, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2336, Page 7393 granted and conveyed unto the Judgement Debtors.

PARCEL NO.: 16/3/2/28-33

PIN NO.: 16732102689421

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

EVA MASSEY

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
JOEL D JOHNSON, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

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

Thursday , January 25, 2018

AT 10:00 A.M.

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 9130 CIVIL 2016, 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 OWNERS: DENTON L GORDON CONTRACT NO.: 1100210681 FILE NO.: PA-RT-003-019

SMITHFIELD TOWNSHIP , Monroe County, Pennsylvania, known as Interval No. 47 of Unit No. RT-135, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises conveyed by deed recorded February 7, 2003, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2144, Page 3498 granted and conveyed unto the Judgement Debtors.

PARCEL NO.: 16/88136/U135

PIN NO.: 16732101491109U135

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DENTON L. GORDON

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
JOEL D JOHNSON, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

**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 1485 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 , January 25, 2018

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) 48 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 137, on a certain "Declaration Plan Phase IIB of Stage 1", of

River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1. BEING THE SAME premises which James J. Buzi, by deed dated March 24, 2011 and recorded on March 30, 2011 in Record Book Volume 2384 at Page 8524 granted and conveyed unto Stella Dirks.

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

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

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 DURNAY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

**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 7897 CIVIL 2016, 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, January 25, 2018
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 OWNERS: NEYDER AMPARO DIAZ DE ARCHER
CONTRACT NO.: 1109908921
FILE NO.: PA-RT-1-021

SMITHFIELD TOWNSHIP, Monroe County, Pennsylvania, known as Interval No. 17 of Unit No. RT-33, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises conveyed by deed recorded January 15, 2014, in the Office of the Recorder of Deeds, etc. at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2433, Page 430 granted and conveyed unto the Judgement Debtors.

PARCEL NO.: 16/3/2/28-33

PIN NO.: 16732102689421

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

NEYDER AMPARO DIAZ DE ARCHER

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
JOEL D JOHNSON, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

**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 7986 CIVIL 2016, 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, January 25, 2018
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 OWNERS: JENNET CRAWFORD
CONTRACT NO.: 1100201730
FILE NO.: PA-RT-1-096

SMITHFIELD TOWNSHIP, Monroe County, Pennsylvania, known as Interval No. 3 of Unit No. RT-108, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises conveyed by deed recorded November 30, 2009, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2363, Page 3617 granted and conveyed unto the Judgement Debtors.

PARCEL NO.: 16/88109/U108
PIN NO.: 16732101386938U108

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JENNET CRAWFORD

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
 JOEL D JOHNSON, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Dec. 22, 29; Jan 5

**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 9088 CIVIL 2016, 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 , January 25, 2018
 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 OWNERS: SHAWN P CLYBURN
 CONTRACT NO.: 1100303387
 FILE NO.: PA-RT-003-004**

SMITHFIELD TOWNSHIP, Monroe County, Pennsylvania, known as Interval No. 12 of Unit No. Rt-115, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises conveyed by deed recorded July 23, 2014, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2441, Page 705 granted and conveyed unto the Judgement Debtors.

PARCEL NO.: 16/88116/U115
 PIN NO.: 16732101399065U115

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
 SHAWN P. CLYBURN**

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 - Dec. 22, 29; Jan 5

Pennsylvania
 JOEL D JOHNSON, ESQUIRE

**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 8383 CIVIL 2016, 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 , January 25, 2018
 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 OWNERS: BRIAN C CAVANAGH
 CONTRACT NO.: 1109806497
 FILE NO.: PA-RT-2-078**

SMITHFIELD TOWNSHIP, Monroe County, Pennsylvania, known as Interval No. 49 of Unit No. RT-17, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises conveyed by deed recorded June 15, 2005, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2228, Page 9466 granted and conveyed unto the Judgement Debtors.

PARCEL NO.: 16/88016/U17
 PIN NO.: 16732102588018

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

BRIAN C. CAVANAGH

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
 JOEL D JOHNSON, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Dec. 22, 29; Jan 5

**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 872 CIVIL 2017, 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 , January 25, 2018
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. 28 of Unit No. RT-127 of Ridge Top Village, Shawnee village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements., dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which Mellon Bank, N.A., POA for Continental Bank, Successor Trustee to United Penn Bank, Successor by Merger to Security Bank and Trust Company, Trustee, by deed dated August 3, 1994 and recorded on December 2, 1994, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 1984 at Page 0823 granted and conveyed unto Lillian Butler. Being part of Parcel No. 16/88128/U127 and Pin No. 16732101399310U127

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

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 - Dec. 22, 29; Jan 5

**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 9086 CIVIL 2016, 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 , January 25, 2018
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 OWNERS: KEVIN BULLOCK
CONTRACT NO.: 1100210137
FILE NO.: PA-RT-003-001**

SMITHFIELD TOWNSHIP, Monroe County, Pennsylvania, known as Interval No. 2 of Unit No. RT-119, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises conveyed by deed recorded November 20, 2008, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2345, Page 3486 granted and conveyed unto the Judgment Debtors.

**PARCEL NO.: 16/88120/U119
PIN NO.: 16732101398096U119**

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

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
JOEL D JOHNSON, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

**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 1138 CIVIL 2017, 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 , January 25, 2018
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. 24 of Unit No. RT-34 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984,

and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which Gunter-Hayes & Associates, LLC, by deed dated May 7, 2014 and recorded on June 17, 2014, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2439 at page 4005 granted and conveyed unto Blanche J. Bradley and Arshene M. Yanes.

Being Part of Parcel No. 16/3/2/28-34 and Pin No. 16732102689423

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**BLANCHE J. BRADLEY
ARSHENE M. YANES**

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 - Dec. 22, 29; Jan 5

**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 8794 CIVIL 2016, 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 , January 25, 2018
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. 41 of Unit No. RT-48 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which Samuel Johnson and Joe A. Jones-Johnson, by deed dated March 2, 2011 and recorded on September 1, 2011, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2390 at Page 9304 granted and conveyed unto Albert Banks and Melinda Banks.

Being part of Parcel No. 16/3/2/28-48 and Pin No. 16732102780744

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ALBERT BANKS
MELINDA BANKS**

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 - Dec. 22, 29; Jan 5

**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 845 CIVIL 2017, 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 , January 25, 2018
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. 26 of Unit No. RT-180 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which Gunter-Hayes & Associates, LLC, by deed dated July 30, 2010 and recorded on September 8, 2010, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2375 at page 5563 granted and conveyed unto Joseph Canstra and Laurie Corda. Being part of Parcel No. 16/110470 and Pin No. 16732102592592U180

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JOSEPH CANASTRA
LAURIE CORDA**

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
JEFFREY A DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

**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 1587 CIVIL 2017, 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, January 25, 2018
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. 40 of Unit No. RT-79 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which United Penn Bank, Successor by Merger to Security Bank and Trust Company, Trustee, by deed dated January 13, 1988 and recorded on March 3, 1988, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in RECORDED Book Volume 1606 at page 395 granted and conveyed unto Millicent V. Brown.

Being part of Parcel No. 16/88078/U79 and Pin No. 16732102694665

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MILLICENT V. 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 - Dec. 22, 29; Jan 5

**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 1136 CIVIL 2017, 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, January 25, 2018
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. 2 of Unit No. RT-48 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which Gunter-Hayes & Associates, LLC, by deed dated February 2, 2006 and recorded on April 4, 2006, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2262 at page 8312 granted and conveyed unto Maynard Braun and Elizabeth Braun. Being part of Parcel No. 16/3/2/28-48 and Pin No. 16732102780744

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**MAYNARD BRAUN
ELIZABETH BRAUN**

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 - Dec. 22, 29; Jan 5

**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 2516 CIVIL 2017, 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 , January 25, 2018
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 being No. Eighteen (18) and Nineteen (19), Unit 6, on a Map of Section 2, Lake Naomi, Pocono Pines, Tobyhanna Township , Monroe County, Pennsylvania, and recorded in Plot Book No. 9, page 33 in the Monroe County Recorder's Office.

BEING the same premises which Mary Csencsits, conveyed unto Curtis E. Rosler, Jr., by Deed dated October 19, 1977 and filed wit the Monroe County Recorder of Deeds at Stroudsburg, Pennsylvania at deed Book Volume 824, Page 301.

Tax Code No. 19/5B/1/32

PIN NO. 19-6335-13-04-1315

a/k/a 1127 Greenhill Road, Tobyhanna Township, Pennsylvania

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CURTIS E ROSLER, 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

GREGORY D MALASKA, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec. 22, 29; Jan 5

**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 993 CIVIL 2017, 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 , January 25, 2018
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 or tract of land situate in

the Township of Pocono , County of Monroe, Commonwealth of Pennsylvania being shown and designated as Lot 3 on a map to be entitled Final Subdivision Plan, Hillside Business park, Pocono Township, Monroe County, Pennsylvania, Owner Developer; Jeffrey A. and Linda J. Snyder as prepared by Niclaus Engineering Corporation and recorded in Plot Book 78, Pages 102 and 103 in the office of the Recorder of Deeds etc. in the Monroe County Courthouse at Stroudsburg, PA and more particularly described as follows, to wit:

BEGINNING at an iron pin in common line between the Scotrun Estates Subdivision Lot 12 and Hillside Business Park said iron pin being a corner common to Lots 2 and 3 as shown on aforementioned Subdivision Plan; and thence

1. Along said Lot 2 South sixty-seven (67) degrees fifty (50) minutes zero (00) seconds West, two hundred seventy-nine and sixty-nine hundredths (279.69) feet to an iron pin in the easterly right-of-way line of Rose Street, a 50' wide private roadway, said iron pin being a corner common to said Lots 2 and 3; thence

2. Along said easterly right-of-way line of Rose Street North twenty-two (22) degrees ten (10) minutes zero (00) seconds West, eighty-five and eighty hundredths (85.80) feet to a concrete monument per aforesaid Subdivision Plan, said monument being a point of curvatures; thence

3. Along the same along a curve to the right having a Radius of twenty-five (25.00) feet, an arc length of thirty and seventy-seven hundredths (30.77) feet to an iron pin, said pin being a point or reverse curvature; thence

4. Along a curve to the left having a Radius of fifty (50.00) feet, an arc length of eighty-eight and seven hundredths (88.17) feet to an iron pin; said iron pin being a corner common to lots 3 and 4 as shown on aforesaid map; thence

5. Along said Lot 4 North thirty-seven (37) degrees nineteen (19) minutes thirty-five (35) seconds East (labeled South-West on plan) one hundred eighty-two and fifty-one hundredths (182.51) feet to a point in the aforesaid common line between Scotrun Estates and Hillside Business Park; thence

6. Along said common line South thirty-eight (38) degrees seventeen (17) minutes twenty-two (22) seconds West, two hundred eighty-five and seventy-nine hundredths (285.79) feet to the POINT AND PLACE OF BEGINNING.

CONTAINING 1.179 +/- acres, more or less. Together with the right of ingress, egress and regress over and across Rose Street, a fifty (50) foot wide private street as shown on aforesaid subdivision plan. Lot 3 is under and subject to all restrictive covenants, conditions, restrictions and to a steep slope easement as described or depicts on aforesaid Subdivision Plans and as appear of record.

BEING PART OF THE SAME PREMISES which Jeffrey A. Snyder and Linda J. Snyder by Deed dated June 7, 2006 and recorded June 8, 2006 in the Office for the Recording of Deeds in and for the County of Monroe in Record Book 2270, Page 4409, granted and conveyed unto RJAD, LLC.

UNDER AND SUBJECT to the following conditions and restrictions:

1. Grantee shall be responsible for payment of his equitable share of road fees for snow removal, maintenance and repairs of Rose Street so long as it remains a private road or street. Grantors, or their assigns, shall arrange for all snow removal, maintenance and repairs and shall submit bills or invoices to Grantee for Grantee's share of the same, Grantee shall pay such bill(s) or invoice(s) within thirty (30) days of the billing date(s). Grantee's equitable share of road fees shall be an amount equal to the total of such road fees divided by the total number of improved lots utilizing Rose Street for ingress, egress and regress.

2. Grantee shall be responsible for installation of on-site water and sewer facilities. In the event that such

services shall subsequently become available from a municipal source and hookup is required, Grantee shall be responsible for any hookup or tie-in fees and any ongoing user fees.

3. Building design plans and exterior finishes for any structures shall require the prior written approval of Grantors. Such plans and finishes shall be submitted in writing by Grantee to Grantors. Grantors shall have thirty (30) days to review and approve or disapprove the same. Grantors shall have the right to disapprove plans and/or exterior finishes based solely upon aesthetic considerations. In the event the Grantors shall not have approved or disapproved the plans and/or finished within thirty (30) days, they shall be considered as having been approved.

4. Signage shall be in accordance with the Township requirements.

5. No construction shall take place on the lot unless the same is performed by Grantors pursuant to a written contract or agreement between Grantee and Grantors. This covenant or condition is acknowledged to have been an integral part of the Agreement of Sale between Grantors and Grantee and shall be enforceable by Grantors, either before or after closing or settlement and the delivery and recording of this Deed, in an action at law or in equity, and Grantee shall be responsible for any and all court costs and attorneys fees incurred by Grantors in enforcing this covenant or restrictions.

6. This conveyance by Grantors to Grantee shall be under and subject to the conditions and restrictions as are set forth on the approved subdivision plan for Hillside Business Park.

7. Grantee shall be responsible for one-third (1/3) of the costs of maintenance of the detention area constructed, or to be constructed by Grantor, as set forth on the above-mentioned Plan. Grantors, or their assigns, shall submit bill or invoices to Grantee for Grantee's share of the same. Grantee shall pay such bill(s) or invoices(s) within thirty (30) days of the billing date(s).

TOGETHER with all and singular the building and improvements, if any, ways, streets, alleys, driveways, passages, waters, water-courses, right, 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 aid Grantors, as well at law as in equity, of in, and to the same.

TO HAVE AND TO HOLD said lot or piece of ground described, with the messages hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its sue successors and assigns, to and for the only proper use and behoof of the said Grantee, its successor and assigns forever.

AND the said Grantors, for themselves, their heirs, executors, and administrators do covenant, promise and agree, to and with the said Grantee, its successor and assigns, that they the said Grantors and their heirs, all and singular the hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances unto the said Grantee, its successor and assigns, against them the Grantors, their heirs, and against all and every person and persons whatsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them or any them, shall and will SPECIALLY WARRANT, and forever DEFEND.

Subject to the same rights, reservations, exceptions, covenants and conditions as are found in the prior chain of title.

Tax Code: 12/94230

Pin #: 12-6363-02-89-7825

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
RJAD, 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

JAMES T SHOEMAKER, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

**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 1808 CIVIL 2016, 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 , January 25, 2018

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 FOUR certain tracts or parcels of land situate in the Township of Chestnuthill , County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Tract No. 1: Beginning at a stone set for a corner at the side of the road leading from Merwinsburg, to McMichaels, at a point 10.5 feet west northwest from the Northwesterly corner of the bridge across Pohopoco Creek, where said bridge crosses said Merwinsburg Road Eastwardly of the junction of said road with the Wilkes-Barre Turnpike, and running thence North 4 degrees East 165 feet to another stone set for a corner; thence West 3 degrees North 264 feet to another stone set for a corner; thence South 2 degrees East 165 feet another stone set for a corner in the side of said Merwinsburg Road; thence along the line of said road East 3 degrees South 265 feet to the place of Beginning. Containing one acre more or less.

Tract No. 2: Beginning at a stone set for a corner at the side of the road leading from Merwinsburg to McMichaels, at a point 10.5 feet West Northwest from the Northwest corner of the bridge across Pohopoco Creek, where said creek crosses said Merwinsburg Road Eastwardly of the junction of said road with the Wilkes-Barre and Easton Turnpike; thence running North 4 degrees East 265 feet to another stone set for a corner; thence East 3 degrees South to another stone set for a corner in the side of the before mentioned road leading from Merwinsburg to McMichaels; thence along the line of said road following its curve in a general Southwesterly direction to the place of Beginning. Containing one acre of ground more or less.

Tract No. 3: Beginning at a stone set for a corner at the side of the road leading from Merwinsburg to McMichaels said stone marking the Easternmost boundary of that tract of land containing an acre

more or less, conveyed on the 25th day of July 1920, by Mary Stees Fouse and her husband Harry House Fouse of the City of Philadelphia, State of Pennsylvania, to Herbert H. Cushing of the same City and State and recorded in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 82 page 463 pm A[r]; 2. 1920; thence running in a general northerly direction along the side of the road and following its bend 110 feet to another stone set for a corner; thence West 8 degrees South a distance of approximately 151 feet to the middle of the bed of Pohopoco Creek; thence in a general southerly direction, along the middle of the bed of said creek to its intersection with the northern boundary of that tract of land containing an acre, more or less, conveyed on November 18, 1918 by Emma V. Gould, widow, of Merwinsburg, Chestnuthill Township, Monroe County, Pennsylvania, to Herbert H. Cushing of Philadelphia Pennsylvania, and recorded in the Office for the Recording of Deeds in and for the County of Monroe in Deed Book Volume 81, page 59; thence East 3 degrees South approximately 75 feet to another stone set for a corner; thence North 4 degrees East 100 feet to another stone set for a corner; thence East 3 degrees South 152 feet to the place of Beginning. Containing one acre more or less.

Together with all right title and interest of the Grantor in and to the old abandoned road leading from Merwinsburg to McMichaels.

Tract No. 4: Beginning at a stone near the corner of the Ingersoll Garage, which stone marks the corner of the Ingersoll Land; thence along the land of Koons North 4 degrees no minutes West 48.9 feet to a point in the middle of the macadam road leading from Merwinsburg to Mt. Effort (sic) and beyond; thence in the middle of the macadam road and along other land to the Grantors and of which this formerly was a part, North 51 degrees 28 minutes East 583.6 feet to a point in said road where to the old abandoned Merwinsburg Road enters this road; thence in the middle of the old road South 5 degrees 45 minutes East 148.5 feet to a point; thence along land of Ingersoll South 85 degrees 28 minutes West (passing a stone corner at 16.5 feet) 167.5 feet to a point in the middle of Pohopoco Creek; thence by the same and in the middle of the stream in a southerly direction bearing westerly by its various course a distance of approximately 225 feet; thence by the same leaving the stream North 87 degrees no minutes West 187 feet to the place of Beginning. Containing .995 acres more or less.

BEING known and numbered as 196-1 Jonas Rd a/k/a 646 Jonas Road n/k/a LR 45055, Effort, PA 18330.

Being the same property conveyed to Kara Latorre who acquired title by virtue of a deed from Kara Latorre and Lynn Latorre, dated June 30, 2008, recorded September 11, 2008, at Instrument Number 200826902, and recorded in Book 2341, Page 9038, Monroe County, Pennsylvania records.

TAX CODE: 02/13/1/8 & 02/13/1/9
PIN NO: 02623900094861 &
02623900096744

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**KARA LATORRE
LYNN LATORRE**

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
CRISTINA L CONNOR, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

**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 8021 CIVIL 2016, 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 , January 25, 2018

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 lot or pieces of land situate in the Borough of Mount Pocono, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a post on the East side of Manor View Avenue, a corner of Lot No. 36 on the hereinafter mentioned plotting of lots; thence along said Lot No. 36, North 69°30' East, 150 feet to post in a street or lane 25 feet wide; thence along said street or lane North 20°30' West, 50 feet to a post in Lot No. 38; thence along said Lot No. 38, South 69°30' West, 150 feet to said Manor View Avenue; thence along said Manor View Avenue, South 20°30' East, 50 feet to the place of **BEGINNING**.

BEING Lot No. 37 on Plan of Lots of Montovision Park.

UNDER AND SUBJECT to the conditions and restrictions as set forth indeed from Mt. Pocono Realty Company to Perry O. Price, et ux, dated May 19, 1930, and recorded in the Office for the Recording of Deeds, etc., at Stroudsburg, PA in Deed Book Vol. 112 page 202.

BEGINNING at a common corner of Lots Nos. 37 and 38 on the Easterly side of Manor View Avenue, being North 20°30' West, 500 feet from the intersection of the Easterly side of Manor View Avenue with the Northerly side of Church Avenue; thence along the Easterly side of Manor View Avenue, North 20°30' West, 100 feet to a common corner of Lots Nos. 39 and 40, on the hereinafter described plotting; thence along said Lot No. 40, North 69°30' East, 150 feet to the Westerly side of a street or lane 25 feet wide; thence along the Westerly side of said street or lane South 20°30' East, 100 feet to a common corner of Lots Nos. 37 and 38 on said street or lane; thence along said Lot No. 37, South 69°30' West, 150 feet to the place of **BEGINNING**.

BEING Lots Nos. 38 and 39, Section A Second Plan of Lots, Montovision Park.

BEING THE SAME PREMISES WHICH Joyce M. Katen, by Deed dated 12/6/2000 and recorded 12/12/2000 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2088, Page 4876, granted and conveyed unto Harry E. Fisher.

Harry E. Fisher departed this life on September 29, 2014.

Improvements: Residential property
Tax Code No. 10/8/2/20

Pin #10-6355-07-67-9517

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CAROLINE FISHER, SURVIVING HEIR OF HARRY E. FISHER

A/K/A HARRY E. FISHER, SR., DECEASED

KAREY FISHER, SURVIVING HEIR OF HARRY E. FISHER

A/K/A HARRY E. FISHER, SR., DECEASED

HARRY E. FISHER, JR., SURVIVING HEIR OF HARRY E. FISHER A/K/A HARRY E. FISHER, SR., DECEASED

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS, CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER HARRY E. FISHER A/K/A HARRY E. FISHER, SR., 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

GREGORY JAVARDIAN, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

**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 3324 CIVIL 2017, 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, January 25, 2018

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 Tunkhannock, in the county of Monroe and state of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the east side of the Log road, which branches from the Public road leading from Long Pond to Pocono Lake, said iron pin being located the following courses and distances from another pin which is on the northwest corner of the intersection of the said west five hundred ninety-nine and five tenths (599.5) feet to an iron pin; thence north seventy-one (71) degrees twenty-three (23) minutes west one hundred (100) feet to an iron pin along the said road; thence along land about to be conveyed to Robert Amber, et ux., north thirty-six (36) degrees twenty-seven (27) minutes east two hundred eighteen (218) feet to a point; thence along land of the grantors north seventy-one (71) degrees twenty-three (23) minutes east one hundred (100) feet to a point; thence

along land of John Jones single, south thirty-six (36) degrees twenty-seven (27) minutes west two hundred eighteen (218) feet to a corner, the place of beginning. Containing one-half (1/2) acre of land, more or less.

AND

ALL THAT CERTAIN tract of land situate in Tunkhannock township, Monroe county, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the east side of the Log road, which branches from the Public road leading from Long Pond to Pocono Lake, said iron pin being located the following courses and distances from another iron pin which is on the northwest corner of the intersection of the said Log road and Public road, north seventy-one degrees twenty minutes west 699.5 feet (north 71 20 minutes W. 699.5 feet) to an iron pin; thence north seventy-one degrees twenty-three minutes west 200 feet (N. 71 23 minutes W. 200 feet) to an iron pin along and Log road; thence along land presently the grantors north thirty-six degrees twenty-seven minutes east 218 feet (N 36 27 minutes E. 218 feet) to a corner; thence along land about to be conveyed to David T. Saveri, south thirty-six degrees twenty-seven minutes west 218 feet (S 26 27 minutes W. 218 feet) to a corner, the place of beginning. CONTAINING one (1) acres of land, more or less.

PROPERTY known as: 146 Log Road and Private Road, f/k/a HC87 Box 50A, Long Pond, PA 18334.

TAX ID nos/ 20-6313-02-79-5542

MAP #: 20/11/1/9

AND 20-6313-02-79-6461

MAP #: 20/11/1/8

Being the same premises which Thomas Michael Delese by Deed dated 09/02/2004 and recorded 09/10/2007 in the Recorder's Office for Monroe Pennsylvania in Deed Book Volume 2201 Page 6962 granted and conveyed unto John W. Benson the Grantor herein.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOHN W. BENSON

VICKI B. BENSON

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
HEATHER RILOFF, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

**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 9504 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 , January 25, 2018
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 Jackson and Chestnuthill , County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point on the Northerly side of a proposed street (40 feet in width); thence along the said Northerly side of said street North 74 degrees 21 minutes 10 seconds West 62.12 feet to a corner; thence by lands of Mary Franklin, North 9 degrees 22 minutes 25 seconds East 91.28 feet to a pipe; thence by the same North 53 degrees 30 minutes 55 seconds West 71.45 feet to a pipe; thence by Lot No. 3 as shown on the hereinafter mentioned Plot Plan North 00 degrees 42 minutes East 57 feet to a corner; thence by the same North 89 degrees 18 minutes West 31.81 feet to a corner; thence by the same North 00 degrees 42 minutes East 195.84 feet to a corner; thence by the same North 89 degrees 18 minutes West 10 feet to a corner; thence by the same North 00 degrees 42 minutes East 42.26 feet to a pipe; thence by the same North 13 degrees 48 minutes 30 seconds East 10.01 feet to a corner on the Southerly side of the aforementioned proposed street (40 feet in width); thence along the said Southerly side of said proposed street South 76 degrees 11 minutes 30 seconds East 143.49 feet to a corner; thence by other lands of Walter Erickson and wife, the Grantors herein, of which this lot was formerly a part, South 13 degrees 48 minutes 30 seconds West 40 feet to a point; thence by the same South 1 degrees 15 minutes 45 seconds East 381.63 feet to the place of beginning.

Being Lot No. 2 as shown on a "Subdivision of Lands for Walter Erickson and Jeanne Erickson, his wife", recorded in Plot Book 27, 99. Said lot is subject to Covenants, Notes and Restrictions as shown on said plan.

Together with the right to the Grantees, their heirs and assigns, to take water for domestic purposes from a certain well located upon Lot No. 3, as shown on the above mentioned subdivision of lands for Walter Erickson and Jeanne Erickson, his wife and presently owned by Gerogeann Jankin under the same terms and conditions as set forth in deeds to other grantees who have the right and privilege to take water from said well.

Premises being: 542 Pine Ridge Road f/k/a 2 Pine Ridge Drive f/k/a RR Box 646 A, Stroudsburg, PA 18360

TAX ID: 08/2/1/49-1

PIN: 08-6269-03-02-7906

BEING the same premises which Sylvia Savage and Lawrence Hammon, Mother and Son, by Deed dated November 5, 1999 and recorded November 17, 1999 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2071 Page 8949, granted and conveyed unto Louis Alven and Palma Alven Husband and Wife as Tenants by the Entireties. Louis Alven a/k/a Louis departed this life on 09/27/2015.

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

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
JESSICA MANIS, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

**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 1391 CIVIL 2017, 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 , January 25, 2018
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, piece or parcel 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 middle of Castle Drive, said drive being thirty feet wide; thence along the middle of said Castle Drive, North eighty nine degrees thirty two minutes West one hundred six and one tenth feet to a point; thence along the same, South forty five degrees West forty six and eight tenths feet to a corner of Lot No. 54; thence along the northeast side of Lot No. 54, North forty five degrees West one hundred ninety seven feet to a point in line of land now or late of Charles Miller; thence along the same, North forty five degrees East three hundred forty one feet to an old stone corner; thence along the west side of Lot No. 109, South seven degrees ten minutes East, three hundred fifty four and four tenths feet to the place of **BEGINNING**.

BEING Lot No. 55 in the development known as "Castle Rock", situate in Middle Smithfield Township, Monroe County, Pennsylvania, belonging to William H. Davis and Kathryn M. Davis.

EXCEPTING AND RESERVING thereout and therefrom the following described parcel

ALL THAT CERTAIN triangular 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 an old pipe, the most northerly corner of lands heretofore conveyed by Kathryn M. Davis, et al. to Raymond T. Wood and wife, by deed dated July 2, 1968, said pipe being also the most westerly corner of the larger lot of which this lot was formerly a part: Thence running from said beginning pipe North forty

five degrees East twenty feet to a pipe; thence by other lands of Raymond T. Wood et ux, of which this lot was formerly a part South thirty nine degrees twelve minutes twenty seconds East (at 181.35 feet passing over a pipe) one hundred ninety eight and two one hundredths feet to a point in the centerline of Castle Drive having a width of thirty feet; thence by the first mentioned lands of Raymond T. Wood and wife, North forty five degrees West (at 15.51 feet passing over a pipe) one hundred ninety seven feet to the place of BEGINNING.

Said exception being more particularly described in Deed of Jerry Grogan and Clare Grogan, his wife, to Robert J. Howells recorded in Monroe County Deed Book Volume 1287, Pages 90-92.

BEING THE SAME PREMISES which Walter W. McGovern, widower, by his deed dated March 22, 1995 and recorded March 30, 1995 in the Office for the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Record Book Volume 1999, Page 1432, granted and conveyed unto Michael T. Bianchi, in fee.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MICHAEL T. BIANCHI

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 - Dec. 22, 29; Jan 5

**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 2542 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, January 25, 2018

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 Middle Smithfield in the County of Monroe, and State of Pennsylvania and being described in a deed dated 05/17/04 in Book 2202 Page 6791, among the land records of the county and state set forth above, and referenced as follows:

Unit Number 68D of the Ridge View Circle at Shawnee Valley, Monroe County, Pennsylvania as the lot designation appears on those certain Final Plat Plans and Final Layout Plans entitled "Shawnee Valley 1A"

recorded in the Office of the Recorder of Deeds, Monroe County, Pennsylvania in Plot Book 75 Page 7, as further described by attached legal prepared by Frank J. Smith Jr, Inc and existing foundation plan. All that certain townhouse unit situate in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown as Unit D on the attached exhibit titled "As Built Map of Survey, Unit 68, 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 southwesterly corner of Unit 68-D, said corner being North 57 degrees 07 minutes 06 seconds East and distant 61.76 feet from centerline station 19+00 in Ridge View Circle, as shown on the above mentioned plan; thence 1.) through lands now or formerly of Northslope III and by Unit 68-C, North 27 degrees 21 minutes 44 seconds East 36.00 feet to a point; thence 2.) through said lands of Northslope III, South 62 degrees 38 minutes 16 seconds East 24.00 feet to a point; thence 3.) through the same and by Unit 68-E, South 27 degrees 21 minutes 44 seconds West 34.00 feet to a point; thence 4.) through said lands of Northslope III, North 62 degrees 38 minutes 16 seconds West 10.83 feet to a point; thence 5.) through the same, North 27 degrees 21 minutes 44 seconds West 2.00 feet to a point; thence 6.) through the same, North 62 degrees 38 minutes 16 seconds West 13.17 feet to the place of beginning. Being all of Unit 68-D.

TAX I.D. #: 9/96845/68D

PIN # 09733303306300D

Being Known As: 68 D Ridge View Circle, East Stroudsburg, Pennsylvania 18301.

Title to said premises is vested in Edgard Fall and Jacqueline Sene-Fall, husband and wife, by deed from Edgard Fall dated April 19, 2006 and recorded May 1, 2006 in Deed Book 2265, Page 8985.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

EDGARD FALL

JACQUELINE SENE-FALL

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 - Dec. 22, 29; Jan 5

**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 6732 CIVIL 2016, 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, January 25, 2018
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 Polk**, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pipe on the westerly line of Chestnut Lane, said iron pipe being the northeasterly corner of Lot No. 413 as shown on map entitled "Plotting II, Pleasant Valley Estate", 30 September 1963"; thence along Lot No. 413 as shown on said map, (a radial line to the hereinafter described curve) south 75 degrees 06 minutes 40 seconds West 201.06 feet to an iron pipe; thence along Lot No.402 as shown on said map, North 9 degrees 51 minutes 05 seconds West 113.36 feet to an iron pipe; thence along Lot No. 415 as shown on said map (a radial line to the hereinafter described curve) North 80 degrees 08 minutes 55 seconds East 196.07 feet to an iron pipe; thence along the westerly line of Chestnut Lane as shown on said map, on a curve to the left having a radius of 1090.00 feet an arc length of 95.83 feet to the place of Beginning.

CONTAINING 0.47 acre, more or less.

BEING Lot No. 414, Section II, on the plot or plan of lots known as "Pleasant Valley Estates, Inc." as laid out for the grantor herein by Leo A. Achterman, Jr., R.P.E., Stroudsburg, Pennsylvania, and recorded in the Office of the Recorder of Deeds of Monroe County in Map Book Volume page.

The improvements thereon being known as 125 Crabapple lane 125 Polk Pennsylvania.

BEING THE SAME PREMISES WHICH Judith M. Neill, Administratrix of the Estate of Edna M. Neill, deceased, and Warren Neil, Sr. and Calvin J. Neil, by Deed dated August 18, 1995 and recorded September 27, 1995 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2018, Page 5890, granted and conveyed unto Calvin J. Neill, single.

Improvements: Residential property

Parcel Number 13/8B/1/19

Pin Number 13622901054506

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

KIRSTEN KRPATA, SOLELY IN HER CAPACITY AS HEIR OF CALVIN J. NEILL, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CALVIN J. NEILL, 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
**MATTHEW J MCDONNELL,
ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

**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 6702 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, January 25, 2018
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 Chestnuthill**, County of Monroe, and Commonwealth of Pennsylvania, and designated as Parcel No. 2/9A/4/5 and more fully described in a Deed dated July 22, 2005 and recorded August 1, 2005 in Monroe County in Deed Book 2234, Page 5495, Instrument Number 200533634, granted and conveyed unto Nikolaos Theodoropoulos and Vassiliki Theodoropoulos, husband and wife.

FURTHER BEING the same premises which Anthony Romano and Nora e. Romano, his wife, by Deed dated April 27, 1990 and recorded May 3, 1990 in Monroe County to Deed Book Volume 1733, Page 1386, granted and conveyed unto Nora E. Romano.

UNDER AND SUBJECT to restrictions and conditions appearing i the chain of title.

UNDER AND SUBJECT to restrictions and conditions as set forth more fully in the above recited deed.

ALSO DESCRIBED AS:

ALL THAT CERTAIN tract, piece or lot of land situate in the **Township of Chestnuthill**, County of Monroe and State of Pennsylvania, being Lot No. 15, bounded and described as follows, to wit:

BEGINNING at an iron on the southerly side of Cherry Hill Lane, thence along Lot No. 14, S 18°17'02" W (Magnetic Meridian 1977) for 260.00 feet to a pipe, thence along a minor subdivision of Cherry Hill, recorded in Plot Book Volume 35, page 49, N 71°42'58" W for 168.00 feet to an iron, thence along Lot No. 16, Cherry Hill, N 18°17'02" E for 260.00 feet to an iron, thence along the southerly side of Cherry Hill Lane, S 71°42'58" E for 168.00 feet to the place of BEGINNING.

CONTAINING 1.003 acres more or less.

UNDER AND SUBJECT to restrictions and conditions as set forth more fully in the above recited deed.

BEING THE SAME PREMISES WHICH Nikolaos Theodoropoulos and Vassiliki Theodoropoulos, husband and wife, by deed dated 3/27/2014 and recorded 7/1/2014 in Book 2440 Page 1663 conveyed to Vassiliki Theodoropoulos.

Pin #: 02624803349614

Tax Code #: 02/9A/4/5

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

NIKOLAOS

**THEODOROPOULOS
VASSILIKI THEODOROPOULOS**

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 - Dec. 22, 29; Jan 5

**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 9805 CIVIL 2016, 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 , January 25, 2018

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, bounded and described as follows, to wit:

Beginning at an iron on the southeasterly line of Woodland Drive, said iron being the northeasterly corner of Lot No. 107 as shown on map entitled 'Section A, Oakwood Acres, Domenick Di Falco, 2 December 1967', thence along the southeasterly line of Woodland Drive, North 73 degrees 43 minutes 10 seconds East 60.00 feet to a point of curvature; thence along the same on a curve to the right having a radius of 960 feet an arc length of 156.42 feet to a point of compound curvature along an easement arc; thence along said easement arc on a curve to the right having a radius of 40 feet an arc length of 64.57 feet to a point of reverse curvature on the westerly line of Fernwood Drive; thence along the westerly line of Fernwood Drive in a southerly direction on a curve to the left having a radius of 440 feet an arc length of 107.98 feet to a point of tangency; thence along the same south 18 degrees 31 minutes 00 seconds East 33.17 feet to a point, said point being the northeasterly corner of Lot No. 109, Section B, Oakwood Acres; thence along Lot No. 109, Section B, Oakwood Acres, South 71 degrees 29 minutes 00 seconds West 210.50 feet to an iron; thence along lands of Raymond Butz, South 73 degrees 43 minutes 10 seconds West 30.32 feet to a point, said point being the southeasterly corner of Lot No. 107 as shown on said map; thence along Lot No. 107, North 16 degrees 16 minutes 50 seconds West 200.00 feet to the place of beginning.

Under and subject to restrictions and conditions as now appear of record.

Parcel ID: 1277B/1/12

TITLE TO SAID PREMISES VESTED IN Eric s. Smeltz and Yvonne M. Smeltz, husband and wife, by Deed from Yvonne M. Smeltz, joined by Eric S. Smeltz, her husband, dated 10/05/2006, recorded 11/01/2006, in Book 2286, Page 3434.

TAX CODE: 1277b/1/12

TAX PIN: 12637202668686

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

YVONNE M. SMELTZ A/K/A

YVONNE M. MERRING

ERIC S SMELTZ

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

ABIGAIL BRUNNER, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

**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 3466 CIVIL 2016, 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 , January 25, 2018

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 situated in the **Township of Tobyhanna** , County of Monroe and State of Pennsylvania, more particularly bounded and described as follows, to wit:

Beginning at a point on the Northwesterly side line of 50.00 feet wide Birch Wood Road and in the dividing line between Lots Nos. 1 and 2, on plot of lots known as 'GreenWood Acres', Block 2, as prepared by Edward C. Hess, P.E., dated June 23, 1967 and recorded 23 October, 1967, in the Recorder of Deeds Office in and for Monroe County in Plot Book Volume 11, Page 85;

Thence from said beginning point and along the dividing line between Lots Nos. 1 and 2, North 35 degrees 02 minutes West 200.33 feet to a point common to Lots Nos. 1, 2, 15 and 16.

Thence from said point and along the line between Lots Nos. 1 and 16, South 51 degrees 39 minutes 50 seconds West, 125.70 feet to a point on the North-easterly side line of 50.00 foot wide Nakora Drive.

Thence from said point and along the Northeasterly

side line of said Nakora Drive, South 35 degrees 02 minutes East 168.55 foot to a pipe at a point of curvature;

Thence along a curve to the left at the intersection of Birchwood Road and Nakora Drive, having a radius of 30 feet, an arc length of 48.85 feet and a tangent of 31.78 feet to a pipe on the Northwesterly side line of Birchwood Road.

Thence from said pipe on the Northwesterly side of Birchwood Road, North 51 degrees 39 minutes 50 seconds East 93.92 feet to a point, the place of beginning.

Beginning all of Lot No. 1, Section 'J', Block 2, Green Wood Acres.

Being known as 1 Birchwood Road Blakeslee, Pennsylvania.

TITLE TO SAID PREMISES VESTED IN Melissa Peruyero, by Deed from Melissa Peruyero and Anna Jimenez, dated 04/24/2014, recorded 04/30/2014, in Book 2437, Page 3418.

TAX CODE: 19/19A/1/71

TAX PIN: 19539401478335

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ANNA JIMENEZ

MELISSA PERUYERO

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 - Dec. 22, 29; Jan 5

**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 1650 CIVIL 2017, 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, January 25, 2018
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, Monroe County and State of Pennsylvania, being Lot No. 901, Section G-3 as shown on map of Stillwater Lakes on file in the Recorder of Deeds Office at Stroudsburg, Pennsylvania in Plot Book Volume No. 12, page No. 65.

BEING THE SAME PREMISES which Timberland Development Corporation, by deed dated 6/15/1991 and

recorded 6/28/1991 in Book 1783 Page 901 conveyed to Carmine Restaino and Rita T. Restaino, husband and wife and Janet A. Herlihy, their daughter and the said Carmine Restaino departed this life on 11/17/2006 and the said Rita T. Restaino departed this life on 1/26/2017 and the said Janet A. Herlihy departed this life on 3/18/2017, vesting title solely in The Unknown Heirs of Janet A. Herlihy, Deceased, The Unknown Heirs of Rita A. Restraino, Deceased, Christopher Forbes, Solely in His Capacity as Heir of Janet A. Herlihy, Deceased, and Rita A. Restraino Deceased, Deborah Quinn, Solely in Her Capacity as Heir of Janet A. Herlihy, Deceased, and Rita A. Restraino Deceased, Doreen Forbes, Solely in Her Capacity as Heir of Janet A. Herlihy, Deceased, and Rita A. Restraino Deceased and John A. Forbes, Solely in His Capacity as Heir of Janet A. Herlihy, Deceased, and Rita A. Restraino Deceased

Pin #: 03634502972365

Tax Code #: 03/14E/1/162

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

THE UNKNOWN HEIRS OF JANET A. HERLIHY, DECEASED

THE UNKNOWN HEIRS OF RITA A. RESTRAINO, DECEASED

CHRISTOPHER FORBES, SOLELY IN HIS CAPACITY AS HEIR OF JANET A. HERLIHY, DECEASED, AND RITA A. RESTRAINO, DECEASED

DEBORAH QUINN, SOLELY IN HER CAPACITY AS HEIR OF JANET A. HERLIHY, DECEASED AND RITA A. RESTRAINO, DECEASED

DOREEN FORBES, SOLELY IN HER CAPACITY AS HEIR OF JANET A. HERLIHY, DECEASED AND RITA A. RESTRAINO, DECEASED

JOHN A. FORBES, SOLELY IN HIS CAPACITY AS HEIR OF JANET A. HERLIHY, DECEASED AND RITA A. RESTRAINO, 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
MATTHEW K FISSEL, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec. 22, 29; Jan 5

**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 4467 CIVIL 2016, 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, January 25, 2018
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, bounded and described as follows, to wit:

BEGINNING at a point on the Southerly line of Oak Lane, a common corner of Lot No. 23 and Lot No. 24 as shown on a plan titled "Final Plan Evergreen Lake, Section 5 Clark H. George, owner and developer; dated May 15, 1978 prepared by Robert G. Beers, R.S. No. 23669-S, and recorded June 7, 1978 in Plot Book Volume 36, Page 71; **THENCE** by said Lot No. 24 South 12 degrees 01 minutes 11 seconds West 232.03 feet to a point in line of lands of Roy P. Magaral, Jr.; **THENCE** by said lands of Roy P. Mararigal, Jr. North 81 degrees 08 minutes 59 seconds West 266.75 feet to a stake in stones; **THENCE** by the same North 11 degrees 08 minutes 36 seconds East 128.70 feet to a point on the Easterly line of Township Road No. 439 (Haney Road); **THENCE** along said Easterly line of Township Road No. 439 on a curve to the left having a radius of 150.00 feet for an arc length of 91.43 feet (chord bearing and distance being North 29 degrees 28 minutes 56 seconds East 90.02 feet) to a point of reverse curvature; **THENCE** along the intersection of said Easterly line of Township Road No. 439 with the aforementioned Southerly line of Oak Lane on a curve to the right having a radius of 30.00 feet an arc length of 47.12 feet (chord bearing and distance being North 57 degrees 01 minutes 11 seconds East 42.43 feet) to a point of tangency; **THENCE** along the said Southerly line of Oak Lane South 77 degrees 58 minutes 49 seconds East 171.36 feet to the place of Beginning. Containing 1.188 Acres of land. Being Lot No. 23 as shown on the above recited plan.

Parcel # 13/7B/1/39

Pin # 13622802659850

TITLE TO SAID PREMISES IS VESTED in Robert G. Rigoletti and Genea L. Rigoletti, husband and wife by deed from William Grasing and Honi G. Grasing, co-executors of the Estate of Clayton Grasing, deceased, was recorded 6/29/1998, in the Monroe County Recorder of deeds, in Book 2050, page 1301.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

GENEA L. RIGOLETTI

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

PATRICK J WESNER, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec. 22, 29; Jan 5

**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 10380 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, January 25, 2018

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 Stroud, Monroe County, Pennsylvania, being Lot or Lots No. 9, Section A-1, as is more particularly set forth in 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, 420, and being part of the same premises which Charles A. Poalillo, Trustee, by his deed dated September 1, 1988, and recorded July 6, 1989, in the Office for the Recording of Deeds, etc., at Stroudsburg, Monroe County, Pennsylvania, in Record Book Vol. 1689, Page 1241, granted and conveyed unto Cranberry Hill Corporation.

Premises herein intended to be the same premises conveyed by Cranberry Hill Corporation to Linda Browning Chollette by deed dated December 12, 1996 and as duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania.

TAX I.D. #: 17/87331

PIN # 17639202671712

Being Known As: 640 Lakeside Drive a/k/a Lot 9 Section A-1 Lakeside Drive, East Stroudsburg, Pennsylvania 18301.

Title to said premises is vested in Linda Browning-Chollette by deed from Wilford V. Chollette, as Administrator of the Estate of Linda Browning-Chollette, Deceased dated June 29, 2005 and recorded June 30, 2005 in Deed Book 2230, Page 9755. The said Linda Browning-Chollette died on February 22, 2002. On October 23, 2002, Letters of Administration were granted to Wilford V. Chollette, nominating and appointing him as the Administrator of the Estate of Linda Browning-Chollette.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

WILFORD V CHOLLETTE, REAL OWNER AND ADMINISTRATOR OF THE ESTATE OF LINDA BROWNING-CHOLLETTE, 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
JACOB M OTTLEY, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Dec. 22, 29; Jan 5

the date of the sale. Distribution in accordance there-with will be made within ten (10) days thereafter un-less exceptions are filed within said time.

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

**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 2016, 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 , January 25, 2018
 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 Ross, County of Monroe, State of Pennsylvania, being bounded and described as follows, to wit:

Beginning at an iron on the southeasterly line of Ross Lane, said iron being the most westerly corner of Lot No. 101 as shown on map entitled 'Plotting II, Hickory Hill Farms (East), Revised 07/05/1973', thence along Lot No. 101 (a radial line to the second hereinafter described curve), South 22 degrees 20 minutes 58 seconds East 214.43 feet to an iron in line of lands now or late of Russell Kresge; thence along said lands South 67 degrees 39 minutes 02 seconds West 547.30 feet to a stone corner (found) in line of Lot No. 103; thence along Lot No. 103, North 22 degrees 20 minutes 58 seconds West 265.00 feet to an iron on the southeasterly line of Ross Lane; thence along the southeasterly line of Ross Lane, North 67 degrees 39 minutes 02 seconds East 257.00 feet to a point of curvature; thence along the same on a curve to the right having a radius of 560 feet an arc length of 193.17 feet to a point of reverse curvature; thence still along the same on a curve to the left having a radius of 298.52 feet an arc length of 102.97 feet to the place of Beginning.

TITLE TO SAID PREMISES VESTED IN Jack E. Brodt and Malinda J. Brodt, h./w, by Deed from G.E. Capital Mortgage Services, Inc., f/k/a Travelers Mortgage Services, Inc., dated 09/30/1994, recorded 10/04/1994, in Book 1974, Page 1426.

JACK E. BRODT was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of JACK E. BRODT's death on or about 02/21/2008, his ownership interest was automatically vested in the surviving tenant by the entirety.

**TAX CODE: 15/8/1/10-18
 TAX PIN: 15625704730181**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
 MALINDA J. BRODT**

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Dec. 22, 29; Jan 5

**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 1405 CIVIL 2017, 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 , January 25, 2018
 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, bounded and described as follows, to wit:

BEGINNING at an iron on the southerly line of Red Hill Drive, said iron being the northwesterly corner of Lot No. 5 as shown on map entitled "Red Hill Acres, Nelson Smith, Owner, 19 January 1972"; thence along Lot No. 5 (a radial line to the hereinafter described curve) S. 14°51'15" E 187.98 feet to an iron line of lands of Cobble Creek Estates; thence along Cobble Creek Estates S. 51°06'20" W 237.43 feet to an iron, said iron being the southeasterly corner of Lot No. 9; thence along Lot No. 9 N 38°48'01" W 60.71 feet to an iron, said iron being the most southerly corner of Lot No. 7; thence along Lot No. 7 (a radial line to the hereinafter described curve) N 15°05'25" E 293.75 feet to an iron on the southerly line of Red Hill Drive; thence along the southerly line of Red Hill Drive in an easterly direction on a curve to the left having a radius of 190.00 feet an arc length of 99.30 feet to the place of **BEGINNING.**

CONTAINING 1.00 acre, more or less.

BEING Lot No. 6 as shown on said map.

UNDER AND SUBJECT to the same covenants, restrictions, and conditions as contained in the previous chain of title.

BEING THE SAME PREMISES which Nicholas R. Masker and Leisa M. Masker, husband and wife, by Deed dated 7/3/2003 and recorded 7/14/2003, in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2159, Page 7382, granted and conveyed unto Daniel Shakely.

**Tax ID #: 12/11/2/5
 PIN: 12636301252186**

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

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
SAMANTHA GABLE, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

**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 7835 CIVIL 2005, 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, January 25, 2018

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 situate in the township of Polk and Chestnuthill, county of Monroe, and state of Pennsylvania, being lot no. 4, as shown on a plan entitled final plan map of Winter Hill terrace, section one as recorded in plat book volume 61, page 281, bounded and described as follows, to wit: Lot no. 4 mostly in Chestnuthill township.

BEGINNING at an iron on the northerly side of Hill road and a corner of lot no. 5, Winter Hill terrace, section one;

THENCE along lot o.5, N 06 degrees 29 minutes 10 seconds E. (Magnetic Meridian) for 200.00 feet to an iron, a corner of lot no. 3, Winter Hill terrace, section one;

THENCE along lot no. 3, S. 83 degrees 30 minutes 50 seconds E. for 220.00 feet to an iron in line of the remaining lands of Walter G. Gould;

THENCE along the remaining lands of Walter G. Gould, S. 06 degrees 29 minutes 10 seconds W. for 200.00 feet to an iron on the northerly side of Hill road;

THENCE along the northerly side of Hill road, N. 83 degrees 30 minutes 50 seconds W. for 220.00 feet to the place of beginning.

CONTAINING 1.010 acres more or less.

PROPERTY identification number: 2/87095.

SOURCE of title: book 2134 page 6450

RECORDED: 10/21/2002

APN: 2/87095

TITLE TO SAID PREMISES VESTED IN John L. Maresca and Mary Beth Maresca, his wife, by Deed from John L. Maresca, dated 10/16/2002, recorded 10/21/2002, in Book 2134, Page 6450.

TAX CODE: 02/87095

TAX PIN: 02623900125229

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MARY BETH MARESCA

JOHN L. MARESCA

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
JENNIE C TSAI, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

**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 1542 CIVIL 2016, 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, January 25, 2018

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 Paradise, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the center-line of L.R. 45075 from which an iron pin bears S 53 56 minutes 32 seconds E 32.93 feet, said point being a corner of lands of Pocono Excavators, Inc. as shown on map entitled, 'Subdivision of Lands of Clair B. Kephart', dated 8 July 1987 and revised 19 August 1987; thence along the center-line of L.R. 45075 N. 51 degrees 46 minutes 47 seconds E 278.92 feet to a point, the most westerly corner of Lot 2 as shown on said map; thence along Lot 2, S 38 13 minutes 13 seconds E (passing an iron at 26.50 feet) 375.50 feet to an iron in line of Lot 3 as shown on said map; thence along Lot 3, S 51 degrees 58 minutes 30 seconds W 173.38 feet to an iron in line of said lands of Pocono Excavators, Inc.; thence along said lands of Pocono Excavators, Inc., N 53 degrees 56 minutes 32 seconds W (passing an iron at 356.55 feet) 389.48 feet to the place of BEGINNING.

CONTAINING 1.948 Acres, more or less Gross area; 1.843 Acres, more or less, NetArea.

BEING Lot 1 as sown on said map.

TITLE TO SAID PREMISES IS VESTED IN Clair R. Kephart and Dawn Kephart, his wife by deed from Clair R. Kephart and Dawn Kephart, his wife dated April 7, 1988 and recorded May 24, 1988 in Book 1619, page 1151.

UNDER AND SUBJECT to a strip of land 8.5 feet in width along L.R. 45075 for future road purposes as shown on said map.

Parcel Identification No: 11/5/2/28-4

Map #: 11-6375-02-86-9493

Being Known as Tax Parcel #11/5/2/28-4

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CLAIR R. KEPHART

DAWN KEPHART

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
 HEATHER RILOFF, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Dec. 22, 29; Jan 5

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
 JANET GOLD, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Dec. 22, 29; Jan 5

**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 3280 CIVIL 2017, 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 , January 25, 2018
 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 tracts or pieces of land situate in **Stroud Township** , Monroe County, Pennsylvania, bounded and described as follows, to wit:

Beginning at an iron pin on the northerly line of Stokes Avenue SR 2022, said iron pin being the most southerly corner of Parcel 2 as shown on a map entitled "Final Plan, Minor Subdivision, Gaunt and Hemhauser" as approved by Stroud Township in Plot Book 69 Page 105; thence along the northerly line of Stokes Avenue, (bearings from the MM of 1925) S 64 degrees 30'00" W 125.00 feet to an iron pin at a point of curvature; thence on a curve to the right having a radius of 25.00 feet to an arc length of 39.27 feet to a point of tangency on the easterly line of River Road, T-630; thence along the easterly line of River Road, N 25 degrees 30'00" W 130.00 feet to an iron pin, the southwesterly corner of Parcel 2 as shown on said map; thence along the said Parcel 2, N 64 degrees 30'00" E 150.00 feet to an iron pin; thence by the same S 25 degrees 30'00" E 155.00 feet to the place of BEGINNING.

CONTAINING 23,116 square feet more or less.
 Under and Subject to the notes and covenants set forth on the said map.

BEING the same premises which Richard J. Gaunt and Elizabeth W. Gaunt, husband and wife and Robert Hemhauser by their Deed dated June 7, 2006 and recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, in Record Book Volume 2271, Page 9490, granted and conveyed unto J.A.R. Ventures, LLC, mortgagor hereof, in fee.

Commonly known as: 280 Stokes Avenue, East Stroudsburg, PA 18301 n/k/a 280 Mill Creek Road, East Stroudsburg, PA 18301

Parcel Number: 17/92241
 PIN: 17730218309188

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
 J.A.R. VENTURES, LLC**

**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 6688 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 , January 25, 2018
 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 situate in the Township of Chestnuthill , County of Monroe and State of Pennsylvania, being Lot No. 30, Birch Brier Estates, Section One, recorded in Plot Book Volume 58 Page 6, being described as follows, to wit: BEGINNING at an iron on the easterly side of Cindy Lu Lane being also a corner of Lot No. 31, Birch Brier Estates, Section One, thence along Lot No. 31, S 56 degrees 38'25" E (Magnetic Meridian) for 139.70 feet to an iron a corner of Lot No. 29, Birch Brier Estates, Section One, thence along Lot No. 29, S 10 degrees 54'13" E for 200.00 feet to an iron on the northerly side of Overlook Terrace, thence along the northerly side of Overlook Terrace S 79 degrees 05'47" W for 202.00 feet to an iron, thence along an easement arc on a curve to the right having a radius 40.00 feet and an arc length of 62.83 feet to an iron on the easterly side of Cindy Lu Lane, thence along the easterly side of Cindy Lu Lane at the following twp courses and distances: (1) on a curve to the right having a radius of 275.00 feet and an arc length of 212.45 feet to an iron; (2) N 33 degrees 21'35" for 91.55 feet to the place of BEGINNING.

UNDER AND SUBJECT to Covenants, Restrictions, and Conditions of Record.

TAX I.D. #: 02/14G/1/30
 Pin No. 02632002998583

Being Known As: 30 Overlook Terrace, Effort, Pennsylvania 18330.

Title to said premises is vested in Brian Wyatt a/k/a Brian A. Wyatt a/k/a El-Hajj Yusuf Naim Zaki Muhammad by deed from Joseph DiBella and Marnie DiBella, husband and wife, dated February 7, 2002 and recorded February 13, 2002 in Deed Book 2115, Page 3505.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**BRIAN WYATT****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
LAUREN M MOYER, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec. 22, 29; Jan 5

**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 1498 CIVIL 2017, 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, January 25, 2018

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 State of Pennsylvania, designated as Lot No. 110 on Plan of "Merwinsburg Village" Section III, said plan being recorded in the Office of the Recorder of Deeds in and for the county of Monroe, at Stroudsburg, Pa., in Map Book Vol. 44, at Page 45, bounded and described as follows, to wit:

Beginning at an iron pin on the North side of a 40 foot wide road known as "Village Drive"; thence along Lot No. 109 N. 22 deg. 15'00" E. 230.002 feet to an iron pin; thence along Lots No. 105 and 104 S. 67 deg. 45'00" E. 189.39 feet to an iron pin; thence along Lot No. 111 S. 22 deg. 15'00" W. 230.002 feet to an iron pin on the North side of a aforementioned "Village Drive"; thence along the North side of "Village Drive" N. 67 deg. 45'00" W. 189.39 feet to the point and place of beginning.

BEING known and numbered as RR 1 Box 274C Village, n/k/a 517 Hamlet Drive, Effort, PA 18330.

Being the same property conveyed to Andrew J. Weinmuller and Debra A. Weinmuller, his wife who acquired title by virtue of a deed from Debra A. Leary Weinmuller and Andrew J. Weinmuller, her husband, dated August 9, 1984, recorded August 9, 1984, at Deed Book 1383, Page 27, Office of the Recorder of Deeds, Monroe County, Pennsylvania.

Andrew J. Weinmuller died July 10, 2012, and pursuant to the joint tenancy language in the above-mentioned deed, all his rights and interest pass to Debra A. Weinmuller.

TAX CODE: 02/13A/1/20

PIN NO: 02622902879799

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**DEBRA WEINMULLER A/K/A****DEBRA A. WEINMULLER****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

CRISTINA L CONNOR, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec. 22, 29; Jan 5

**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 7187 CIVIL 2016, 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, January 25, 2018

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 parcel of land situate in the Borough of Stroudsburg, County of Monroe and State of Pennsylvania, known as 624 Bryant Street, bounded and described as follows, viz: BEGINNING at a point on the northerly side of Bryant Street, the Southeast corner of Lot No. 68 as shown on the map marked "Peter Robeson's Addition to the Borough of Stroudsburg", filed in the Recorder's Office in Map Book Vol. 1, page 7.; thence along the North side of said Bryant Street, South seventy-eight degrees fifteen minutes West twenty feet to a point, a corner of land about to be conveyed to A. Joyce Rutt; thence by land of A. Joyce Rutt North eleven degrees forty-five minutes West passing through the partition wall of the double house situate partly on the lot here-in described, one hundred twenty feet to a point; thence North seventy-eight degrees fifteen minutes East twenty feet to the West line of a twenty foot alley; thence along the West side of said twenty foot alley South eleven degrees forty-five minutes East one hundred twenty feet to the place of beginning.

BEING the same premises which marie M. Rutt, unmarried widow, by deed dated September 10, 1992, and recorded October 1, 1992 in Deed Book 1851 at Page 274, granted and conveyed to Joseph A. Vigilante and Carol L. Vigilante, his wife.

The said Joseph A. Vigilante departed this life on February 19, 2016.

Being known as Tax Parcel #18-5/2/5/10

Map #: 18-7300-11-66-6788

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF:
ROSE ANN VIGILANTE, IN HER CAPACITY AS
HEIR OF CAROL L. VIGILANTE, DECEASED
PERSONS, FIRMS OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM OR UNDER
CAROL L. VIGILANTE, 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
 HEATHER RILOFF, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Dec. 22, 29; Jan 5

gust 3, 2007 and recorded August 7, 2007 in Deed Book 2312, Page 9194 Instrument Number 200729995.

SEIZED AND TAKEN IN EXECUTION AS THE
PROPERTY OF:
JENNIFER TILLEMA

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 - Dec. 22, 29; Jan 5

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 1498 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, January 25, 2018
 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 situate in the Township of Tunkhannock, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 69, Birch Brier Estates, Section Two, recorded in Plot Book Volume 59, page 230, being described as follows, to wit:

BEGINNING at an iron on the easterly side of Horseshoe Drive, being a corner of Lot No. 68 Birch Brier Estates, Section Two, thence along Lot No. 68, N 67 degrees 35 minutes 22 seconds E (Magnetic Meridian) for 262.73 feet to an iron in line of lands of Lot No. 70, Birch Brier Estates, Section Two, thence along Lot No. 70 and 71 S 07 degrees 36 minutes 32 seconds E for 189.80 feet to an iron, being also a corner of Lot No. 71 and 72, Birch Brier Estates, Section Two, thence along Lot No. 72, S 67 degrees 35 minutes 22 seconds W for 214.24 feet to an iron in the easterly side of Horseshoe Drive, thence along the easterly side of Horseshoe Drive N 22 degrees 24 minutes 38 seconds W for 183.50 feet to the place of BEGINNING.

CONTAINING 1.004 acres more or less.

TAX I.D. #: 20/8K/2/69
 PIN #20632104718101

Being Known As: 69 Horseshoe Drive, Effort, Pennsylvania 18330.

Title to said premises is vested in Jennifer Tillema by deed from Jean R. Rivette a/k/a Ronald Rivette and Marie Antoine-Rivette, husband and wife, dated Au-

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 2363 CIVIL 2016, 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, January 25, 2018
 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 Tobyhanna, County of Monroe, Commonwealth of Pennsylvania, designated as Lot 92 on a plan of Laurel Mountain Springs recorded in the Recorder's Office in and for Monroe County, Pennsylvania in Plot Book 56, Page 69.

Under and subject to the indenture easement in favor of Pocono Heritage Land Trust, Inc., recorded in Deed Book Volume 1409, Page 171.

Under and subject to the "Declaration of covenants and restrictions pertaining to land known as "Laurel Mountain Springs Subdivision" recorded in Deed Book Volume 1409, Page 156.

Under and subject to the Declaration of protective covenants, restrictions, exceptions, reservations and conditions pertaining to Emerald Lakes recorded in Deed Book Volume 630, Page 197.

Under and subject to the rights of way granted to Pennsylvania Power and Light Company in Deed Book Volume 107, Page 242, 243, and 244; Deed Book Volume 114, Pages 159 and 486 and Deed Book Volume 1354, Page 98.

TAX I.D. #: 19/7B/1/65
 PIN # 19633403418445

Being Known As: 145 Lenape Trail, Long Pond, Pennsylvania 18334.

Title to said premises is vested in Henri Martin and Kiwana K. Martin, husband and wife, by deed from John A. Rossi and Grace Rossi dated November 21,

2014 and recorded December 2, 2014 in Deed Book 2446, Page 9096.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: HENRI MARTIN KIWANNA K. MARTIN

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 - Dec. 22, 29; Jan 5

**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 9795 CIVIL 2016, 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, January 25, 2018
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 Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, being bounded and described as follows:

Beginning at an iron pin on the westerly side of TR No. 625 as shown on the map entitled Map of Lots owned by Joseph Rice. Thence along Lot No. 6 conveyed unto G. Randall South 37 degrees 46 minutes West 200 feet to an iron pipe, thence along other lands of Joseph Rice, of which this lot was formerly a part of North 52 degrees 14 minutes West and 96.51 feet to an iron pipe; thence along the southerly side of a proposed street, 40 feet in width, North 37 degrees 46 minutes East 170 feet to a point; thence on a curve to the right having a radius of 30 feet an arc length of 47.12 feet to a point; thence along the westerly side of said TR No. 625 South 52 degrees 14 minutes East 66.01 feet to the place of beginning.

BEING Lot No. 7 as shown on said map.

TAX I.D. #: 03/7/1/39-5
Pin No. 03635703018396

Being Known As: 394 Hemlock Drive f/k/a 368 Hemlock Drive, Tobyhanna, Pennsylvania 18466.

Title to said premises is vested in William Collins and Judith Marc, as joint tenants with right of survivorship by deed from William Collins, widower of Yolanda M. Collins dated January 30, 2014 and recorded January 31, 2014 in Deed Book 2433, Page 7031. The said William Collins died on December 27, 2014 thereby vest-

ing title in Judith Marc by operation of law.
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JUDITH MARC UNKNOWN SURVIVING HEIRS OF WILLIAM COLLINS

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
LAUREN M MOYER, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

**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 7298 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, January 25, 2018
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 Polk, County of Monroe, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pipe being the southwesterly corner of lands of Leonard W. Ihle, et al; thence along lands of said Leonard W. Ihle, et al, South 74 degrees 20 minutes 30 seconds East 225.40 feet to an iron pipe; thence by the same, South 74 degrees 20 minutes 30 seconds East 260.08 feet to an iron pipe; thence along lands now or late of Vacationland Realty Company (2.13 acre tract), South 74 degrees 16 minutes 30 seconds East 59.00 feet to an iron pipe; thence along lands now or late of Vacationland Realty Company, of which this tract was formerly a part, South 15 degrees 49 minutes 20 seconds West 201.86 feet to an iron pipe; thence by the same, North 74 degrees 10 minutes 40 seconds West 544.50 feet to an iron pipe; thence still by the same North 15 degrees 49 minutes 20 seconds West 200.00 feet to the place of BEGINNING.

Title to said Premises vested in Maryanne Margelot and Arthur P. Margelot III by Deed from Maryanne Margelot dated October 29, 1999 and recorded on November 1, 1999 in the Monroe County Recorder of Deeds in Book 2071, Page 1694 as Instrument No. 199939657.

Being known as: 130 Golf View Drive f/k/a 1148 Golf View Drive, Kunkletown, PA 18058

Tax Parcel Number: 13/12/1/25-19
 Tax Pin Number: 13621700780112
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MARYANNE MARGELOT

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 - Dec. 22, 29; Jan 5

PROPERTY OF:
RICHARD A. FENON
JESSICA FENON

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
JENNIE C TSAI, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Dec. 22, 29; Jan 5

**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 8910 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 , January 25, 2018
 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 lying and being, situate in the Township of Chestnuthill , County of Monroe and Commonwealth of Pennsylvania, being Lot No. 31 on the plan of Long Wood Estates, Section 3, prepared by Robert G. Beers, Registered Surveyor, dated August 1985, and recorded in the Office of the Recorder of Deeds at Monroe County at Stroudsburg, Pennsylvania, in Plot Book Volume 57 page 215.

BEGINNING at a point on the Southerly edge of a certain 50.00 foot wide road, said point being the most Northeasterly corner of Lot 30 as shown on a certain map entitled 'Long Wood Estates, Section III, as recorded in the Office of the Recorder of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania in Plot Book Volume 57 page 215; thence leaving Lot 30 and along the Southerly edge of said road, North 72 degrees 31 minutes 44 seconds East 190.00 feet to a point, said point being a corner of Lot 32; thence leaving said road and along Lot 32, South 17 degrees 28 minutes 16 seconds West 367.99 feet to the place of beginning.

BEING Lot 31, on Pine Hollow Road on the aforementioned map.

TITLE TO SAID PREMISES VESTED in Richard A. Fenon and Jessica Fenon, by Deed from Lisa Marie Kaye, dated 06/17/2011, recorded 06/20/2011, in Book 2388, Page 755.

TAX CODE: 02/7/1/40-31
 TAX PIN: 02624901496722

SEIZED AND TAKEN IN EXECUTION AS THE

**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 1097 CIVIL 2016, 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 , January 25, 2018
 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 certain lot, piece or parcel of land situate in the Township of Middle Smithfield , County of Monroe and commonwealth of Pennsylvania, bounded and described as follows, to wit:
 ALL THAT CERTAIN lot marked and designated as Lot No. 87, Section 2, as more particularly and at large depicted on a certain map entitled "Plotting of Lake of the Pines, Middle Smithfield Township, Monroe County, Pennsylvania" made by Elliott & Associates and recorded in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, in Plot Book Volume 18, page 17.

TAX I.D. #: 9/4C/2/5
 Pin No. 09734404613262
 Being Known As: 5094 Pine Ridge Road a/k/a 87 Pine Ridge Drive, East Stroudsburg, Pennsylvania 18301.

Title to said premises is vested in Erwin Patterson by deed from Mario A. Conti, Jr. and Rose M. Conti dated March 10, 2001 and recorded April 17, 2001 in Deed Book 2094, Page 5298. The said Erwin Patterson died on March 12, 2015 without a will or appointment of an Administrator.

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF:
IRENE M. PATTERSON, KNOWN SURVIVING HEIR OF ERIN PATTERSON
ERWIN B. PATTERSON, JR., KNOWN SURVIVING HEIR OF ERWIN PATTERSON
LATAUNYA MARIE PATTERSON, KNOWN SURVIVING HEIR OF ERWIN PATTERSON
UNKNOWN SURVIVING HEIRS OF ERWIN PATTERSON

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
 LAUREN M MOYER, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Dec. 22, 29; Jan 5

**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 3626 CIVIL 2017, 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 , January 25, 2018
 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, designated as Lot No. 7, Block #3, on map of The Mushroom Farms, Inc., as recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Plot Book Volume 24, Page 43, bounded and described as follows, to wit:

BEGINNING at an iron pin on the edge of a 40 foot road known as Jackson Drive, also being a corner of Lot 8, Block 3; THENCE South 7 degrees 31 minutes 2 seconds West 95.25 feet to an iron pin being the corner of Lot 6, Block 3, (Erroneously missed in prior deeds), THENCE South 82 degrees 28 minutes 58 seconds 210 feet along the line of Lot 6 to an iron pin; THENCE North 7 degrees 31 minutes 2 seconds 95.25 feet to an iron pin in the corner of Lot 8, Block 3; THENCE North 82 degrees 28 minutes 58 seconds East 210 feet to an iron pin along the line of Lot 8, (Erroneously "Block" in prior deeds) at the edge of Jackson Drive the point of BEGINNING.

BEING THE SAME PREMISES which D, E. & S Properties, Inc t/a Classic Quality Homes, by deed dated 1/19/2016 and recorded 2/1/2016 in Book 2466 Page 4067 conveyed to Rosalind BOWENS and Dasejahnae BOWENS.

Pin #: 03635602955803
 Tax Code #: 03/4A/2/61

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DASEJAHNAE BOWENS
 ROSALIND BOWENS

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 - Dec. 22, 29; Jan 5

**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 36 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 , January 25, 2018
 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 Hamilton , County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the centerline of Pa. Legislative Route #45021 from which a point in the centerline of said Pa. Legislative Route #45021 the northwesterly corner of lands conveyed by Robert A. Singer and Claire E. Singer, his wife, to Cromwell L. Heckman by deed dated May 6, 1967, and recorded in Deed Book Vol. 347, Page 755, bears South 22 degrees 45 minutes East distance 92.29 feet; thence in and along the centerline of said Pa. Legislative Route #45021 North 23 degrees 36 minutes 10 seconds West 210.80 feet to a point; thence by lands of Robert A. Singer and Claire E. Singer, his wife, of which this tract was formerly a part, North 71 degrees 55 minutes 27 seconds East 260.00 feet to a point; thence by the same South 21 degrees 07 minutes East 127.13 feet to a point thence by the same South 53 degrees 20 minutes 15 seconds West 260.00 feet to the place of BEGINNING.

CONTAINING 0.992 acres more or less.
 TITLE TO SAID PREMISES VESTED IN Christopher S. Wenzel, by Deed from Maryann A. Hulsizer, dated 08/14/2009, recorded 08/14/2009, in Book 2358, Page 3594.

TAX CODE: 07/14/1/38-7
 TAX PIN: 07626900840297

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CHRISTOPHER S WENZEL

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 - Dec. 22, 29; Jan 5

**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 3781 CIVIL 2017, 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 , January 25, 2018

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 Pocono , County of Monroe, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pipe on line of lands now or formerly of Leonard C. Danner, said point also being a corner of lands now or formerly of Arnold W. Wadkinson; thence, along land now or formerly of said Wadkinson South 08 degrees, 38 minutes West 457.05 feet to a point at or near the center of Township Road 537 (Fish Hill Road); thence, along or near of the center of said road North 79 degrees 32 minutes 30 seconds East 125.00 feet to a point; thence, leaving said road and along lands now or formerly of Alvin Smith. North 09 degrees 35 minutes 12 seconds East 416.20 feet to a point on line of lands of the aforementioned Leonard C. Banner; thence, along lands of said Banner North 81 degrees 22 minutes West 125.00 feet to the point of beginning.

CONTAINING 1.216 acres, more or less.
 THE description herein was written from a plan of lands of Joseph Russo prepared by Russell K. Peller, P.E., Stroudsburg, PA, December 3, 1965.

TITLE TO SAID PREMISES VESTED IN John H. Rose, by Deed from Richard H. Guttman, Jr. and Andrea Guttman, husband and wife, dated 02/13/1996, recorded 02/21/1996, in Book 2022, Page 5249.

**TAX CODE: 12/7/1/56-32
 TAX PIN: 12638303024368**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
 JOHN H ROSE**

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
PETER WAPNER, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Dec. 22, 29; Jan 5

**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 9328 CIVIL 2016, 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 , January 25, 2018

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, to wit:

BEGINNING at a point on the North side of Thomas Street, a corner also of Lot Number Seventy Four (74), (on a map of property in Stroudsburg, on file in the Register's Office of said County of Monroe), lately belonging to Lewis Keenest, now Mary J. Drake; thence northerly along the line of said Keenest, now Mary J. Drake's lot, at right angles with said Thomas Street, one hundred and sixty feet to line of land late of William Clements; now H. Everett; thence easterly along said Clements, now H. Everett's land, and parallel with said Thomas Street, fifty feet; thence southerly along the line of land lately belonging to Joseph Troch, now Ellen Hill, one hundred and sixty feet to said Thomas Street; thence westerly along the line of said Thomas Street, fifty feet to the place of **BEGINNING.**

TITLE TO SAID PREMISES VESTED IN Trevor R. Thomas, by Deed from Nancy B. Mosteller Executrix under the Last Will and Testament of Alice d. Bairs, aka Alice J. Baird, aka Alice Jane Drake Baird, dated 10/01/2009, recorded 10/05/2009, in Book 2360, page 7546.

**TAX CODE: 18-3/1/5/9
 TAX PIN: 18730006397210**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**TREVOR R 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 - Dec. 22, 29; Jan 5

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
CRISTINA L CONNOR, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

**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 1369 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 , January 25, 2018
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:

Beginning at an iron on the Easterly line of Chariton Drive, said iron being the Southwesterly corner of Lot No. 301 as shown on map entitled "Subdivision of Lands of Claude W. Heeter and Elaine H. Heeter, 28 March 1977"; thence along Lot No. 301, N 72 degrees 55'40" E 331.98 feet to an iron; thence along lands of Claude W. and Elise H. Heeter, S 17 degrees 04'20" E 160.95 feet to an iron, the Northeasterly corner of Lot No. 303 as shown on said map; thence along Lot No. 303, S 72 degrees 55'40" W 331.98 to an iron on the Easterly line of Chariton Drive; thence along the Easterly line of Chariton Drive, N 17 degrees 04'20" W 160.95 feet to the place of beginning. Being Lot No. 302 shown on said map.

BEING known and numbered as 14 Chariton Drive, East Stroudsburg, PA 18301.

Being the same property conveyed to Natividad Sierra, unmarried who acquired title by virtue of a deed from Charles Halada, dated September 27, 2006, recorded September 28, 2006, at Document ID 200641674, and recorded in Book 2282, Page 4373, Monroe County, Pennsylvania records.

TAX CODE: 16/11A/1/44

PIN NO: 16730304715801

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

NATIVIDAD SIERRA

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.

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 10254 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 , January 25, 2018

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, lying and being in **Middle Smithfield Township**, Monroe County, Pennsylvania, shown as Lot Number 2, on the Bolles Subdivision drawing 97D2693, as prepared by Policelli Engineering, Inc., bounded and described as follows;

BEGINNING at a concrete numbered on line of land of Frank Scorla said concrete monument also marking a corner of land now or formerly of John and Jennie Bolles, South 32 degrees 13 minutes 00 seconds East 96.69 feet to a concrete monument on line of land of Frank J. Riccobono; thence along said land south 57 degrees 47 minutes 00 seconds West 1,256.84 feet to a concrete monument on line of land of Robert Miller; thence along said land, and along land of John Fetherman, North 32 degrees 17 minutes 30 seconds West 96.69 feet of land of Frank Scerbo, above mentioned; thence along said land, North 57 degrees 47 minutes 00 seconds East 1256.97 feet to the Place of beginning.

TITLE TO SAID PREMISES VESTED IN John Bolles, Jr. and Theresa Bolles, husband and wife, by Deed from John Bolles, Jr. and Theresa Bolles, husband and wife, dated 03/20/2001, recorded 04/17/2001, in Book 2094, Page 5758.

TAX CODE: 9/92346

TAX PIN: 09732403337433

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOHN BOLLES, JR

THERESA BOLLES

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

**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 165 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 , January 25, 2018
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 or lot of land situate, lying and being in **Polk Township** , County of Monroe, Commonwealth of Pennsylvania more particularly described as Lot No. 401 as shown on a plat known as "Subdivision of parcel 2 and parcel 4, Switzgabel Farm-Lands of Pocono Pleasant Valley Lake Estates, Inc." made by Achterman and Associates and recorded in the Office for the Recording of Deeds in and for the County of Monroe in Map Book 21 page 49 on November 30, 1973.

Together with rights and privileges and under and subject to Restrictive Covenants as is Deed Book 639 Page 211.

BEING known and numbered as 401 Hummingbird Lane nka 175 Huntingdon Rd, Kunkletown, PA 18058.

BEING the same property conveyed to Christopher M. D'Alessandro and Lisa B. D'Alessandro, husband and wife, as Tenants by the Entireties who acquired title by virtue of a deed from Howard E. Johnson and Catherine M. Johnson, h/w, dated July 3, 2003, recorded July 3, 2003, at Deed Book 2158, Page 7550, Monroe County, Pennsylvania records.

TAX CODE: 13/11/3/8
PIN NO: 13621904842656

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**LISA B. D'ALESSANDRO
CHRISTOPHER M. D'ALESSANDRO A/K/A
CHRISTOPHER
D'ALESSANDRO**

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
CRISTINA L CONNOR, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

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 7560 CIVIL 2016, 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 , January 25, 2018
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 Lots 18 and 19, Block A, on a Map entitled Whispering Hills Estate as recorded in the Office of the recorder of deeds in Plot Book 10, Page 119, and Plot Book 47, Page 39.

BEING all of Lots 18 and 19, Block A, Whispering Hills Estates and it is intended that two Lots are to be considered as one building site and that one single family residence may be constructed on the combined Lots. Being the same property which Deutsche Bank National Trust Company as Trustee under Pooling and servicing Agreement dated as of April 1, 2006 Morgan Stanley Capital 1 Inc. Trust 2006-HE2 Mortgage Pass Through Certificates, Series 2006-HE2, by Barclays Capital Real Estate, Inc, A Delaware Corporation dba Homeq Servicing as attorney in fact, granted and conveyed unto Thomas P. Fabian, a married man by deed dated July 21, 2009 and recorded August 6, 2009 in the Recorder's Office of said County in Deed Book 2357 Page 9333.
1115 Freda Lane, East Stroudsburg, PA 18301
Parcel # 16/16C/1/76
PIN: 16731304630079

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
ALL KNOWN AND UNKNOWN HEIRS OF THOMAS P FABIAN**

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
MICHAEL C MAZACK, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

**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 9279 CIVIL 2016, 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 , January 25, 2018
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 situate in the Township of Middle Smithfield , County of Monroe and Commonwealth of Pennsylvania, being known as Lot No. 41, Section J, as shown on a certain plan entitled Plotting No. 1, Leisure Lands, Inc., as recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Plot Book Volume 9, Page 103 which lot is the same as designated in the Declaration for Leisure Lands, a Planned Community recorded in Record Book 2220, Page 173 and any all Amendments thereto, as the same may change from time to time.

BEING known and numbered as 3423 Goshawk Trail, East Stroudsburg, PA 18302.

Being the same property conveyed to Brian Blundetto, a married man who acquired title by virtue of a deed from Jeff M. Gregoris and Jennifer L. Gregoris, husband and wife, dated June 4, 2013, recorded August 9, 2013, at Instrument Number 201321936, and recorded in Book 2425, Page 2459, Monroe County, Pennsylvania records.

TAX CODE: 09/13B/1/139
PIN NO: 09731604742247

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

BRIAN BLUNDETTO

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

CRISTINA L CONNOR, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

**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 6768 CIVIL 2016, 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 , January 25, 2018
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. 22 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 19B 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 23, 1983 and recorded on July 28, 1983 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 1279, at page 283, granted and conveyed unto Earl Price and Ruth Price.

Being part of Parcel No. 16/4/1/48-19B and Pin No. 16732102877870B19B

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**EARL PRICE A/K/A
EARLE PRICE
RUTH PRICE**

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 - Dec. 22, 29; Jan 5

**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 116 CIVIL 2017, 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 , January 25, 2018
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, Monroe County, Pennsylvania in Plot Book 9, Page 215.

CONTAINING 1.18 Acres of land.
BEING the same premises which Barry Eugene Oliver, single, granted and conveyed unto Christopher Breuer and William Breuer, by Deed dated November 9, 2004 and recorded on December 3, 2004 in the Office of the Recorder of Deeds for Monroe County, at Stroudsburg, Pennsylvania in Record Book 2209, Page 6859.

Being Parcel Number: 20/8F/1/27
Pin Number: 20632104742820
Property Address: 3815 Route 115, Blakeslee, PA 18610

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**CHRISTOPHER W. BREUER
AKA CHRISTOPHER 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**

ROBERT W. WILLIAMS, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

**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 2663 CIVIL 2017, 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 , January 25, 2018
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 718, Section 1, 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 Joseph F. Nilan, Sr. and Phyllis B. Nilan, h/w, by Deed from Lydia A. Bulaon, dated 05/16/2000, recorded 05/18/2000, in Book 2078, Page 8339.

Phyllis Nilan a/k/a Phyllis B. Nilan was co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Phyllis Nilan a/k/a Phyllis B. Nilan's death on or about 01/05/2015, her ownership interest was automatically vested in the surviving tenant by the entirety.

**TAX CODE: 3/4B/1/121
TAX PIN: 03635704905865**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JOSEPH NILAN SR A/K/A
JOSEPH F. NILAN, 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
PETER WAPNER, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

**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 733 CIVIL 2017, 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, January 25, 2018

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 parcel of land situate in the **Township of Jackson**, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEING Lot No. 9 as shown on the final plan of lots for the development known as "Piney Hill", Jackson Township, Monroe County, Pennsylvania, as recorded in Plan Book No. 8, Page 117, at the Recorder of Deeds Office, at Stroudsburg, Pennsylvania on June 27, 1962.

Title to said Premises vested in Anthony Diaz by Deed from Roger Faulstick, and Rose Faulstick dated November 1, 2003 and recorded on November 19, 2003 in the Monroe County Recorder of Deeds in Book 2174, Page 5090 as Instrument No. 200358595. Being known as: 1706 Harbor Court, Stroudsburg PA 18360 f/k/a 9 Hillside Court, Jackson Township, PA 18352.

Tax Parcel Number: 08/2/2/4

Tax Pin Number: 08626901160818

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ANTHONY 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
ROGER FAY, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

**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 1927 CIVIL 2017, 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, January 25, 2018

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 land described herein is situated in the State of Pennsylvania, County of Monroe, and is described as follows

ALL THE FOLLOWING lot situate in the **Township of Chestnuthill**, County of Monroe and State of Pennsylvania, being more particularly described as follows Being all of Lot No. 1207, in Section LL-4 as shown

and designated on plan of Indian Mountain Lakes, Section LL-4, made by Leo A. Achterman, Jr, Civil Engineer and Surveyor, date October 7, 1988 and recorded at the Recorder of Deeds for Monroe County in Map Book 64, Page 207.

TAX I.D. #: 02/88878

Pin No. 02632001462665

Being Known As: 338 Valley View Drive, Albrightsville, Pennsylvania 18210

Title to said premises is vested in Catherine E. Barone by deed from Donald S. Kishbaugh and Mary N. Kishbaugh dated September 9, 2006 and recorded September 12, 2006 in Deed Book 2280, Page 7721.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CATHERINE E. BARONE**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 - Dec. 22, 29; Jan 5

**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 3791 CIVIL 2017, 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, January 25, 2018

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 Commonwealth of Pennsylvania, being shown and designated as Lot No. 13, as set forth on map or plotting of final plan of Section 1, Subdivision of Cherry Lane Estates, dated December 1, 1971, by Edward C. Hess Associates, Inc., Stroudsburg, Pennsylvania, and filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe at Plot Book Vol. 16, Page 25.

TOGETHER with all rights and privileges and **UNDER AND SUBJECT** to the covenants, exceptions, conditions, reservations and restrictions as of record.

TITLE TO SAID PREMISES VESTED IN Robert R. Stockman, Jr. by Deed from Marsha R. Stockman, dated 01/09/2015, recorded 04/23/2015, in Book 2452, Page 6916.

TAX CODE: 12/3/2/7

TAX PIN: 12638304720662

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ROBERT R. STOCKMAN, 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
JENNIE C TSAI, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

**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 1483 CIVIL 2017, 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, January 25, 2018
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. 613, Section C3C, 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 20, Page 49.

BEING THE SAME PREMISES WHICH Joseph P. Stallings and Pilar Silva, by Deed dated August 27, 2004 and recorded September 16, 2004 in the Office of the Recording of Deeds in and for Monroe County, in Record Instrument 200442421, granted and conveyed unto Ernest Poteat and Flossie Poteat.

Improvements: Residential property
Parcel Number 19/31/2/235
Pin Number 19634402587060

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ERNEST POTEAT
FLOSSIE POTEAT**

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 J MCDONNELL,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

**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 3764 CIVIL 2017, 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, January 25, 2018
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. 62, Section B-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 for Monroe County, Pennsylvania, in Plot Book Vol. 65, pages 63 and 54.

TAX I.D. #: 17/89267
PIN: 17639303201104

Being Known As: 162 Pasquin Drive, a/k/a 62 Pasquin Drive f/k/a 660 Penn Estates a/k/a Lot No. 62, Section B-1, East Stroudsburg, Pennsylvania 18301.

Title to said premises is vested in Kenneth Milter by deed from Bank of New York as Trustee for the Certificateholders S Cwabs, Inc. Asset-Backed Notes, Series 2006-SD1 dated December 28, 2007 and recorded April 1, 2008 in Deed Book 2330, Page 3722 Instrument Number 200809637.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

KENNETH MILTER

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 - Dec. 22, 29; Jan 5

**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 2967 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 , January 25, 2018
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, bounded and described as follows, to wit:

Being all of Lot No. 6, Van Ams Way as shown and designated on Final Plan of Subdivision of Lands of Frederick J. & Livia V. Danker, 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 66/136.

TITLE TO SAID PREMISES VESTED IN Karen Leys and Layla Leys, by Deed from Eline Sylvon Francis and Karen Leys, dated 07/17/2006, recorded 07/19/2006, in Book 2274, Page 7616.

Property Address: 6 Van Ams Way a/k/a 124 Van Ams Way, Stroudsburg, PA 18360

TAX CODE: 08/89425
TAX PIN: 08636100660845

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**KAREN LEYS
LAYLA LEYS**

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 - Dec. 22, 29; Jan 5

**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 5015 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 , January 25, 2018
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, designated as Lot No. 5914, Section D1, according to a 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 19, Page 109.

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

TAX I.D. #: 20/1C/1/334
Pin #: 20634302693965

Being Known As: 2128 Wild Laurel Drive, Long Pond, Pennsylvania 18334.

Title to said premises is vested in Lesly Duplessis and Ingrid Duplessis by deed from David S. Wengerd dated August 21, 2008 and recorded August 25, 2008 in Deed Book 2340, Page 9972.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**LESLY DUPLESSIS
INGRID DUPLESSIS**

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 - Dec. 22, 29; Jan 5

**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 2687 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 , January 25, 2018
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 **Chestnuthill**, County of Monroe and Commonwealth of Pennsylvania, marked and designated as Lot No. 9 Foxcroft II as shown on Map of Lands of Truco, Inc. and recorded in the Office for the Recording of Deeds at Stroudsburg, Pennsylvania, in Plot Book 23, Page 7.

Under and subject to restrictions recorded in Deed book Volume 2026 page 1178.

Subject to covenants, restrictions, easements of record and in the chain of title.

TAX I.D. #: 02/2A/1/12

PIN #: 02625804500127

Being Known As: 1514 Edgehill Road f/k/a 9 Edgehill Road, Brodheadsville, Pennsylvania 18322.

Title to said premises is vested in Wayne Desjadon by deed from Lawrence E. Desjadon, Jr., Widower dated January 6, 2006 and recorded January 6, 2006 in Deed Book 2253, Page 9839.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

WAYNE DESJADON

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 - Dec. 22, 29; Jan 5

**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 404 CIVIL 2017, 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 , January 25, 2018

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. 12 of Unit No. RT-3 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.
BEING THE SAME premises which Gunter-Hayes &

Associates, LLC, by deed dated October 24, 2013 and recorded on June 17, 2014, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2439 at page 4045 granted and conveyed unto Marcial Ayala and Ana Ayala. Being part of Parcel No. 10/88002/43 and Pin No. 1673210257888643

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MARCIAL AYALA

ANA 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

JEFFREY A DURNEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec. 22, 29; Jan 5

**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 9638 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 , January 25, 2018

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, lying and being in the Township of **Chestnuthill**, County of Monroe and Commonwealth of Pennsylvania, more particularly described as follows, to wit:

BEING Lot 7, Country Meadow Estates, on file in the Recorder of Deeds Office at Stroudsburg, Pennsylvania in Plot Book 67, Page 127 and Book 78, pages 50 and 51.

BEING THE SAME PREMISES which LTS Homes, LLC, by deed dated 10/31/2014 and recorded 11/4/2014 in Book 2445 Page 7919 conveyed to Marcos Yorro and Yolanda Yorro, son and mother, as Joint Tenants with the Right of Survivorship and not as Tenants in Common.
 Pin #: 02626900015472
 Tax Code #: 02/98580

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MARCOS YORRO

YOLANDA YORRO

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
NORA C VIGGIANO, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

**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 656 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 , January 25, 2018
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, being Lot 3722, Section C1, 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 15, page 29.

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

TAX I.D. #: 19/3F/1/14
PIN # 19634403339521

Being Known As: 1110 Horizon Drive f/k/a 3722 Horizon Drive, Long Pond, Pennsylvania 18334.

Title to said premises is vested in Valeri M. Meeks by deed from Michael F. McPhilemy and Marianne McPhilemy, husband and wife dated June 30, 2003 and recorded July 9, 2003 in Deed Book 2159, page 2983.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

VALERI M. MEEKS

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
LAUREN M MOYER, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

**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 3200 CIVIL 2017, 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 , January 25, 2018
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 at Lot No. 5542, Section C3B, according to Plan of Emerald Lakes, recorded in the office for the recording of Deeds, etc. in and for the county of Monroe, Stroudsburg, PA in Plot Book Volume 17, page 111.

Being known and numbered at 143 Granite Road f/k/a 5542 Granite road Long Pond, PA 18334.

BEING the same premises in which Carmella Furtado by deed dated October 29, 2001 at Instrument # 200170789, Book 2111, Page 9485 conveyed unto Richard Mattia and Patricia Mattia.

Parcel No. 19/3I/2/148
PIN: 19634404822411

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**PATRICIA MATTIA
RICHARD A MATTIA**

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 - Dec. 22, 29; Jan 5

**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 3550 CIVIL 2016, 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 , January 25, 2018
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 or tract of land lying, situate within **Smithfield Township**, Monroe County, Commonwealth of Pennsylvania, being described as Lot 5 (Tax Parcel 16/98076) as more fully set forth in Final Major Subdivision Plan for Dairy Hill, Better Homes and Properties, Inc., Smithfield Township, Monroe County, Pennsylvania, December 19, 2003, Revised February 25, 2004 and recorded in the Office for the Recording of Deeds for Monroe County, at Stroudsburg, Pennsylvania, in Plat Book 77, Pages 82 and 83.

TITLE TO SAID PREMISES VESTED in Rafael Hued, by Deed from D, E & S Properties, Inc., t/a Classic Quality Homes, dated 11/14/2014, recorded 11/17/2014, in Book 2446, Page 2738.

TAX CODE: 16/98076
TAX PIN: 16731100879087

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

RAFAEL HUED

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 - Dec. 22, 29; Jan 5

**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 1032 CIVIL 2017, 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 , January 25, 2018
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 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. 4605, Section C-II-B, according to Plan of Emerald Lakes recorded in the Office for the Recording of Deeds, etc., in and for Monroe County, at Stroudsburg, Pennsylvania, in Plot Book Volume 16, Page 103.

SUBJECT to restrictions, reservations, easements, covenants, oil, gas or mineral rights or record, if any. **BEING THE SAME PREMISES** which Ana Celia Davis, by deed dated 12/12/2007 and recorded 12/20/2007 in Book 2323 Page 6785 conveyed to Robert David and Ana Celia Davis.

Pin #: 19634403441209
Tax Code #: 10/3H/1/137

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ROBERT DAVIS
ANA CELIA DAVIS**

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 - Dec. 22, 29; Jan 5

**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 1802 CIVIL 2016, 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 , January 25, 2018
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 Write of Execution No. 1802-CV-2016 Granite Investment Group v. Salvatore Albergro and Patricia A. Albergro a/k/a Patricia Albergro, 27 Glen Oak Drive a/k/a 119 Keller Drive, Township of Pocomo, East Stroudsburg, PA 18301, Parcel No. 12/1A/1/6, PIN 12639303046570. Improvements thereon consisting of a Residential Dwelling, sold to satisfy judgment in the amount of \$348,645.91.

Attorneys for Plaintiff
Edward J. McKee, Esquire
Stern & Eisenberg, PC
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
Phone: (215) 572-8111

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**SALVATORE ALBERGO
PATRICIA A. ALBERGO A/K/A
PATRICIA ALBERGO****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
EDWARD J MCKEE, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

**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 6223 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, January 25, 2018
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 Hamilton, County of Monroe and Commonwealth of Pennsylvania, known as Lot No. 22, Section I, as shown on a plan title 'Subdivision of Rimrock Woods', recorded in the Recorder of Deeds Office, in Plot Book 56, Page 55.

Being more fully described in the Recorder of Deeds Office of Monroe County, Pennsylvania, in Deed Book Volume, page dated April 26, 2004 and recorded TITLE TO SAID PREMISES VESTED IN John A. Quinn and Meredith R. Quinn, by Deed from Andrew Pignatelli and Patricia Pignatelli, dated 04/26/2004, recorded 04/28/2004, in Book 2188, Page 4067.

TAX CODE: 07/8B/2/22

TAX PIN: 07638003049961

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**JOHN A QUINN
MEREDITH R QUINN****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
JENNIE C TSAI, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

**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 7445 CIVIL 2007, 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, January 25, 2018
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 Writ of Execution No. 7445-Civil-2007

Waterfall Victoria Grantor Trust II, Series G v. Gwen E. Petry, 107 Catfish Court a/k/a Catfish a/k/a Lot 4, Section G, Lake-in-the-Clouds Road a/k/a RR1 Box 588R, Township of Barrett, Canadensis, PA 18325, Tax Parcel No. 1/28A/3/40 / PIN No. 01647004903789. Improvements thereon consisting of a Residential Dwelling, sold to satisfy judgment in the amount of \$90,931.50.

Attorneys for Plaintiff:

M. Troy Freedman, Esquire
Stern & Eisenberg, PC
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
Phone: (215) 572-8111

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**GWEN E PETRY****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 - Dec. 22, 29; Jan 5

**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 6916 CIVIL 2016, 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 , January 25, 2018
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 Tunkhannock , County of Monroe, and Commonwealth of Pennsylvania being Lot No. 112, Section 8, 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, Plot Book 36, page 59.

UNDER AND SUBJECT to all covenants, easements, restrictions and reservations appearing in the chain of title or otherwise visible upon the land. BEING THE SAME PREMISES which Jennifer Coad, by deed dated 9/30/2010 and recorded 10/6/2010 in Book 2376 Page 9273 conveyed to James H. Hrubesh.

Pin #: 20633101363899
Tax Code #: 20/3D/2/43

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
JAMES H. HRUBESH**

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
NORA C VIGGIANO, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

**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 7121 CIVIL 2016, 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 , January 25, 2018
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 THE FOLLOWING lot situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, marked and designated as Lot No. 2512, Section VI, 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 121.

BEING THE SAME PREMISES which Marnie A. Davis, by Deed dated 7/19/1999 and recorded 7/20/1999, in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2066, Page 7048, Instrument #199926418, granted and conveyed unto Timothy R. Hall and Jeanie M. Hall.

Tax/Parcel ID: 03/4B/3/133
PIN: 03636601098987

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
TIMOTHY R HALL**

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

SAMANTHA GABLE, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

**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 5825 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 , January 25, 2018
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. 24, as shown on plan entitled "Final Plan, Cobble Creek Estates East, Owner and Developer - James Gravatt, Tannersville, Pennsylvania, November 30, 1973," and recorded in the Office for the Recording of Deeds, etc., at Stroudsburg, Pa., in and for the County of Monroe in Plot book Volume 22, Page 59.

BEING THE SAME PREMISES which Elsa L., married, by deed dated 11/12/2010 and recorded 11/15/2010 in Book 2378 Page 8608 conveyed to Kathleen Abela.

Pin #: 12636304549005
Tax Code #: 12/10A/1/47

SEIZED AND TAKEN IN EXECUTION AS THE

**PROPERTY OF:
ABELA KATHLEEN
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
NORA C VIGGIANO, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

**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 7018 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 , January 25, 2018

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 No. 144 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 Vol. 32, page 115, 117, 119 and 121.

TITLE TO SAID PREMISES VESTED IN Jose J. Rodriguez and Milagros Rodriguez, husband and wife, by Deed from Rosemarie A. Black, dated 03/23/2001, recorded 04/17/2001, in Book 2094, Page 5395.

TAX CODE: 17/15C/1/116

TAX PIN: 17639201093389

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JOSE J. RODRIGUEZ
MILAGROS 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
PETER WAPNER, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

**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 8825 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 , January 25, 2018

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. 4402 Section C-II-A 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 16, Page 91.

BEING THE SAME PREMISES which Paul J. Noone, widow, by deed dated 8/27/2010 and recorded 9/13/2010 in Book 2375 Page 7566 conveyed to Robert J. Alfonso, Jr. and Stephanie J. Alfonso.

Pin #: 19634404630776

Tax Code #: 19/3G/1/63

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ROBERT J. ALFONSO, JR
STEPHANIE J. ALFONSO**

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 - Dec. 22, 29; Jan 5

**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 1398 CIVIL 2017, 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 , January 25, 2018
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 No. 170, Section G, as shown on map of A Pocomo Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book Volume 19, Pages 11, 17 and 19.

TITLE TO SAID PREMISES VESTED IN Roman F. Vilca and Maritza Vilca, h/w, by Deed from Classic Quality Homes, dated 04/25/2014, recorded 04/30/2014, in Book 2437, Page 3072.

**TAX CODE: 03/8D/1/470
TAX PIN: 03635810366245**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ROMAN F. VILCA
MARITZA VILCA**

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
JENNIE C TSAI, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

**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 4088 CIVIL 2017, 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 , January 25, 2018
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, marked and designated as Lot No. 16, Section 'D', Pocono Wild Haven Estates, Inc., 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 11, Page 43.

TITLE TO SAID PREMISES VESTED IN James Sapienza and Leah Sapienza, h/w, by Deed from Michael Carlson, a married man, dated 07/17/2002, recorded 12/20/2002, in Book 2140, Page 1255.

**TAX CODE: 9/18A/2/85
TAX PIN: 09731503007808**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JAMES SAPIENZA
LEAH SAPIENZA**

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 - Dec. 22, 29; Jan 5

**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 3992 CIVIL 2017, 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 , January 25, 2018
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 No. 130, Section E as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania in Plot Book Vol. 32, page 127.

BEING THE SAME PREMISES which Cranberry Hill Corporation, by deed dated 4/1/2005 and recorded 4/1/2005 in Book 2220 Page 8317 conveyed to Verna Lewis.

**Pin #: 17638202850190
Tax Code #: 17/15E/1/130**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

VERNA 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
REBECCA A SOLARZ, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

**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 5400 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, January 25, 2018
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. 5369, Section CIIIA, according to the 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 17, Page 77.

BEING THE SAME PREMISES which Jeralyn Aragona, single, buy deed dated 11/30/2009 and recorded 12/1/2009 in Book 2363 Page 4968 conveyed to Christa M. Kuhar, single.

Pin #: 19634402654625
Tax Code #: 19/3/1/73

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CHRISTA M. KUHAR

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
REBECCA A SOLARZ, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

**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 216 CIVIL 2017, 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, January 25, 2018
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 situated in Middle Smithfield Township, Monroe County, Pennsylvania, being Lot or Lots No. 2048, Section No. 27 as is more particularly set forth in the Plot Map of Lehman Pike Development Corporation, Saw Creek Estates, as same is duly recorded in the Office for the Recording of Deeds, Stroudsburg, Monroe County, Pennsylvania in Plot Book Volume 47 at page 19.

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

Being Parcel Number: 9/5A/1/34
Control #09-7345-01-08-5772

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ROBERT L. GANO

JEANNE M. GANO

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
ANDREW J MONASTRA, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

**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 3733 CIVIL 2017, 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 , January 25, 2018

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. Seventy Seven (77) on map of Section 5, Timber Trails, Pocono Pines, Coolbaugh Township, Monroe County, Pennsylvania and recorded in Plot Book 26 Page 23 in the Monroe County Recorders Office.

BEING THE SAME PREMISES conveyed to Thomas W. Fiers and Rosemary Fiers, husband and wife, by deed of Thomas W. Fiers dated February 24, 2017 and recorded in Monroe County Book 2487 Page 4829.

TAX CODE 3/15A/2/130

PIN 03-6335-01-19-7481

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

THOMAS W. FIERS
ROSEMARY F. FIERS

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 T SHOEMAKER, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

**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 620 CIVIL 2017, 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 , January 25, 2018

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 Middle Smithfield , Monroe County, Pennsylvania: BEING KNOWN AS 80 Winona Lake, East Stroudsburg, PA 18301 a/k/a 124 Curve View Court, East Stroudsburg, PA 18302

Parcel Number: 09/4/1/8-30
Pin Number: 09734401479411

Improvements: Residential property

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DONNA MANCUSO MAHMOOD
N/K/A DONNA MANCUSO

A/K/A
DONNA MAHM MANCUSO
MARY SCACCIA

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 LABELLETTA, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5

**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 322 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 , January 25, 2018

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 Price, County of Monroe and State of Pennsylvania, being Lot No. 8, South Ridge, as recorded in Plot Book 72, Page 164.

TITLE TO SAID PREMISES VESTED IN Richard Alcindor, a married man, by Deed from Kal-Tac, Inc., a Pennsylvania Corporation dated 06/04/2002, recorded 06/05/2002, in Book 2123, Page 6983.

TAX CODE: 14/91572

TAX PIN: 14730400465083

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

RICHARD A. ALCINDOR A/K/A
RICHARD ALCINDOR A/K/A
RICHARD ANDRE ALCINDOR

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 - Dec. 22, 29; Jan 5

**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 3806 CIVIL 2017, 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 , January 25, 2018
 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 ground situate in the **Borough of Mount Pocono** , County of Monroe, and State of Pennsylvania, known as Lot 62, Section 1, as shown on a Map of Summit Pointe, Section 1, as recorded in Plot Book Volume 37, Page 61.

TITLE TO SAID PREMISES VESTED IN Grzegorz Sekowski, by Deed from Edward Wood, dated 01/13/2012, recorded 01/17/2012, in Book 2396, Page 8241.

TAX CODE: 10/12A/1/82

TAX PIN: 10635514447571

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

GRZEGORZ SEKOWSKI

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
 JENNIE C TSAI, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Dec. 22, 29; Jan 5

**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 8248 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 , January 25, 2018
 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 THAT CERTAIN lot of land situate in Township of **Paradise** , Monroe County, Pennsylvania: Being Known As 3496 Devils Hole Rd n/k/a 195 Devils Hole Rd, Cresco, PA 18326
 Parcel Number: 11/8/1/14-1
 Pin Number: 11636604911630
 Improvements: Residential property
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MORRIS L. FRASER

LORRAINE M. TAYLOR-FRASER

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 - Dec. 22, 29; Jan 5

**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 8935 CIVIL 2016, 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 , January 25, 2018
 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 7083 Glade Dr a/k/a 279 Glade Drive n/k/a 1145 Glade Dr, Long Pond, PA 18334

Parcel Number: 20/1c/1/227
 Pin Number: 20633302885870

Improvements: Residential property
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DONNIE ALVAREZ

RACHAEL SHELLER ALVAREZ

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 KISHBAUGH, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 22, 29; Jan 5