

**PUBLIC NOTICE
CIVIL ACTION LAW
COURT OF COMMON PLEAS
MONROE COUNTY
Number 2621CV10**

Green Tree Servicing LLC

v.

Tara A D'Adamo and Ross M. Stoico

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

TO: Ross M. Stoico

Your house (real estate) at 1615 Sun Valley Drive, Blakeslee, Pennsylvania 18610 is scheduled to be sold at Sheriff's Sale on June 30, 2016 at 10:00 a.m. in the Monroe County Courthouse, Stroudsburg, Pennsylvania to enforce the court judgment of \$163,454.73 obtained by Green Tree Servicing LLC against you.

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

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

1. The sale will be canceled if you pay to Green Tree Servicing 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, P.C., 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, P.C., 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, P.C. 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 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
ASSOCIATION DE LICENCIADOS

Monroe County Bar Assoc.

Find a Lawyer Program

913 Main Street

P.O. Box 786

Stroudsburg, PA 18360

(570) 424-7288

McCABE, WEISBERG

& CONWAY, P.C.

Attorneys for Plaintiff

123 S. Broad St., Ste. 1400

Phila., PA 19109; 215-790-1010

PR - May 13

**PUBLIC NOTICE
CIVIL ACTION LAW
COURT OF COMMON PLEAS
MONROE COUNTY
Number 3744cv2015**

LSF9 Master Participation Trust

v.

Carol A. Chobey

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

TO: Carol A. Chobey

Your house (real estate) at 7407 Terrace Drive, Stroudsburg, Pennsylvania 18360 is scheduled to be sold at Sheriff's Sale on June 30, 2016 at 10:00 a.m. in the Monroe County Courthouse, Stroudsburg, Pennsylvania to enforce the court judgment of \$142,325.87 obtained by LSF9 Master Participation Trust against you.

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

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

1. The sale will be canceled if you pay to LSF9 Master Participation Trust 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, P.C., 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, P.C., 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, P.C. 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 INFORMATION ABOUT HIRING A LAWYER.

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**LAWYER REFERRAL SERVICE
ASSOCIATION DE LICENCIADOS**

Monroe County Bar Assoc.

Find a Lawyer Program

913 Main Street

P.O. Box 786

Stroudsburg, PA 18360

(570) 424-7288

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

123 S. Broad St., Ste. 1400

Phila., PA 19109; 215-790-1010

PR - May 13

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **ALBERTA M. TURK a/k/a ALBERTA MAE TURK**, deceased, late of 1523 Lexington Drive, Stroudsburg, County of Monroe and State 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 the same, and all persons indebted to the Decedent to make payments without delay to:

Melinda Fantozzi, Executrix

350 Hummels Hill Road

Kutztown, PA 19530

or to her attorney:

Joshua D. Shulman, Esquire

SHULMAN & SHABBICK

1935 Center Street

Northampton, PA 18067

PR - May 13, 20, 27

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Anne H. Pirmann** of 111 Bear Lane, Gouldsboro, Coolbaugh Twp., Monroe County, Pennsylvania, deceased.

Letters testamentary on the above estate having been granted to the undersigned, all persons indebted to the estate are requested to make payment, and those having claims to present the same, without delay, to:

James W. Pirmann, Executor

c/o E. Kenneth Nyce

Law Office, LLC

105 East Philadelphia Avenue

Boyetown, PA 19512

Or, to their attorney,

Nicole C. Manley, Esquire

E. Kenneth Nyce Law Office, LLC

105 East Philadelphia Avenue

Boyetown, PA 19512

PR - May 13, 20, 27

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Artemesia Howard a/k/a Helen Howard**, late of Coolbaugh Township, Pennsylvania, (died June 6, 2015). Notice is hereby given that Letters Testamentary have hereby been granted to James Howard, Executor. All persons indebted to the Estate are requested to make payment, and those having claims or demands to present same without delay to the Executor, or to

Edward A. Monsky, Esquire

Fine, Wyatt & Carey, P.C.

425 Spruce St., 4th floor

Scranton, PA 18503

Attorneys for Estate

R - April 29, May 6, 13

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Benjamin K. Williams Jr., Deceased
Letters Testamentary on the Estate of Benjamin K. Williams Jr., a/k/a Benjamin K. Williams, a/k/a BK Williams, a/k/a BK Williams Jr., who died on March 23, 2016, having been granted to John L. Dewitsky Jr., all persons indebted to the Estate are requested to make payment without delay, and those having claims against the Estate are requested to make the same known to:

John L. Dewitsky Jr., Esq., Executor

41 N. Seventh St.

Stroudsburg, PA 18360

570-424-0300

PR - May 13, May 20, May 27

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF **CARMELA MULE**, Deceased January 10, 2016, of Polk 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 their attorney and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Monroe County Branch, Orphans Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the County where notice may be given to Claimant.

Constance Mule, Executrix

c/o David A. Martino, Esquire

Route 209, PO Box 420

Brodheads ville, PA 18322

Law Office of

David A. Martino, Esquire

PA Rte 209, P.O. Box 420

Brodheads ville, PA 18322

PR - May 13, 20, 27

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Charles Maldonado**, late of Tobyhanna, Coolbaugh Township, Monroe County, Pennsylvania.

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

Janet Maldonado, Administratrix

1114 MacBeth Way

Tobyhanna, PA 18466

MICHELLE F. FARLEY, ESQ.

P.O. Box 222

Cresco, PA 18326

PR - April 29, May 6, 13

**PUBLIC NOTICE
ESTATE NOTICE**

777 South Figueroa Street, #4250
Los Angeles, CA 90017

ESTATE OF DELORES ELIZABETH SKIDMORE
Late of the Thornhurst Township, Monroe County, PA (died December 31, 2015). Administrator, LAURA STANTON, Law Offices of Smith & Smith, P.C., Attorneys for the Estate, 125 North Main Street, Moscow, PA 18444; (570) 842-9552.
PR - May 13, May 20, May 27

Richard E. Deetz, Esq.
1222 North Fifth Street
Stroudsburg, PA 18360
PR - May 13, 20, 27

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF DOROTHY L. WISKUP, late of 111 Rosemond Avenue, Stroudsburg, Monroe County, Pennsylvania, deceased.

Estate of MAHUANKI GLADYS FIGUEROA, a/k/a MAWUANKI GLADYS FIGUEROA, a/k/a MAHUANKI GLADIMIR FIGUEROA, late of the Township of Coolbaugh, Monroe County, Commonwealth of Pennsylvania, deceased.

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

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

Kurt E. Wiskup, Administrator c.t.a.
111 Rosemond Ave.
Stroudsburg, PA 18360

Juan Perez Ventura
5 Birchwood Drive
Rhinebeck, NY 12572
Or To:

Lori J. Cerato, Esq.
Kelly L. Lombardo, Esq.
729 Sarah Street
Stroudsburg, PA 18360
570-424-3506
PR - May 13, 20, 27

Brandie J. Belanger, Esq.
Kash Fedrigo Belanger, LLC
820 Ann Street
Stroudsburg, PA 18360
570-420-1004

PR - April 29, May 6, 13

**PUBLIC NOTICE
ESTATE NOTICE**

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Esther L. Arnold a/k/a Esther Arnold, late of East Stroudsburg, Monroe County, Pennsylvania, deceased.

Estate of Marion E. Frystock a/k/a Marion Frystock, late of Pocono Lake, Monroe County, Pennsylvania, deceased.

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

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.

Dorothy E. Owens, Executrix
706 White Oaks Manor
East Stroudsburg, PA 18301

Mary Jean Carey, Executrix
54 D Lower Ridge View Circle
East Stroudsburg, PA 18302

Newman, Williams, Mishkin,
Corveleyn, Wolfe & Fareri, P.C.
By: David L. Horvath, Esq.
712 Monroe Street
Stroudsburg, PA 18360-0511

NEWMAN, WILLIAMS, MISHKIN,
CORVELEYN, WOLFE
& FARERI, P.C.
By: Todd R. Williams, Esq.
712 Monroe Street
Stroudsburg, PA 18360-0511

PR - May 6, May 13, May 20

PR - April 29, May 6, 13

**PUBLIC NOTICE
ESTATE NOTICE**

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF IVA M. KOCHERA a/k/a IVA MAE KOCHERA, late of the Township of Barrett, Monroe County, Pennsylvania, deceased.

ESTATE OF MARY JANE RICE, late of Pocono 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.

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, 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.

Gabriel G. Green, Executor

Valerie L. Klass, Co-Executor
P.O. Box 750

Bartonsville, PA 18321

Robert L. Rice, Co-Executor
722 S. Bixel Street, Apt. A648
Los Angeles, CA 90017-2476

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

PR - May 6, May 13, May 20

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Meena S. Mahabir a/k/a Meena Mahabir**, deceased
Late of Stroud 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/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.

Shiva Mahabir, Executor
c/o Timothy B. Fisher II, Esquire
Fisher & Fisher Law Offices, LLC
PO Box 396
Gouldsboro, PA 18424

PR - May 13, 20, 27

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF **Olive E. Kulp**, late of East Stroudsburg, Monroe County, Pennsylvania.
Letters Testamentary in the above-named estate, having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or his attorney within four (4) months of this date and to file with the Clerk of the Court of Common Pleas of Monroe County Orphans' Court Division, Monroe County, Pennsylvania, a particular statement of claim duly verified by an Affidavit setting forth an address within the county where notice may be given to the Claimant.

Sharon D. Fish
Colleen J. Lord
c/o Scott M. Amori, Esq.
513 Sarah St.
Stroudsburg, PA 18360

Scott M. Amori, Esq.
Amori & Associates, LLC
513 Sarah St.
Stroudsburg, PA 18360
570-421-1406

PR - April 29, May 6, 13

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Walter J. Frystock a/k/a Walter Frystock**, late of Pocono Lake, Monroe County, Pennsylvania, deceased.

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

Mary Jean Carey, Executrix
54 D Lower Ridge View Circle

East Stroudsburg, PA 18302

Newman, Williams, Mishkin,
Corveleyn, Wolfe & Faren, P.C.
By: Todd R. Williams, Esq.
712 Monroe Street
Stroudsburg, PA 18360-0511

PR - May 6, May 13, May 20

**PUBLIC NOTICE
ESTATE NOTICE**

Letters Testamentary have been granted on the Estate of **Harry J. Finnerty**, Deceased, late of Monroe County, who died on February 23, 2016 to Maureen Courtwright, Executrix.

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

PR - May 13, 20, 27

**PUBLIC NOTICE
ESTATE NOTICE**

LETTERS TESTAMENTARY HAVE BEEN granted on the Estate of **Mary D. Marshall**, deceased, to Jill D. Marshall, Executrix. All persons having claims against the Estate of the decedent are to make known the same to the Executrix in writing; and all persons indebted to the Estate are to make any payment to the Executrix without delay, by mailing the same to the Estate, in care of counsel for the Estate at the authorized address shown below.

Jill D. Marshall
141 Rim Road
East Stroudsburg, PA 18302

PR - May 13, 20, 27

**PUBLIC NOTICE
ESTATE NOTICE**

Notice is given that Letters of Administration on the estate of **Kent W. Johnson**, late of Long Pond, Tunkhannock Township, Monroe County, Pennsylvania, deceased, have been granted to Karen J. Proper, of 1113 Chestnut Street, Franklin, PA 16323.

All claims or demands and all persons indebted to the estate shall be made known to her, or her attorney:

Virginia Garris Sharp, Esq.
1243 Liberty Street, Suite 301
Franklin, PA 18360

P - April 29, May 6, May 13; R - May 6, May 13, May 20

**PUBLIC NOTICE
FICTITIOUS NAME**

NOTICE IS HEREBY GIVEN that Victoria VanGilder of Monroe County, PA has filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania as of Feb. 22, 2016 an application for a certificate to do business under the assumed or fictitious name of **Creative Canvas Studio**, said business to be carried on at 126 McCauley Ave., Pocono Pines, PA 18350.

PR - May 13

**PUBLIC NOTICE
FORECLOSURE**

Public notice is hereby given that by virtue of a Writ of Execution (Mortgage Foreclosure) issued out of the United States District Court for the Middle District of Pennsylvania, to me directed, I will expose and offer for sale at public venue to the highest bidder, the real estate situate at 310 Pocono Boulevard n/k/a 1354 Pocono Boulevard, Mt. Pocono, PA 18334.

SALE WILL BE HELD AT THE MONROE COUNTY COURTHOUSE, COURTHOUSE SQUARE, STROUDSBURG, PA on May 26, 2016 at 10 a.m.; all the right, title and interest of **Robert Maynard** defendant and mortgagor in and to the following described real es-

state and property including improvements thereof.

TERMS OF SALE: Ten percent of the bid due the day of the sale. Balance is due within 30 days. All stamps and transfer taxes shall be the responsibility of the purchaser.

LEGAL DESCRIPTION

ALL THOSE CERTAIN lots, pieces or parcels of land, situate in the Borough of Mount Pocono, County of Monroe and Commonwealth of Pennsylvania. Bounded and described as follows, to wit:

PARCEL ONE:

BEGINNING at a corner on the Westerly side of Belmont Avenue, from which the intersection of the Westerly side of said Belmont Avenue with the Northerly side of Center Avenue bears South nineteen degrees forty-nine minutes East one hundred seventy-two feet; **THENCE** by other lands of Nettie Learn Gillner Estate, of which this lot was formerly a part (bearing from a former Meridian) South sixty-nine degrees fifty eight minutes West one hundred thirty-two and five tenths feet to an iron pipe; **thence** by the same North twenty degrees, thirty minutes West twenty-three feet to an iron pipe; **thence** by the same South sixty-nine degrees seven minutes West eighty five and twenty five one-hundredths feet to an iron pipe on the Easterly side of an alley twenty-five feet in width, from which an angle iron at the intersection of the Easterly side of said alley with the Northerly side of Center Avenue bears South twenty degrees thirty minutes East distant one hundred ninety five feet; **thence** along the Easterly side of said alley North twenty degrees thirty minutes West forty-five feet to an iron pipe; **thence** along lands of Stewart S. Shafer North sixty nine degrees thirty eight minutes East two hundred eighteen and seventy five one-hundredths feet to a corner on the Westerly side of Belmont Avenue, from which an iron pipe at the intersection of the westerly side of Belmont Avenue with the northerly side of Church Avenue and being a corner of lands of Mount Pocono M.E. Church bears North nineteen degrees forty nine minutes West distant two hundred ten feet; **thence** along the Westerly side of Belmont Avenue South nineteen degrees East Sixty eight feet to the place of **BEGINNING**. Being parts of Lots Nos. 4 and 5, Section R, on Map or Plot of Lots of Lewis T. Smith, filed in the recorder's office at Stroudsburg, PA, in Plot Book 1, A Page 43 (erroneously slated as page 42 in previous deed).

PARCEL TWO:

BEGINNING at a post on the East side of Belmont Avenue, One hundred and fifty feet from the intersection of the West line of Belmont Avenue and the South line of Church Avenue, a corner of land of Stewart S. Shafer, **thence** along the East-side of said Belmont Avenue, South twenty degrees fifteen minutes East ten feet to a post, **thence** by other land of said Nettie Learn of which this is a part, South sixty-nine and one-half degrees West two hundred and nineteen feet to a post on the East side of Smith Alley, **thence** along the East side of said Smith Alley North twenty degrees fifty minutes West ten feet to a post, a corner also of other land of said Stewart S. Shafer, **thence** by land of said Stewart S. Shafer, North sixty nine and one-half degrees East two hundred nineteen and one-tenth feet to the place of **BEGINNING**.

The premises herein conveyed are adjacent to one another.

Subject to all exceptions, reservations and conditions contained in Deeds forming the chain of title to the within described premises.

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

Under and Subject to all conditions, covenants and restrictions of record.

PIN NO. 10-6355-08-87-7636

TAX CODE: 10/8/16

BEING THE SAME PREMISES which Lori A. Yermal,

a single woman, by Deed dated 3/3/2005 and recorded 3/14/2005 in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2218, Page 8455 and Instrument # 200510542, granted and conveyed unto Robert Maynard, a married man.

Being known as 310 Pocono Boulevard n/k/a 1354 Pocono Boulevard, Mount Pocono, PA 18344.

NOTICE

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A Schedule of Distribution of Sale will be filed by the United States Marshal with the Clerk of Court, Scranton, PA on June 9, 2016.

Any claims or exception to said distribution must be filed with the Clerk of Court within 10 days thereafter.

United States Marshal
Middle District of PA

PR - May 6, May 13, May 20

**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 for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania, Act of December 21, 1988 (P.L. 1444, no. 177), by the following corporation:

Competition Service Center Inc.

PR - May 13

**PUBLIC NOTICE
INCORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State, Commonwealth of Pennsylvania, **ICHIBAN HIBACHI STEAKHOUSE 2 INC.**, with its principal place of business at 404 Lincoln Avenue, East Stroudsburg, PA 18301, on April 25, 2016, under the Pennsylvania Business Corporation Law of 1988, as amended.

PR - May 13

**PUBLIC NOTICE
IN THE COURT
OF COMMON PLEAS
OF MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF PA
NO. 10879-CV-2014**

ESSA BANK & TRUST,
Plaintiff,
vs.

RICARDO BIVENS, JACQLYN FREDA, ELLENA KIRSCHBAUM, MARIA RODRIGUEZ, and all unknown heirs, devisees, executors, administrators, personal representatives, grantees, successors, assigns, and all persons, firms, associations or legal entities claiming right, title or interest from, under or through **KATHLEEN FREDA, a/k/a KATHLEEN FREDA-BIVENS,** Defendants.

TO MARIA RODRIGUEZ AND JACQLYN FREDA :

On April 25, 2016 Arthur L. Zulick, Judge of the Monroe County Court of Common Pleas signed an Order permitting you to be served with the Writ of Execution and Notice of Sheriff Sale by publication, posting, and regular and certified mail.

WRIT OF EXECUTION NOTICE

This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

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.

MONROE COUNTY

BAR ASSOCIATION
LAWYER REFERRAL SERVICE
913 MAIN STREET
STROUDSBURG, PA 18360
(570) 424-7288
monroebar.org

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

The house at Lot 11, High Point Gardens, 124 Simmons Road, Coolbaugh Township, Tobyhanna, PA 18466 is scheduled to be sold at Sheriff's Sale on 6-30-2016 (date); 10:00 AM (time); (place of sale): Monroe County Courthouse, Stroudsburg, Pennsylvania to enforce the court judgment of \$126,293.24, obtained by the judgment creditor against you.
PR - May 13

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
CIVIL ACTION
NO. 10806-CIVIL-2013**

HSBC Bank USA, N.A., Plaintiff vs. Madelin Garcia a/k/a Madelin Pellot, Individually and as Known Heir of Israel Pellot, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations claiming right, Title or Interest from or under Israel Pellot and United States of America, Defendant(s)

**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 Israel Pellot and Madelin Garcia, Defendant(s), whose last known addresses are 329 Penn Estates, East Stroudsburg, PA 18301 and 57C Canterbury Lane, East Stroudsburg, PA 18360 n/k/a 4107 Sycamore Lane, East Stroudsburg, PA 18301.

Your house (real estate) at 57C Canterbury Lane, East Stroudsburg, PA 18360 n/k/a 4107 Sycamore Lane, East Stroudsburg, PA 18301, is scheduled to be sold at the Sheriff's Sale on June 30, 2016 (POSTPONED FROM April 28, 2016) at 10:00 a.m. in the Monroe County Courthouse, Stroudsburg, PA, to enforce the court judgment of \$397,850.29, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale. Property Description: ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF STROUD, MONROE COUNTY, PENNSYLVANIA: BEING KNOWN AS 57C Canterbury Lane, East Stroudsburg, PA 18360 n/k/a 4107 Sycamore Lane, East Stroudsburg, PA 18301. PARCEL NUMBER: 17/15D/1/74. PIN NUMBER: 17639201361318. IMPROVEMENTS: Residential Property. TITLE TO SAID PREMISES IS VESTED IN ISRAEL PELLOTT, SINGLE, AND MADELIN GARCIA, SINGLE, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP BY DEED FROM FAROUK HUSSEIN AND SAWSAN HUSSEIN, HUSBAND AND WIFE DATED 06/20/2005 RECORDED 06/22/2005 IN DEED BOOK 2229 PAGE 9294 . HAVING BEEN ERRECTED 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., Attorneys for Plaintiff, 111 Woodcrest Rd., Ste. 200, Cherry Hill, NJ 08003; 856.669.5400.
PR - May 13

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
CIVIL ACTION
NO. 2303-CV-2012**

Green Tree Servicing LLC, Plaintiff vs. Unknown Heirs, Successors, Assigns and all Persons Claiming Right, Title or Interest from or under Jo Alice Alexander, Defendant(s)

**NOTICE OF SALE OF
REAL PROPERTY**

To: Unknown Heirs, Successors, Assigns and all Persons Claiming Right, Title or Interest from or under Jo Alice Alexander, Defendant(s), whose last known address is 401 Walnut Grove (Stroud Township), Stroudsburg, PA 18360.

Your house (real estate) at 401 Walnut Grove (Stroud Township), Stroudsburg, PA 18360, is scheduled to be sold at the Sheriff's Sale on August 25, 2016 at 10:00 a.m. in the Monroe County Courthouse, Stroudsburg, PA, to enforce the court judgment of \$204,326.55, obtained by the judgment creditor against you. If the sale is postponed, the property will be relisted for the Next Available Sale. Property Description: ALL THAT CERTAIN LOT OF LAND SITUATE IN STROUD TOWNSHIP, MONROE COUNTY, PENNSYLVANIA: BEING KNOWN AS 401 Walnut Grove, (Stroud Township), Stroudsburg, PA 18360. PARCEL NUMBER: 17/89396/U401. PIN NUMBER: 17730204629171. IMPROVEMENTS: Residential Property. TITLE TO SAID PREMISES IS VESTED IN JO ALICE ALEXANDER BY DEED FROM MARIANNE OLIVA DATED 06/01/2006 RECORDED 06/01/2006 IN DEED BOOK 2269 PAGE 5536. HAVING BEEN ERRECTED 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., Attorneys for Plaintiff, 111 Woodcrest Rd., Ste. 200, Cherry Hill, NJ 08003; 856.669.5400.
PR - May 13

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
CIVIL ACTION
NO. 5928-CIVIL-2014**

PNC Bank, National Association, Plaintiff vs. Unknown Heirs, Successors, Assigns and all Persons Claiming Right, Title or Interest from or under William Sopko a/k/a William W. Sopko, Adam Brandt Sopko, Known Heir of William Sopko a/k/a William W. Sopko, William Austin Sopko, Known Heir of William Sopko

a/k/a William W. Sopko, Alexander Wallace Sopko, Known Heir of William Sopko a/k/a William W. Sopko, Leslie A. Sopko a/k/a Leslie D. Sopko, Individually and as Personal Representative of the Estate of William Sopko a/k/a William W. Sopko, Estate of William Sopko a/k/a William W. Sopko and United States Of America, Defendants

NOTICE OF SALE OF REAL PROPERTY

To: Unknown Heirs, Successors, Assigns and all Persons Claiming Right, Title or Interest from or under William Sopko a/k/a William W. Sopko, Adam Brandt Sopko, Known Heir of William Sopko a/k/a William W. Sopko, William Austin Sopko, Known Heir of William Sopko a/k/a William W. Sopko, Alexander Wallace Sopko, Known Heir of William Sopko a/k/a William W. Sopko and Leslie A. Sopko a/k/a Leslie D. Sopko, Individually and as Personal Representative of the Estate of William Sopko a/k/a William W. Sopko, Defendants, whose last known addresses are 149 Laurel Lane n/k/a 2135 Laurel Lane, Buck Hill Falls, PA 18323 and P.O. Box 149, Buck Hill Falls, PA 18323.

Your house (real estate) at 149 Laurel Lane n/k/a 2135 Laurel Lane, Buck Hill Falls, PA 18323, is scheduled to be sold at the Sheriff's Sale on September 29, 2016 at 10:00 a.m. in the Monroe County Courthouse, Stroudsburg, PA, to enforce the court judgment of \$332,486.12, obtained by the judgment creditor against you. If the sale is postponed, the property will be relisted for the Next Available Sale. Property Description: BEING KNOWN AS 149 Laurel Lane n/k/a 2135 Laurel Lane, Buck Hill Falls, PA 18323. PARCEL NUMBER: 01/20/17. PIN NUMBER: 01638803434039. IMPROVEMENTS: Residential Property. TITLE TO SAID PREMISES IS VESTED IN WILLIAM W. SOPKO AND LESLIE D. SOPKO, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES BY DEED FROM WILLIAM W. SOPKO AND LESLIE D. SOPKO, ERRONEOUSLY CITED AS LESLIE A. SOPKO, HUSBAND AND WIFE DATED 10/26/2006 RECORDED 11/01/2006 IN DEED BOOK 2286 PAGE 2621 . 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., Attorneys for Plaintiff, 111 Woodcrest Rd., Ste. 200, Cherry Hill, NJ 08003; 856.669.5400.

PR - May 13

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
NO. 2542 CV 2013**

WELLS FARGO BANK, N.A.

vs.

BEATA ROGOWSKI

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at 339 Country Place Drive aka 5808 Country Place Drive, Tobyhanna, PA 18466 is scheduled to be sold at Sheriff's Sale on June 30,

2016. at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

ALL TAHT CERTAIN LOT, parcel or piece of land situate in the Township of Coolbaugh, County of Monroe, and Commonwealth of Pennsylvania, being Lot 396, Section E, A Pocono Country Place, as shown on a plan of lots recorded in the Office of the Recorder of Deeds inand for the County of Monroe, in plot book volume 18, page 109.

Tax Code #: 03/9A/1/217

PIN #: 03635811750511

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.

Monroe County Bar Association

Find a Lawyer Program

913 Main Street

Stroudsburg, PA 18360

monroebar.org

570-424-7288

PR - May 13

**PUBLIC NOTICE
In The Court of
Common Pleas
Of Monroe County,
Pennsylvania
Civil Action-Law
No. 1590 CV 2016
Notice of Action in
Mortgage Foreclosure**

Bayview Loan Servicing, LLC, A Delaware Limited Liability Company, Plaintiff vs. Derek C. Elsom, Mortgagee and Real Owner, Defendant

To: **Derek C. Elsom**, Mortgagor and Real Owner, Defendant, whose last known address is 3645 Sequoia Drive a/k/a 54 Sunrise Drive, East Stroudsburg, PA 18302. This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt. You are hereby notified that Plaintiff, Bayview Loan Servicing, LLC, A Delaware Limited Liability Company, has 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. 1590 CV 2016, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 3645 Sequoia Drive f/k/a 54 Sunrise Drive, East Stroudsburg, PA 18302, whereupon your property will be sold by the Sheriff of Monroe County. Notice: You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a Lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee. Monroe County Bar Association/Lawyer Referral

Service, 913 Main St., P.O. Box 786, Stroudsburg, PA 18360, 570-424-7288. Michael T. McKeever, Atty. for Plaintiff, KML Law Group, P.C., Ste. 5000, Mellon Independence Center, 701 Market St., Phila., PA 19106-1532, 215.627.1322.
PR - May 13

PUBLIC NOTICE
Monroe County
Court of Common Pleas
Number: 464CV2014
Notice of Action in
Mortgage Foreclosure

Northwest Savings Bank, Plaintiff v. Matthew Thomas, In His Capacity as Known Surviving Heir of William H. Thomas, Deceased Mortgagor and Real Owner, Meredith Thomas, In her Capacity as Known Surviving Heir of William H. Thomas, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of William H. Thomas, Deceased Mortgagor and Real Owner, Defendants

TO: Meredith Thomas, In Her Capacity as Known Surviving Heir of William H. Thomas, Deceased Mortgagor and Real Owner and Matthew Thomas, In His Capacity as Known Surviving Heir of William H. Thomas, Deceased Mortgagor and Real Owner. Premises subject to foreclosure: 144 Pinewood Drive N a/k/a Lot 33 Section 1 Pinewood Drive, East Stroudsburg, Pennsylvania 18301. 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.

Monroe County Bar Assoc. Lawyer Referral Service, 913 Main Street, P.O. Box 786, Stroudsburg, PA 18360, (570) 424-7288. McCabe, Weisberg & Conway, P.C., Attorneys for Plaintiff, 123 S. Broad St., Ste. 1400, Phila., PA 19109, 215-790-1010

PR - May 13

PUBLIC NOTICE
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
PA CIVIL ACTION - LAW

U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, PLAINTIFF

vs.
FRANK SOTO & SHARON LYNN SOTO
DEFENDANTS

MORTGAGE FORECLOSURE
NO. 8863 CV 2015

TO: FRANK SOTO & SHARON LYNN SOTO:

You are hereby notified that on November 20, 2015, the Plaintiff, U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend against the above Defendant, in the Court of Common Pleas of Monroe County, Pennsylvania, docketed to No. 8863 CV 2015 wherein Plaintiff seeks to foreclose its mortgage securing the property located at 7410 DOGWOOD LANE, CRESCENT, PA 18326 f/k/a WEST DOGWOOD LANE, MOUNTAINHOME, PA 18342 whereupon the property would be sold by the Sheriff of Monroe

County.

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

NOTICE

You have been sued in Court. If you wish to defend, you must enter a written appearance personally or by an 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, TELEPHONE THE OFFICE BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

Monroe County Bar Association
Lawyer Referral Service
913 Main Street
Stroudsburg, PA 18360
Telephone: 570-424-7288

Leon P. Haller, Esquire
Attorney ID #15700
1719 North Front Street
Harrisburg, PA 17102
717-234-4178

PR - May 13

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. 804 CV 2016

WELLS FARGO BANK, N.A.

Plaintiff

vs.

WESLEY SMITH, in his capacity as Heir of KENT N. SMITH A/K/A KENT NORWOOD SMITH, Deceased APRIL SMITH, in her capacity as Heir of KENT N. SMITH A/K/A KENT NORWOOD SMITH, Deceased UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KENT N. SMITH A/K/A KENT NORWOOD SMITH, DECEASED
Defendants

NOTICE

To APRIL SMITH, in her capacity as Heir of KENT N. SMITH A/K/A KENT NORWOOD SMITH, Deceased and WESLEY SMITH, in his capacity as Heir of KENT N. SMITH A/K/A KENT NORWOOD SMITH, Deceased

You are hereby notified that on February 5, 2016, Plaintiff, WELLS FARGO BANK, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONROE County Pennsylvania, docketed to No. 804 CV 2016. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 4010 CEDAR DRIVE, A/K/A 376 CEDAR DRIVE, LONG POND, PA 18334 whereupon your property would be sold by the Sheriff of MONROE County.

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

against you.

NOTICE

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

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

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

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

PR - May 13

**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. 495-CV-2016**

FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA

Plaintiff

vs.

RICHARD L. REDA A/K/A RICHARD REDA THE UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE C/O THE UNITED STATES ATTORNEY FOR THE MIDDLE DISTRICT OF PA
Defendants

NOTICE

To RICHARD L. REDA A/K/A RICHARD REDA

You are hereby notified that on January 22, 2016, Plaintiff, FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, 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. 495-CV-2016. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 3130 EMERALD BOULEVARD, LONG POND, PA 18334-7873 whereupon your property would be sold by the Sheriff of MONROE County.

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

NOTICE

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

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

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

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

PR - May 13

**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. 6093 CV 2015**

MID-ISLAND MORTGAGE CORPORATION
Plaintiff

vs.

**CARMINE A. MONACO
KRISTEN E. WALSH**
Defendants

NOTICE

To KRISTEN E. WALSH

You are hereby notified that on August 25, 2015, Plaintiff, MID-ISLAND MORTGAGE CORPORATION, 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. 6093 CV 2015. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 1194 DEER RUN ROAD, POCONO PINES, PA 18350 whereupon your property would be sold by the Sheriff of MONROE County.

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

NOTICE

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

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

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

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

PR - May 13

**PUBLIC NOTICE
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY,
PENNSYLVANIA
CIVIL ACTION-LAW
NO. 1421-CV-2012**

Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2006-E, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2006-E under the Pooling and Servicing agreement dated Dec 1, 2006, Plaintiff(s) vs. Robert J. Proulx and Teri L. Proulx, Defendants

**NOTICE OF SALE OF
REAL PROPERTY**

To: Robert J. Proulx and Teri L. Proulx, Defendants, whose last known addresses are 108 Kenneth Drive n/k/a 3015 Kenneth Drive, Bartonsville, PA 18321 and 4780 Forest Street, Lehighton, PA 18235.

Your house (real estate) at 108 Kenneth Drive n/k/a 3015 Kenneth Drive, Bartonsville, PA 18321, is scheduled to be sold at the Sheriff's Sale on September 29, 2016 at 10:00 a.m. in the Monroe County Courthouse, Stroudsburg, PA, to enforce the court judgment of \$104,141.91, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale. Property Description: ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIPS OF JACKSON AND POCONO, MONROE COUNTY, PENNSYLVANIA: BEING KNOWN AS 108 Kenneth Drive n/k/a 3015 Kenneth Drive, Bartonsville, PA 18321. PARCEL NUMBER: 12/9B/2/4. PIN NUMBER: 12637102752949. IMPROVEMENTS: Residential Property. TITLE TO SAID PREMISES IS VESTED IN Robert J. Proulx and Teri L. Proulx, husband and wife BY DEED FROM Robert J. Proulx and Teri L. Proulx, husband and wife, and Joseph R. Proulx, a single man DATED 10/26/2006 RECORDED 12/08/2006 IN DEED BOOK 2290 PAGE 848. 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., Attorneys for Plaintiff, 111 Woodcrest Rd., Ste. 200, Cherry Hill, NJ 08003; 856.669.5400.

PR - May 13

**PUBLIC NOTICE
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY,
PENNSYLVANIA
CIVIL ACTION-LAW
NO. 176 CV 2015**

Green Tree Servicing LLC, Plaintiff vs. Marc Leslie Roth, Victoria M. Roth and Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Sara Roth, Defendants

NOTICE

To: Marc Leslie Roth & Victoria M. Roth, Defendants, whose last known addresses are Lot 1205 The Hamlet, Price Township, PA 18301 n/k/a 126 Dogwood Lane, Canadensis, PA 18325 and 3300 S. Tamarac Dr., Apt. D310, Denver, CO 80231.

NOTICE OF SHERIFF'S SALE

OF REAL PROPERTY

TAKE NOTICE that the real estate located at Lot 1205 The Hamlet, Price Township, PA 18301 n/k/a 126 Dogwood Lane, Canadensis, PA 18325, is scheduled to be sold at Sheriff's Sale on June 30, 2016 at 10:00 A.M., in the Monroe County Courthouse, Stroudsburg, Pennsylvania to enforce the court judgment of \$134,969.24, obtained by Green Tree Servicing LLC (the mortgagee). Property Description: Property sit in the Township of Price, Monroe County, PA. BEING prem.: 126 Dogwood Lane, Canadensis, PA. Tax Parcel: #14/3C/1/176. Pin: #14-7307-02-56-1389.

Improvements consist of residential property. Sold as the property of Marc Leslie Roth, Victoria M. Roth and Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Sara Roth. TERMS OF SALE: The purchaser at sale must pay the full amount of his/her bid by two o'clock P.M. on the day of the sale, and if complied with, a deed will be tendered by the Sheriff at the next Court of Common Pleas for Monroe County conveying to the purchaser all the right, title, interest and claim which the said defendant has in and to the said property at the time of levying the same. If the above conditions are not complied with on the part of the purchaser, the property will again be offered for sale by the Sheriff at three o'clock P.M., on the same day. The said purchaser will be held liable for the deficiencies and additional costs of said sale. TAKE NOTICE that a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

Gregory Javardian, Atty. for Plaintiff

1310 Industrial Blvd., 1st Fl., Ste. 101, Southampton, PA 18966

(215) 942-9690

PR - May 13

**PUBLIC NOTICE
PUBLIC NOTICE
COURT OF COMMON PLEAS
OF MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
NO. 2593 CV 2016**

IN RE: MICHAEL GILMORE, a/k/a MICHAEL BROWN
NOTICE

NOTICE IS HEREBY GIVEN that on April 17, 2016, the Petition of Michael Gilmore, a/k/a Michael Brown was filed in the Monroe County Court of Common Pleas requesting an Order to change the name of MICHAEL GILMORE to MICHAEL BROWN.

The Court has scheduled a hearing for the 6th day of June, 2016 at 2:45 p.m. in Courtroom No. 6 of the Monroe County Courthouse, Stroudsburg, Pennsylvania as the time and place for the hearing on said Petition when and where all interested parties may appear and show cause if any, why the request of the Petitioner should not be granted.

NEWMAN, WILLIAMS, MISHKIN,
CORVELEYN, WOLFE
& FARERI, P.C.

By: Daniel M. Corveleyn, Esquire
Attorney ID No. 15803
Attorney for Petitioner

712 Monroe Street
Stroudsburg, PA 18360-0511

PR - May 13

**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 404 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 , MAY 26, 2016

AT 10:00 A.M.

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

Real Property: 187 Sterling Road, Township of Coolbaugh Township Monroe County, PA

Parcel Numbers: 3/4/1/17, 3/4/1/18, 3/4/1/17-1, 10/1/1/1

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

BEGINNING at a point on the Easton-Belmont Turnpike, the most southwesterly corner of a lot intended to be conveyed to said Agostino Salerni, et ux;

THENCE by lands intended to be conveyed to said Agostino Salerni, et ux (Bearings from Magnetic Meridian of 1944) South seventy degrees thirty-eight minutes East (S. 70 38' E.) (at 16.8 feet passing an iron pipe) nine hundred eighty three and seventeen hundredths (983.17) feet to a point in line of lands now or formerly of Isaac Sidman;

THENCE by lands now or formerly of Isaac Sidman, South forty-nine degrees fifty-two minutes West (S. 49 52' W.) two hundred sixty-two and two hundredths (262.02) feet to an iron pipe;

THENCE by other lands of Edward P. Coan, of which this lot was formerly a part, North seventy-five degrees thirty-nine minutes West (N. 75 39' W.) at eight hundred thirty two and seven tenths (832.7) feet passing an iron pipe) eight hundred forty eight and nine tenths (848.9) feet to a point in the middle of said Easton-Belmont Turnpike;

THENCE in said Easton-Belmont Turnpike North eighteen degrees thirty minutes East (N. 18 30' E.), three hundred (300) feet to the place of beginning.

Map No. 03-4-1-17

PIN No. 03635600834243

THE SECOND THEREOF:

ALL THAT CERTAIN lot, piece or parcel of land situate lying and being partially in the Borough of Mount Pocono and partially in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in the public road leading from Mt. Pocono to Sterling and known as the "Sterling Road", said point being the most Westerly corner of lands conveyed by Edward P. Coan unto Antonio Caliguiri;

THENCE along said lands conveyed to Antonio Caliguiri, (Bearings from Magnetic Meridian of 1949) South 75 degrees 39 minutes East (at 16.2 feet passing an iron pipe), 848.9 feet to an iron pipe;

THENCE along lands now or formerly of Isaac Sidman, South 49 degrees 52 minutes West 150 feet to an iron pipe;

THENCE along other lands of said Edward P. Coan, of which this lot was formerly a part, the three following courses and distances: (1) North 80 degrees 40 minutes West 464.72 feet to an iron pipe; (2) North 7 degrees East 95 feet to an iron pipe; (3) North 81 degrees West (at 265.85 feet passing an iron pipe) 282.35 feet to a point in the middle of said Sterling

Road.

THENCE along the middle of said Sterling Road, North 112 degrees East 95 feet to the place of **BEGINNING**.

Map No. 03-4-1-18

PIN No. 03635600835012

THE THIRD THEREOF:

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

BEGINNING at a point in the public road leading from Mount Pocono to Angels, Pennsylvania, State Highway No. 196, formerly called the Easton-Belmont Turnpike;

THENCE in said road, North nineteen degrees forty five minutes forty second East one hundred twenty five feet to a point in said road;

THENCE leaving said road by lands of Augustina Salerni, South seventy one degrees fourteen minutes twenty seconds East (at 16.8 feet passing over a pipe) two hundred fifty feet to an iron;

THENCE by other lands of Anthony Caliguiri, the grantor herein, of which this lot was formerly a part, South nineteen degrees forty five minutes forty seconds West one hundred twenty five feet to an iron;

THENCE by the same, North seventy one degrees fourteen minutes twenty seconds West two hundred fifty feet to the place of **BEGINNING**.

Map No. 03-4-1-17-1

PIN No. 03635600831394

THE FOURTH THEREOF:

ALL THAT CERTAIN lot, piece or parcel of land situate lying and being in the Borough of Mt. Pocono formerly of the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a stone corner,

THENCE by land in the warrantee name of Isaac Sidman, South forty-three degrees West ninety-four perches to a point in the Easton and Belmont Turnpike Road;

THENCE along said road and land of Hiram Werner, North ten degrees East thirteen and one-half perches to a stone corner;

THENCE by the same, North forty perches to a post; **THENCE** North eleven degrees East forty-eight and one-half perches to a post;

THENCE by land of John P. Gearhart, South fifty-five degrees East sixty-eight perches to the place of **BEGINNING**.

Map No. 10-1-1-1

PIN No. 10635616822947

EXCEPTING AND RESERVING from the above described premises the following conveyances made by the said Edward P. Coan:

(1) Deed of Edward P. Coan unto Philip DeSalvon, dated September 9, 1953, recorded in Deed Book Volume 195 Page 566.

(2) Deed of Edward P. Coan unto Joseph M. Caliguiri, et ux. dated October 6, 1952, recorded in Deed Book Volume 187 Page 541.

(3) Deed of Edward P. Coan unto Robert M. Passante, dated July 7, 1951, recorded in Deed Book Volume 181 Page 424.

(4) Deed of Edward P. Coan unto Antonio Caliguiri, dated August 20, 1949, and recorded in Deed Book Volume 172 Page 174.

(5) Deed of Edward P. Coan unto Agostino Salerni, dated August 20, 1949, and recorded in Deed Book Volume 172 Page 172.

BEING the same premises conveyed to Byrne Land Corporation by deed of Helen B. Smith dated December 31, 2008 and recorded January 12, 2009.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

BYRNE LAND CORPORATION

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
BONNIE R. GOLUB, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

**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 9262 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, MAY 26, 2016
AT 10:00 A.M.

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

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time period(s) 22 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. 84, 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. Harrison, by deed dated January 20, 2006 and recorded on February 6, 2006 in Record Book Volume 2256 at Page 8958 granted and conveyed unto Timeshare Solutions, LLC.

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

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 6 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. 123, 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 Joyce W. Snyder,

Trustee of the Snyder Living Trust dated May 23, 1994, by deed dated June 6, 2006 and recorded on August 9, 2006 in Record Book Volume 2277 at Page 1324 granted and conveyed unto Timeshare Solutions, LLC.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**TIMESHARE SOLUTIONS, 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 - April 29; May 6, 13

**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 8108 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, MAY 26, 2016
AT 10:00 A.M.

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 9 n 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 Phases 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 VI Network, Inc., a Florida corporation, by deed dated September 26, 2007 and recorded on November 27, 2007 in Record Book Volume 2321 at page 7451 granted and conveyed unto Colette Collins-Allen and Keith Collins-Allen.

Being part of Parcel No. 16/3/3/3-1-111 and Pin No. 16733101092762B111

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 Town-

ship of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-62F 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 James L. Tatum, by deed dated October 8, 2007 and recorded on November 8 2007 in Record Book Volume 2320 at Page 7001 granted and conveyed unto Colette Collins-Allen and Keith Collins-Allen.

Being part of Parcel No. 16/3/3/3-1-62F and Pin No. 16732102993089B62F

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

COLETTE COLLINS-ALLEN AND KEITH COLLINS-ALLEN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 29; May 6, 13

**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 4243 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 , MAY 26, 2016
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN interest in land situate in Smithfield Township , Monroe County, Pennsylvania, known as Interval No. 2 of Unit No. 33, 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 Charles R. Ball, Jr. and Catherine Ball, by deed dated April 19, 1994 and recorded on May 3, 1994 in Record Book Volume 1950 at Page 1042 granted and conveyed unto Robert Scott Whiteley, Janice M. O'Malley, Raymond W. Land and Margaret Farley.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ROBERT SCOTT WHITELEY
JANICE M. O'MALLEY
RAYMOND W. LANG
AND MARGARET FARLEY**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 29; May 6, 13

**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 3670 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 , MAY 26, 2016
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN interest in land situate in Smithfield Township , Monroe County, Pennsylvania, known as Interval No. 1 of Unit No. R26, 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 Georges Tarabusi, as Authorized Representative for Travel Around the World, Inc., as Attorney-in-Fact for Marion Ratkewitch

and Robert S. Ratkewitch, by deed dated April 16, 2012 and recorded on May 30, 2012 in Record Book Volume 2403 at page 1220 granted and conveyed unto World Transfer, Inc.

Being part of Parcel No. 16/2/1/1-7-7C and Pin No. 16732102773585B7C

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

WORLD TRANSFER, 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 - April 29; May 6, 13

**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 3667 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 , MAY 26, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 44 of Unit No. R9, 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 United Penn Bank, Successor by Merger to Security Bank and Trust Company, Trustee, by deed dated March 26, 1991 and recorded on April 4, 1991 in Record Book Volume 1772 at Page 1403 granted and conveyed unto Jose Rodriquez and Eileen Rodriquez.

Being part of parcel No. 16/2/1/1-7-3C and Pin No. 16732102771336B3C

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOSE RODRIQUEZ AND

EILEEN RODRIQUEZ

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 29; May 6, 13

**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 5306 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 , MAY 26, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN lot/lots, parcel or piece of ground situated in the **Township of Coolbaugh**, County of Monroe, and State of Pennsylvania, being Lot/Lots No. 529, Section No. J as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 22, pages 11, 13, 15 and 17.

BEING the same premises which Federal national Mortgage Association, aka Fannie Mae, a corporation organized under an Act of Congress and existing pursuant to the Federal National Mortgage Association Act conveyed to Julio C. Plaus, by Indenture dated December 8, 2004 and recorded on December 13, 2004 in Record Book 2210, page 4026.

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

KNOWN AS 9827 Deerwood Drive (Lot/Lots No. 529, Section No. J on Pocono Country Place) Tobyhanna, Coolbaugh Township, Monroe County, Pennsylvania 18466-3853.

PARCEL #3/9C/1/389

PIN NO. #03635914426766

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JULIO PLUAS

A/K/A JULIO C. PLUAS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of

the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 29; May 6, 13

**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 3664 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 , MAY 26, 2016
 AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 50 of Unit No. R36, 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 Sandra Jirolanio, by Michael R. Green, Agent, under POA dated January 17, 2005, by deed dated March 25, 2011 and recorded on March 28, 2011 in Record Book Volume 2384 at Page 7851 granted and conveyed unto Vera L. Dillman.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
 VERA L. DILLMAN**

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

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

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

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - April 29; May 6, 13

**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 3651 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 , MAY 26, 2016
 AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 15 of Unit No. 22 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 Michael A. Elkin and Jamie L. Elkin, by deed dated July 21, 1994 and recorded on July 26, 1994 in Record Book Volume 1963 at Page 1779 granted and conveyed unto William Jones and Nina Odood-Jones.

Being part of Parcel No. 16/2/1/1-7-6C and Pin No. 16732102773449B6C

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

**NINA ODOOD-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
JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

**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 7958 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 , MAY 26, 2016
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 49 in that certain piece or parcel of land, situate in the **Township of Smithfield** , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-122 on a certain "Declaration Plan Phase II of Stage 1" , of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Ralph C. Musto and Maria Nora Musto, his wife, by deed dated November 8, 2008 and recorded on December 16, 2008 in Record Book Volume 2344 at Page 3023 granted and conveyed unto Charles D. Toogood and Nina Smalls Toogood.

Being part of Parcel No. 16/3/3/3-1-122 and Pin No. 16733101094860B122

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**CHARLES D. TOOGOOD AND
NINA SMALLS TOOGOOD**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 29; May 6, 13

**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 8098 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 , MAY 26, 2016
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 24 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-128 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 December 14, 1978 and recorded on April 28, 1980 in Record Book Volume 1029 at Page 280 granted and conveyed unto William R. Sicklesmith and Brenda J. Sicklesmith.

Being part of Parcel No. 16/3/3/3-1-128 and Pin No. 16733101097903B128

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**WILLIAM R. SICKLESMITH AND
BRENDA J. SICKLESMITH**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 29; May 6, 13

**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 7748 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 , MAY 26, 2016
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
AN UNDIVIDED ONE fifty-second (1/52) co-tenancy interest being designated as Time Period No. 13 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-63D 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., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated May 31, 2005 and recorded on June 8, 2005 in Record Book Volume 2228 at Page 1610 granted and conveyed unto Manuel A. Serrano and Ada I. Serrano.

Being part of Parcel No. 16/3/3/3-1-63D and Pin No. 16732102994144B63D

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**MANUEL A. SERRANO AND
ADA I. SERRANO**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 29; May 6, 13

**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 5495 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 , MAY 26, 2016
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 20 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-67D 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., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated September 9, 2004 and recorded on November 9, 2004 in Record Book Volume 2207 at Page 2960 granted and conveyed unto Kevin Mullarkey and Marie A. Mullarkey.

Being part of Parcel No. 16/3/3/3-1-67D and Pin No. 16732102995207B67D

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**KEVIN MULLARKEY
MARIE A. MULLARKEY**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 29; May 6, 13

**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 5406 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 , MAY 26, 2016
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
AN UNIDENTIFIED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 15 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-123 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., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated January 15, 2002 and recorded on February 8, 2002 in Record Book Volume 2114 at Page 9267 granted and conveyed unto Xavier E. Miranda and Alicia J. Miranda.

Being part of Parcel No. 16/3/3/1-123 and Pin No. 16733101095809B123

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**XAVIER E. MIRANDA AND
ALICIA J. MIRANDA**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 29; May 6, 13

**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 8084 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 , MAY 26, 2016
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 19 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-113 on a certain "Declaration Plan Phase II of Stage 1", of DePuy Hosue 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 12, 1978 and recorded on November 23, 1983 in Record Book Volume 1314 at Page 197 granted and conveyed unto Stanley A. Mengel and Patricia R. Mengel.

Being part of Parcel No. 16/3/3/3-1-113 and Pin No. 16733101092799B113

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**STANLEY A. MENGEL
PATRICIA R. MENGEL**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 29; May 6, 13

**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 8243 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 , MAY 26, 2016
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 50 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-64F 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., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated August 13, 2004 and recorded on December 7, 2004 in Record Book Volume 2209 at Page 9047 granted and conveyed unto Kelly Dowd and B. Michael Tomaino.

Being part of Parcel No. 16/3/3/3-1-64F and Pin No. 16732102994184B64F

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**KELLY DOWD AND
B. MICHAEL TOMAINO**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 29; May 6, 13**

**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 2663 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 , MAY 26, 2016
AT 10:00 A.M.**

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

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 14 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 96, 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 11, 1981 and recorded on April 15, 1983 in Record Book Volume 1253 at Page 302 granted and conveyed unto Joseph A. Courtois and Joyce A. Courtois.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JOSEPH A. COURTOIS AND
JOYCE A. COURTOIS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 29; May 6, 13**

**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 4873 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 , MAY 26, 2016
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 46 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 13C 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 February 1, 1979 and recorded on February 1, 1983 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 1236, at Page 54, granted and conveyed unto Dennis Scott and Lula A. Scott.

Being part of Parcel No. 16/4/1/48-13C and Pin No. 16732102879987B13C

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**DENNIS SCOTT, DECEASED
AND LULA A. SCOTT**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 29; May 6, 13

**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 7990 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 , MAY 26, 2016
AT 10:00 A.M.**

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

AN UNDIVIDED one-fifty second (1/52) co-tenancy interest being designated as Time Period(s) 15 in that certain piece or parcel of land, together with the message (and veranda, if any), situate in Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 75C 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 Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977, at Plot Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977, at Plot Book Volume 34, page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Evelyn A. Pritchard and Mabel Monroe, her sister, by deed dated May 9, 2005 and recorded on May 20, 2005 in Record Book Volume 2226 at Page 2825 granted and conveyed unto David H. Pritchard and Victoria Pritchard.

Being part of Parcel No. 16/3/3/3-1-75C and Pin No. 16732102997255B75C

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**DAVID H. PRITCHARD
VICTORIA PRITCHARD**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 29; May 6, 13

**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 1416 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 , MAY 26, 2016
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time period No. 17 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-98 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 November 7, 1977 and recorded on August 3, 1982 in Record Book Volume 1199 at Page 160 granted and conveyed unto Robert Y. Grosh, Jr. and Sandra L. Grosh.

Being part of Parcel No. 16/3/3/3-1-98 and Pin No. 16732102999500B98

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ROBERT Y. GROSH, JR AND
SANDRA L. GROSH**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 29; May 6, 13

**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 8245 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 , MAY 26, 2016
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 46 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-131 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 David W. Jenkins and Freda M. Jenkins, his wife, by deed dated April 8, 2002 and recorded on April 10, 2002 in Record Book Volume 2119 at Page 4440 granted and conveyed unto David W. Jenkins and Freda M. Jenkins.

Being part of Parcel No. 16/3/3/3-1-131 and Pin No. 16732102999601B131

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**DAVID W. FAUST
SANDRA A. FAUST**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 29; May 6, 13

**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 4599 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 , MAY 26, 2016
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 47 in that certain piece of parcel of land, together with the messuage (and veranda, if any), situate in the Township of Smithfield , County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 25D on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, page 99.

BEING THE SAME premises which Richard A. Rosenberg, Executor of the Estate of Edward P. Nugent, Jr., by deed dated September 6, 2005 and recorded on September 12, 2005 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2239, at Page 5320, granted and conveyed unto Lynda N. Aquila and Franklin J. Aquila.

Being part of Parcel No. 16/4/1/48-25D and Pin No. 16732102889009B25D

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**LYNDA N. AQUILA
FRANKLIN J. AQUILA**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 29; May 6, 13

**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 7797 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 , MAY 26, 2016
AT 10:00 A.M.**

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

AN UNIDENTIFIED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 35 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-61C 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, 19778 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Lois R. Hopkins, by deed dated February 12, 1999 and recorded on March 3, 1999 in Record Book Volume 2060 at Page 6329 granted and conveyed unto Viola Akers and Clarence Akers, Jr.

Being part of Parcel No. 16/3/3/3-1-61C and Pin No. 16732102993162B61C

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**VIOLA AKERS AND
CLARENCE AKERS, 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**

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - April 29; May 6, 13

**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 2556 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 , MAY 26, 2016
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 24 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. R149, 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 Derek P. Price and Nancy L. Price, his wife, by deed dated March 22, 1988 and recorded on May 25, 1988 in Record Book Volume 1619 at Page 1604 granted and conveyed unto Upper Room Ministries.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

UPPER ROOM MINISTRIES

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 29; May 6, 13**

**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 6185 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 , MAY 26, 2016
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time period No. 32 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-82D 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 October 6, 1978 and recorded on May 16, 1984 in Record Book Volume 2030 at Page 401 granted and conveyed unto M.G. harmony and Sons, Inc.

Being part of Parcel No. 16/3/3/3-1-82D and Pin No. 16732102996306B82D

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

M.G. HARMONY AND SONS, 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 - April 29; May 6, 13**

**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 10308 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 , MAY 26, 2016
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 50 in that certain piece of parcel of land, together with the messuage (and veranda, if any), situate in the Township of Smithfield , County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 51A 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 Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated January 23, 2001 and recorded on June 20, 2001 in Record Book Volume 2098 at Page 6614, granted and conveyed unto Adrian M. Alvarez-Fila and Heather Alvarez-Fila. Being part of Parcel No. 16/4/1/48-51A and Pin No. 16732102885466B51A

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ADRIAN M. ALVAREZ-FILA
HEATHER ALVAREZ-FILA**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 29; May 6, 13

**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 10310 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 , MAY 26, 2016
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as use Period No. 14 in that certain piece of parcel of land, together with the messuage (and veranda, if any), situate in the Township of Smithfield , County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 46D 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 Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated April 28, 1999 and recorded on October 22, 1999 in Record Book Volume 2070 at Page 7370, granted and conveyed unto Jack Alexander and Elizabeth Boyer Alexander. Being part of Parcel No. 16/4/1/48-46D and Pin No. 16732102886206B46D

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JACK ALEXANDER AND
ELIZABETH BOYER ALEXANDER**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 29; May 6, 13

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

Thursday , MAY 26, 2016

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 9933 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 , MAY 26, 2016

AT 10:00 A.M.

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 21 in that certain piece of parcel of land, together with the messuage (and veranda, if any), situate in the Township of Smithfield , County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 38B on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plat Book Volume 23, page 99.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated March 18, 2002 and recorded on April 17, 2002 in Record Book Volume 2119 at page 8555, granted and conveyed unto David J. Addley and Debra W. Morgan.

Being part of parcel No. 16/4/1/48-38B and Pin No. 16732102876945B38B

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DAVID J. ADDLEY

DEBRA W. MORGAN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 29; May 6, 13

**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 4571 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

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 42 in that certain piece of parcel of land, together with the messuage (and veranda, if any), situate in the Township of Smithfield , County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 10A on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe on September 4, 1974, at Plat Book Volume 23, Page 99.

BEING THE SAME premises which Nathaniel E. Watkins, II and Muriel D. Watkins, by deed dated May 15, 2003 and recorded on July 7, 2003 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2159, at Page 85, granted and conveyed unto Nathaniel E. Watkins, II. Being part of Parcel No. 16/4/1/48-10A and Pin No. 16732102879912B10A

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

NATHANIEL E. WATKINS, II

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 29; May 6, 13

**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 3288 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 , MAY 26, 2016

AT 10:00 A.M.

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

ALL THOSE CERTAIN parcels or tracts of land situate in the Township of Stroud , County of Monroe, Commonwealth of Pennsylvania, described in a certain deed of Joseph Kovarick, et al. to Coleman Partners, L.P., dated December 17, 2002 and recorded on January 6, 2003 in the Office for the Recording of Deeds in and for the County of Monroe at Record

Book Volume 2141, Page 3739 containing 14.21 +/- acres.

Tax Parcel No.: 17/12/7/1-1
Pin No.: 17-6390-12-95-7395
Tax Parcel No.: 17/12/7/4
Pin No.: 17-6390-12-95-6633
Tax Parcel No.: 18-4/2/3/54
Pin No.: 18-7300-09-05-2525
Tax Parcel No.: 18-4-2-3-55
Pin No.: 18-7300-09-05-0570

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**COLEMAN PARTNERS, L.P.,
COLEMAN PARTNERS, L.L.C.,
EDWARD B. COLEMAN AND
GRACE ANN COLEMAN**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13T

**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 10321 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 , MAY 26, 2016

AT 10:00 A.M.

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use period No. 25 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 41F 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 Barbara L. Brailey, widow, by deed dated March 4, 2009 and recorded on march 9, 2009 in Record Book Volume 2349 at Page 7591, granted and conveyed unto Carol Reid Brailey Engle.

Being part of Parcel No. 16/4/1/48-41F and Pin No. 16732102886110B41F

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CAROL REID BRAILEY ENGLE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 29; May 6, 13

**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 10318 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 , MAY 26, 2016

AT 10:00 A.M.

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 10 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 34F 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 Diane L. Perrett n/b/m Diane Wesley and Scott A. Wesley, by deed dated August 2, 1993 and recorded on October 25, 1994 in Record Book Volume 1977 at page 1699, granted and conveyed unto Maryjane Churchville.

Being part of Parcel No. 16/4/1/48-34F and Pin No. 16732102887049B34F

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MARYJANE CHURCHVILLE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

f's Sale."
 A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 29; May 6, 13

**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 10316 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 , MAY 26, 2016

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 5 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 39B on a certain "Declaration Plan-Phase 1 of Stag 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 takes which Robert Zerbe and Roberta Zerbe, by deed dated July 2, 1997 and recorded on August 5, 1997 in Record Book Volume 2038 at Page 6995, granted and conveyed unto Dorrie J. Brunke.

Being part of Parcel No. 16/4/1/48-39B and Pin No. 16732102875928B39B

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
 DORRIE J. BRUNKE**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 29; May 6, 13

**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 10341 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 , MAY 26, 2016

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 5 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 27B 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 Allen N. Brandstein, by deed dated April 10, 2006 and recorded on October 4, 2006 in Record Book Volume 2283 at Page 1021, granted and conveyed unto Howard Brandstein.

Being part of Parcel No. 16/4/1/48-27B and Pin No. 16732102877979B27B

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 29; May 6, 13

**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 4667 CIVIL 2006, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , MAY 26, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN lot situate in the Township of Tunkhannock, County of Monroe and Commonwealth of Pennsylvania, marked and designated as Lot Number 46, Section 8, as shown on "Plotting of Sierra View", Tunkhannock Township, Monroe County, Pennsylvania, made by VEP & Associates and recorded in Monroe County, Pennsylvania in Plot Book No. 36, Page 57.

BEING THE SAME PREMISES which Kal-Tac, Inc., by deed dated 3/18/2004 and recorded 3/19/2004 in Book 2184 Page 8878 conveyed to Marie J Plaisimond.

Pin #: 20633101353934

Tax Code #: 20/3A/2/28

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MARIE J. PLAISIMOND

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 29; May 6, 13

**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 5832 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 , MAY 26, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN lot, parcel or piece of land sit-

uate in the Township of Ross, County of Monroe and Commonwealth of Pennsylvania, being Lot 2, on a plan titled 'Minor Subdivision and Lot Combination Plan Howard A. Beers, Jr. and Marsha J. Beers and John and Donna Asure' recorded on Plot Book Volume 78, Page 39, being more fully described as follows, to wit:

BEGINNING at an iron set in line of lands of Erma R. Trach, said point being the easterly most corner of Lot 1 as shown on the above recited plan; thence along lands of Erma R. Trach South 49 degrees 00 minutes 00 seconds East (passing over an iron found at 2.79 feet) 167.79 feet to an iron found; thence along lands of John P. and Cindy Vandereedt South 49 degrees 09 minutes 04 seconds East 35.50 feet to an iron set; thence along Lot 3 on the above recited plan South 53 degrees 12 minutes 46 seconds West 150.78 feet to an iron found; thence along lands of John and Donna Assure recorded in Deed Book Volume 2244, page 6391, South 50 degrees 50 minutes 55 seconds West 150.03 feet to an iron found; thence along lands of Amelia Scott recorded in Deed Book Volume 633, page 42, North 49 degrees 05 minutes 57 seconds West (passing over a P.K. nail at 339.48 feet) 350.46 feet to a point on the easterly side of Hemlock Lane, T-376; thence along the easterly side of Hemlock Lane the following two courses:

1. On a curve to the left having a radius of 226.50 feet for an arc length of 64.92 feet to an iron set;

2. North 42 degrees 16 minutes 02 seconds East 1.80 feet to an iron set;

1. On a curve to the left having a radius of 25.00 feet for an arc length of 39.87 feet to an iron set;

2. South 49 degrees 05 minutes 57 seconds East 169.00 feet to an iron set;

3. North 41 degrees 00 minutes 00 seconds East 255.35 feet to the place of BEGINNING.

CONTAINING 1.3587 acres, more or less.

TOGETHER with a perpetual non-exclusive easement for ingress and egress (and any future underground utility easements) over the 40 foot wide access strip on Lot 2 shown on the subdivision map as extending from Hemlock Lane which easement shall run with Lot 1 and 2 of 'Minor Subdivision and Lot Combination Plan Howard A. Beers, Jr. and Marsha J. Beers and John and Donna Asure' by Grantors herein as follows:

ALL THAT CERTAIN lot parcel or piece of land situate in the Township of Ross, County of Monroe and Commonwealth of Pennsylvania, being the flag portion of Lot 2 on a plan titled 'Minor Subdivision and Lot Combination Plan Howard A. Beers, Jr. and Marsha J. Beers and John and Donna Asure' recorded in Plot Book Volume 78, page 39, being more fully described as follows, to wit:

BEGINNING at a point on the easterly side of Hemlock lane, T-376, the northwesterly corner of Lot 2 on the above recited plan; thence along the easterly side of Hemlock Lane, the following two courses:

1. On a curve to the left having a radius of 226.50 feet for an arc length of 64.92 feet to an iron set;

2. North 42 degrees 16 minutes 02 seconds East 1.80 feet to an iron set;

Thence along Lot 2 on the above recited plan the following two courses:

1. On a curve to the left having a radius of 25.00 feet for an arc length of 39.87 feet to an iron; set;

2. South 49 degrees 05 minutes 57 seconds East 169.00 feet to an iron set; thence through Lot 2 South 41 degrees 00 minutes 00 seconds west 40.00 feet to a point in line of Amelio Scott; thence along lands of Amelio Scott North 49 degrees 05 minutes 57 seconds W (passing over P.K. Nail at 193.75 feet) 204.73 feet to the place of BEGINNING.

CONTAINING 0.1868 acres, more or less.

If the easement area is used regularly to access Lot 1, the owner of Lot 2 and the owner of Lot 1 of the 'Minor Subdivision and Lot Combination Plan of Howard A. Beers, Jr. and Marsha J. Beers and John and Donna Asure' dated December 7, 2005 and prepared by

Michael P. Lalli, registered surveyor, their successors administrators and/or assigns, shall equally share all expenses related to agreed upon improvements to the easement area and related to the regular maintenance of the easement area.

TITLE TO SAID PREMISES IS VESTED IN Matthew J. McDermott and Susan M. McDermott, h/w by Deed from Howard A. Beers, Jr. and Marsha Beers, h/w, dated 05/10/2007, recorded 05/17/2007 in Book 2305, Page 5223.

TAX CODE: 15/94224

TAX PIN: 15627600358194

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**MATTHEW J. MCDERMOTT
AKA MATTHEW MCDERMOTT
SUSAN M. MCDERMOTT AKA
SUSAN MCDERMOTT**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 29; May 6, 13

**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 2895 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 , MAY 26, 2016
AT 10:00 A.M.**

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

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

Beginning at a found stone corner in line of lands of Joseph Hopkins and being also the northeasterly corner of Tract No. 1 of lands conveyed by Ora F. Bonser and Julia Bonser, wife, to Ora F. Bonser and Julia Bonser, his wife by deed dated October 8, 1962, and recorded in Deed Book Vol. 303, page 241; thence along lands of Joseph Hopkins North eighty-five (85°) two (2') minutes thirty-three (33") seconds East seven hundred thirty-five and ninety one-hundredths (735.90) feet to a set iron pin; thence South eight (8°) degrees twelve (12') minutes twenty (20") seconds East along lands of Anthony Simone one hundred seventy-nine and twenty-nine one-hundredths

(179.29) feet to a set iron pin being the northeasterly corner of Lot No. 2 as shown on map called "Subdivision of Lands of Charles Possinger, Hamilton Township, Monroe County, PA., dated April 9, 1976" prepared by Marshall A. Phillips, Registered Surveyor; thence along the northerly line of Lot No. 2 South seventy-five (75°) degrees forty-four (44') minutes forty-nine (49°) seconds West seven hundred fifty and fifty-one hundredths (750.50) feet to a set iron pin in line of lands of Ora F. Boner, being also the northwesterly corner of Lot No. 2 aforesaid; thence along lands of Ora F. Bonser North five (5°) degrees fifty-nine (59°) minutes two (2") seconds West three hundred and twenty-eight one-hundredths (300.28) feet to the point and place of beginning. Containing 4.073 acres, more or less, and being Lot No. 3 as shown on the aforesaid map.

Subject to the same conditions, exceptions, restrictions, reservations, covenants and easements as are contained in prior deeds and instruments forming the chain of title.

FURTHER UNDER AND SUBJECT to the right of the owners of Tract Nos. 1, 2 and 3 as shown on map of lands titled "Subdivision of lands of Charles F. Possinger, Hamilton Township, Monroe County, PA., dated April 9, 1976" about to be recorded in the Monroe County Recorder's Office, their heirs and assigns, to ingress, egress, and regress, in, over, along and across a right of way fifty feet in width as shown on the aforementioned map.

TOGETHER with the right-of-way along the line between Lot No. 2 and Lot No. 3 as shown on the aforementioned map of a width of fifty feet, lying twenty-five feet on eight side of the property line between Lot No. 2 and Lot No. 3 on a course of North seventy-five (75°) degrees forty-four (44') minutes forty-nine (49°) seconds East, seven hundred fifty and fifty one-hundredths (750.50) feet, the said right-of-way shall be open and improved at such time as the owners of Lot No. 2 and Lot No. 3 mutually agree upon and thereafter shall be maintained at the expense of the owners of said lots. The grantee, her heirs and assigns, shall have the right to use the roadway as it presently exists along or near the property line of Lots No. 2 and 3 until such time as the aforementioned right-of-way shall be opened and improved. All right of way mentioned herein shall be opened and maintained at the equal expenses of the owners of Lots No. 2 and 3.

The property is located at 714 Hickory Valley Road, n/k/a 141 Linda Lane, Stroudsburg, PA 18360.

Being the same premises conveyed to Lucinda J. Weber by James G. Duke, single, by deed dated July 26, 1995 and duly recorded in Deed Book 2015 at 1163.

The property is improved with a single family dwelling.

The Assessment Map Number of the property is 077/1/75-2. The Pin Control Number is 07638000750061.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LUCINDA J. WEBER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

less exceptions are filed within said time.

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
 JOHN R. O'BRIEN, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - April 29; May 6, 13

**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 1984 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 , MAY 26, 2016
 AT 10:00 A.M.**

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

ALL THOSE TWO CERTAIN lots, message, tracts or piece of land situate in the **Township of Smithfield**, County of Monroe, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

No. 1:

BEGINNING a corner in the public road leading from East Stroudsburg to Franklin Hill, being the north-westerly corner of lands of Margaret and Minnie Biebing, thence along the said road North thirty nine degrees fifty five minutes West twenty five feet to a corner; **THENCE** leaving said road and by lands of Raymond Van Gorden North fifty degrees forty minutes East two hundred eighty one and five tenths feet, more or less to a corner; thence by lands of Levan B. Flory South thirty six degrees thirty minutes East twenty five feet to a corner; thence by the said lands of Margaret and Minnie Biebing South fifty degrees forty minutes West two hundred eighty feet to the place of **BEGINNING**.

Under and subject to the easement of any and all public utilities and of the general public in and along a certain public road leading from Franklin Hill to East Stroudsburg and any other easements, restrictions, reservations or conditions of record in the chain of title.

No. 2:

BEGINNING at a corner in the public road leading from Franklin Hill to East Stroudsburg, said corner being north thirty-nine degrees fifty five minutes West twenty five feet from a corner of lands of Margaret Biebing, Thence along the middle of said public road (Bearings from Magnetic Meridian of 1934) north thirty nine degrees fifty five minutes West one hundred twenty nine feet to a corner; thence by lands of David Mazer North fifty one degrees fifty minutes East (at sixteen and five tenths feet passing a pipe driven in the ground on the easterly side of said public road and at two hundred seventy three feet passing a pipe drive in the ground) two hundred eighty nine feet to a corner in the middle of a drainage ditch; thence by other lands of Wilbur C. Hallett and wife of which this lot was formerly a part, south thirty six degrees thirty minutes East one hundred twenty three feet more or less to a point twenty five feet on a course of north thirty six degrees thirty minutes West from the line of lands of Margaret Biebing; thence by lands of the said Wilbur C. Hallett and wife and twenty five feet distant from the said Biebing line south fifty degrees forty minutes West two hundred eighty one and five tenths feet more or less to the place of **BEGINNING**.

UNDER AND SUBJECT to certain reservations or conditions set forth in a certain deed from Wilbur C. Hallett and Laura Hallett, his wife, to Chester W. Hal-

lett and Freda L. Hallett, his wife dated 3/3/1943 and recorded 3/5/1943 in said office in Deed Book 142 page 378.

UNDER AND SUBJECT to all easements of record in the chain of title and all easements in favor of any and all public utilities and of the genera. public in and along a certain public road leading from Franklin Hill to East Stroudsburg.

BEING THE SAME PREMISES WHICH Steward Elmer Repsher and Martha Repsher, his wife, by Deed dated May 1, 1991 and recorded May 2, 1991 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 10091, Page 1981,1, granted and conveyed unto Steward Elmer Repsher and Martha Repsher, his wife.

And the said Martha Rep[sher departed this life on January 31, 2008. Title to the property passed to Steward Elmer Repsher by operation of law.

Improvements: Residential property
 Tax Code No. 16/7/2/26

Pin #16731200703058

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

STEWARD ELMER REPSHER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
 HARRY B. REESE, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - April 29; May 6, 13

**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 1129 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 , MAY 26, 2016
 AT 10:00 A.M.**

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

ALL THOSE TWO CERTAIN tracts of land situate in **Paradise Township**, Monroe County, Pennsylvania, bounded and described as follows, to wit:

TRACT NO. ONE

BEGINNING at a point on the northeasterly sideline of Pa. Route 191, a corner common to Lots 1 and 2 as shown on the above captioned map; thence,

- 1) along the northeasterly side of said Pa. Route 191 North 36 degrees 56 minutes 28 seconds West 172.35 feet to a point; thence,
- 2) leaving said road and along the easterly sideline of

Overlook Drive in a northerly direction on a curve to the right having a radius of 30.00 feet, an arc distance of 42.13 feet to a point; thence,
 3) along the southeasterly sideline of said Overlook Drive North 43 degrees 31 minutes 33 seconds East 186.28 feet to a point, thence,
 4) leaving said road and along the southerly sideline of Seven Pines Road in an easterly direction on a curve to the right having a radius of 30.00 feet, an arc distance of 47.12 feet to a point; thence,
 5) along the southwesterly sideline of said Seven Pines Road South 46 degrees 28 minutes 27 seconds East 165.00 feet to a point, a corner common to Lots 1 and 2; thence,
 6) along said Lot 2 South 43 degrees 31 minutes 33 seconds West 274.41 feet to the point of BEGINNING. BEING shown and designated as Lot 1 on a certain map entitled 'Final Plan; Maple Lawn; Section Two; Paradise Township, Monroe County, Pa.; Scale 1 inch = 100 feet; June 1, 1973' prepared by Lawrence R. Bailey, Registered Surveyor, Stroudsburg, Pa., said map being recorded in Monroe County Plot Book Volume 21 on page 7 on October 20, 1973.

TRACT NO. TWO
BEGINNING at a point on the northeasterly sideline of Pa. Route 191, a corner common to Lots 2 and 3 as shown on below captioned map; thence,
 1) along the northeasterly sideline of said Pa. Route 191 North 36 degrees 56 minutes 28 seconds West 132.64 feet to a point, a corner common to Lots 1 and 2; thence,
 2) leaving said road and along said Lot 1 North 43 degrees 31 minutes 33 seconds East 274.41 feet to a point on the southwesterly sideline of Seven Pines Road, a corner common to Lots 1 and 2; thence,
 3) along the Southwesterly sideline of said road South 46 degrees 28 minutes 27 seconds East 95.00 feet to a point; thence,
 4) along the same in a southeasterly direction on a curve to the right having a radius of 427.55 feet, an arc distance of 113.96 feet to a point, a corner common to Lots 2 and 3; thence,
 5) leaving said road and along said Lot 3 South 58 degrees 47 minutes 51 seconds West 291.58 feet to the point of BEGINNING.

BEING shown and designated as Lot 2 on a certain map entitled 'Final Plan; Maple Lawn; Section Two; Paradise Township, Monroe County, Pa.' Scale 1 inch = 100 feet; June 1, 1973' prepared by Lawrence R. Bailey, Registered Surveyor, Stroudsburg, Pa., said map being recorded in Monroe County Plot Book Volume 21 on page 7 on October 20, 1973.

TITLE TO SAID PREMISES VESTED IN Vincent B. Demilta and Joy M. Mendoza, by Deed from Federal National Mortgage Association aka Fannie Mae, a corporation organized under an act of Congress and existing pursuant to the city of Washington, dated 12/10/2002, recorded 12/23/2002 in Book 2140, Page 2904.

TAX CODE: 11/4/1/23-12, 11/4/1/23-14
TAX PIN: 11638603013470, 11638603012542
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
VINCENT B. DEMILTA
JOY M. MENDOZA

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file

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

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - April 29; May 6, 13

**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 266 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, MAY 26, 2016
 AT 10:00 A.M.**

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

No. 1 BEGINNING at a stake drive in the ground on the Southern line of White Street and at the Northwest corner of land of Sidney E. Ward, thence along same South twenty-one degrees thirty minutes West one hundred twenty-five feet to an alley; thence along same North sixty-eight degrees thirty minutes West thirty-seven feet to a stake; thence along land of Newton H. Fetherman North twenty-one degrees thirty minutes East one hundred twenty-five feet to a stake in South line of White Street; thence along same South sixty-eight degrees thirty minutes East thirty-seven feet to the place of BEGINNING. BEING Lot No. 25 on Plot of town lots called Arlington Highlands and made by J.L. Westbrook.

No. 2 BEGINNING at a stake driven in the ground in the Southern line of White Street and at the Northwestern corner of land of Martin Bush; thence along said line of White Street North 68 degrees 30 minutes East 37 feet to line stake; thence South 21 degrees 30 minutes West 125 feet to an alley; thence along the same South 68 degrees 30 minutes East to the line of land of said Martin Bush; thence along same North 21 degrees 30 minutes East 125 feet to the place of BEGINNING. BEING Lot No. 26 on a plot of town lots called Arlington Highlands and made by J.L. Westbrook.

TOGETHER with the right to use jointly with other parties an alley 13 feet in width running along the rear of he above described premises also under and subject to the conditions contained in deeds of Newton Fetherman and Wife, dated Sept. 23, 1905 and recorded in the aforesaid Recorder's Office in Deed Book Vol. 63, Page 167, to George Spring, and Deed of Davis C. Hartman dated Oct. 23, 1899 and recorded in Deed Book Vol. 52, page 277.

Title to said premises is vested in John F. Rossi and Jennie M. Rossi by deed from Sidney Katz and Barbara J. Katz dated May 15, 1995 and recorded May 30, 1995 in Deed Book 2007, page 1002. The said Jennie M. Rossi died on January 7, 2009 thereby vesting title in John F. Rossi by operation of law. The said John F. Rossi died on September 1, 2014 thereby vesting title in Unknown Surviving Heirs of John F. Rossi, Deceased Mortgagor and Real Owner, Maria Ferrari, Laura Garry, Elaine Higgins, Gary Rossi, and

Jessie Schaefer by operation of law.

Parcel No. 17/12/1/33

Pin No. 17730005094740

Being Known As: 810 Church Street, Stroudsburg, Township of Stroud, Monroe County, PA 18360

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

UNKNOWN SURVIVING HEIRS OF JOHN F. ROSSI, DECEASED MORTGAGOR AND REAL OWNER

ELAINE HIGGINS, KNOWN SURVIVING HEIR OF JOHN F. ROSSI, DECEASED MORTGAGOR AND REAL OWNER

JESSIE SCHAEFER, KNOWN SURVIVING HEIR OF JOHN F. ROSSI, DECEASED MORTGAGOR AND REAL OWNER

LAURA GARRY, KNOWN SURVIVING HEIR OF JOHN F. ROSSI, DECEASED MORTGAGOR AND REAL OWNER

MARIA FERRARI, KNOWN SURVIVING HEIR OF JOHN F. ROSSI, DECEASED MORTGAGOR AND REAL OWNER

GARY ROSSI, KNOWN SURVIVING HEIR OF JOHN F. ROSSI, DECEASED MORTGAGOR AND REAL OWNER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JOSEPH F. RIGA, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - April 29; May 6, 13

**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 301 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, MAY 26, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN tract or piece of land situated in the Township of Polk, County of Monroe and State of Pennsylvania, designated as Lot H-4 in a plan of lots entitled Pleasant View Lake, bounded and described as follows:

BEGINNING at a point in Ashley Court and corner common to Lot H-3; thence running along Ashley Court South eighty-six degrees fifty-five minutes East (S 86 55 minutes E) seventy-five (75.0 feet) to a corner common to Lot H-5; thence turning and running along line of Lot H-5 South three degrees five minutes West

(S 3 05 minutes W) two hundred twenty-nine and twenty-five hundredths (229.25 feet) to a point in a macadam road (TR-413); thence turning and running along said macadam road North eighty-eight degrees twenty-five minutes West (N 88 25 minutes W) twenty-four and eighty-four hundredths feet (24.84 feet) and South eighty-one degrees thirty-one minutes West (S 81 31 minutes W) fifty-one and twenty-five hundredths feet (51.25 feet) to a corner common to Lot H-3; thence turning and running along line of Lot H-3 North three degrees five minutes East (N 3 05 minutes E) two hundred forty and two tenths feet (240.2 feet) to the place of **BEGINNING**.

CONTAINING seventeen thousand five hundred fifteen square feet (17, 515 sq. ft.).

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

PARCEL II

ALL THAT CERTAIN tract or piece of land situated in the Township of Polk, County of Monroe and State of Pennsylvania, designated as Lot H-3 in a plan of lots entitled Pleasant View Lake, bounded and described as follows:

BEGINNING at a point in Ashley Court and corner common to Lot H-2; thence running along Ashley Court South eighty-six degrees fifty-five minutes East (S 86 55 minutes E) eighty-eight and seventy-three hundredths feet (88.73 feet) to a corner common to Lot H-4; thence turning and running along line of Lot H-4 South three degrees five minutes West (S 3 05 minutes W) two hundred forty and two tenths feet (240.2 feet) to a point in a macadam road (TR-413);

thence turning and running along said macadam road South eighty-one degrees thirty-one minutes West (S 81 31 minutes W) ninety and fifty-four hundredths feet (90.54 feet) to a corner common to Lot H-2; thence turning and running along Ashley Court and line of Lot H-2 North three degrees five minutes East (N 3 05 minutes E) two hundred fifty-eight and thirty-nine hundredths feet (258.39 feet) to the place of **BEGINNING**.

CONTAINING twenty-two thousand one hundred twenty square feet (22,120 sq. ft.).

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

BEING THE SAME PREMISES which Dennis C. Foster and Constance G. Foster, his wife, by deed dated 07/24/2009 and recorded 07/27/2009 in Book 2357

Page 3211 conveyed to Patricia Ann Rehrig and Norman E. Rehrig Jr., wife and husband.

Pin #: 13623803222470

Tax Code #: 13/2A/1/19

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

PATRICIA ANN REHRIG

NORMAN E. REHRIG, 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.

BEING THE SAME PREMISES which Dennis C. Foster and Constance G. Foster, his wife, by deed dated 07/24/2009 and recorded 07/27/2009 in Book 2357

Page 3211 conveyed to Patricia Ann Rehrig and Norman E. Rehrig Jr., wife and husband.

Pin #: 13623803222470

Tax Code #: 13/2A/1/19

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

PATRICIA ANN REHRIG

NORMAN E. REHRIG, 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
MATTHEW K. FISSEL, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - April 29; May 6, 13

**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 4342 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 , MAY 26, 2016
 AT 10:00 A.M.**

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

TRACT 1: ALL THAT CERTAIN tract or piece or land situate in the Township of Chestnutthill , County of Monroe ad State of Pennsylvania, bounded arid described as follows, to wit:

BEGINNING at a point on the west side of Westbrook Road, said road being twenty-four feet Wide and said point being located North twenty-four degrees forty-two minutes West one hundred two feet from the intersection of said Westbrook Road and the north side of Elm Road, said Elm Road being twenty feet wide; thence along the west side of said Westbrook Road, North twenty-four degrees forty-two minutes West one hundred two feet to a corner of Lot No. 12; thence along the south side of said lot No. 12, South seventy-seven degrees eighteen minutes West one hundred forty-nine and five-tenths feet to a corner of Lot No. 13, thence along the east side of said Lot No. 13, South twelve degrees forty-two minutes East one hundred feet to a corner of Lot No. 15; thence along the north side of said Lot No. 15, North seventy-seven degrees eighteen minutes East one hundred seventy-one and three-tenths feet to the place of **BEGINNING**. **BEING** Lot No. 14 in Block 'J' on Map of Development to be known as Sun Valley made by M.A. Policelli, Registered Engineer, July 1952.

TRACT 2: ALL THAT CERTAIN tract or piece of land situate in the Township of Chestnutthill , County of Monroe and State of Pennsylvania, bounded described as follows, to wit:

BEGINNING at a point on the west line of Westbrook Road which road is twenty four feet wide and which point is located South twenty four degrees forty two minutes East one hundred two feet from the intersection of the west line of said Westbrook Road and the south the of Fir Road, said Fir Road being twenty feet wide; thence continuing along the west line of said Westbrook Road, South twenty four degrees forty-two minutes East one hundred two feet toa point on Lot No. 14; thence along the north side of said Lot No. 14, and also along the north side of Lot No. 13, South seventy seven degrees eighteen minutes West two hundred forty nine and five-tenths feet to a corner of Lot No. 9; thence along the east side of said lot No. 9, North twelve degrees forty two minutes West one hundred feet to a corner of lot No. 11; thence along the south side of said Lot No. 11, North seventy seven degrees eighteen minutes East two hundred twenty seven and eight-tenths feet to the place of **BEGINNING**. **BEING** Lot No. 12, in Block 'J' on Map of Development to be known as Sun Valley made by M.A. Policelli Registered Engineer, July, 1952.

TRACT 1: BEING THE SAME PREMISES which John W. Wildblood and Helen Wildblood, h/w, by Deed dated 11/29/2000 and recorded 12/5/2000 in the Office for the Recorder of Deeds in and for the County

of Monroe, and Commonwealth of Pennsylvania in REcord Book Volume 2088, Page 1565, granted and conveyed unto John W. Wildblood, grantor(s) herein. **TRACT 2: BEING THE SAME PREMISES** which John W. Wildblood and Helen T. Wildblood, h/w, by Deed dated 9/11/1967 and recorded 9/22/1967 in the Office for the Recorder of Deeds in and for the County of Monroe, and Commonwealth of Pennsylvania in Record Book Volume 352, Page 717, granted and conveyed unto John W. Wildblood and Helen T. Wildblood, h/w.

Parcel Identification No: 2/15/1/41 & 2/15/1/40
 Map #: 02-6320-02-86-5216 & 02-6320-02-86-6129

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - April 29; May 6, 13

**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 3537 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 , MAY 26, 2016
 AT 10:00 A.M.**

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

ALL THAT CERTAIN lot of land situate in Pocono Township, Monroe County, Pennsylvania, said lot being known as Lot 23 as shown on a map entitled "Nottingham Manor Final Subdivision Plan, Pocono Township-Monroe County - Pennsylvania," prepared by Niclaus Engineering Corporation, filed at the Monroe County Courthouse said Lot 23 being bounded and described as follows:

BEGINNING at an iron pin said pin being the south-westerly corner of lot 23 ass shown on the above referenced filed map; thence along Lot 22 North thirty-six (36) degrees thirty-seven (37) minutes nineteen (19) seconds West, seventy-five and nine one-hundredths (79.09) feet to an iron pin; thence along the same North twenty (20) degrees thirty-eight (38) minutes twenty-seven (27) seconds West, three hundred fifteen and twenty-two one-hundredths (315.22) feet to an iron pin; thence, along Lots 22, 20 and the southerly side of a 25 feet wide access easement

South sixty-nine (69) degrees twenty-one (21) minutes thirty-three (33) seconds West, six hundred thirty seven and three one-hundredths (637.03) feet to an iron pin; thence, along Lot 20 and the southerly side of a 25 feet wide access easement South forty-two (42) degrees fifty-two (52) minutes fifty-six (56) seconds West forty-six and ten one hundredths (46.10) feet to an iron pin on the easterly right of way line of Nottingham Way; thence, along the easterly right of way line of Nottingham Way on a curve to the left with a radius of three hundred fifty and zero one hundredths (350.00) feet and an arc length of twenty-five and one one-hundredths (25.01) feet to an iron pin; thence along Lot 19 and the northerly side of a 215 feet wide access easement North forty-two (42) degrees fifty-two (52) minutes fifty-six (56) seconds East fifty-one and ninety-nine one-hundredths (51.99) feet to an iron pin; thence along Lots 19, 18, 17, 16, and the northerly right of way line of a 25 feet wide access easement North sixty-nine (69) degrees twenty-one (21) minutes thirty-three (33) seconds East seven hundred eighty and ninety-three one-hundredths (780.93) feet (passing the ned of the 25 feet wide access easement as six hundred forty-two and ninety-one one-hundredths (642.91) feet) to an iron pin; thence along Lot 15 South fifty-six (56) degrees seven (07) minutes fourteen (14) seconds East, one hundred ten and forty-six one hundredths (110.46) feet to an iron pin; thence along Lot 14 South forty-six (46) degrees six (06) minutes forty-eight (48) seconds East, two hundred sixty-three and sixty-four one hundredths (263.64) feet to an iron pin; thence along lands now or formerly of Puccetti, lands now or formerly of Oltmanns and land now or formerly of McGrath South fifty-three (53) degrees twenty-two (22) minutes forty-one (41) seconds West, three hundred six and seventy one hundredths (306.70) feet to the POINT OF BEGINNING. Containing 2.47 acres, more or less.

UNDER AND SUBJECT to a 25 feet access easement for Lot 22.

SUBJECT to any other easements and restrictions of record.

BEING THE SAME PREMISES which Elizabeth A. Gallardo, formerly known as Elizabeth A. Reeves, a married woman, by deed dated 1/20/2009 and recorded 1/29/2009 in Book 2348 Page 189 conveyed to Elizabeth A. Gallardo, a married woman.

Pin #: 12638200024933

Tax Code #: 12/96717

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ELIZABETH A. GALLARDO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
CRYSTAL ESPANOL, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - April 29; May 6, 13

**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 2902 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, MAY 26, 2016

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH PARCEL NO. 1

ALL THAT CERTAIN tract of land situate in the Township of Eldred, County of Monroe and State of Pennsylvania, designated as Lot No. 23 in a pan of lots entitled Kingswood Estates, bounded and described as follows:

BEGINNING at a point in the road designated as Princess Lane on the aforementioned Kingswood plan and at a corner common with Lots 19, 20, and 22, thence, running along line of land of Lot 22 by way of wooden stakes at the edge of Princess Lane and the East bank of Chapple Creek, North seventy-three degrees twenty-eight minutes West (N 73°28' W) one hundred sixty-four and nine-tenths feet (164.9') to a point in the creek at a corner common with Lot #22. Thence turning and running up the creek, its various courses, one hundred forty-four and nine-tenths feet (144.9') to a point in the creek at a corner common with Lot #24. Thence, turning and running along line of land of Lot #24. Thence, turning and running along line of land Lot #24, South seventy-three degrees twenty-eight minutes East (S 73°28' E) one hundred two and four-tenths feet (102.4') by way of wooden stakes on the East bank of the creek and at the West edge of Princess Lane to a point in Princess Lane at a corner common with Lots 17, 18 and 24. Thence, turning and running in Princess lane along line of land of Lots #18 and #19. South fifteen degrees forty-three minutes West (S 15°43' W) one hundred and thirty feet (130.0') to the place BEGINNING.

PARCEL NO. 2

ALL THAT CERTAIN tract of land situate in the Township of Eldred, County of Monroe and State of Pennsylvania, designated as Lot #22 in a pan of lots entitled Kingswood Estates, bounded and described as follows:

BEGINNING at a point at the intersection of King's lane and Princess Lane as designated on the aforementioned Kingswood plan and at a corner common with Lot #21, thence turning and running in King's Lane North seventy-three degrees fifty-five minutes West (N 73° 55' W) thirty-eight and three-tenths feet (38.3') to a point on a wooden bridge crossing Chapple Creek, thence, turning and running up the creek, its various courses, one hundred ninety-six and five-tenths stakes on the bank of the creek and at the edge of Princess Lane and along line of land of Lot #23, South seventy-three degrees twenty-eight minutes East (S 73° 28' E) one hundred sixty-four and nine-tenths (164.9') to a point in Princess Lane at a corner common with Lots #19, 20, & 23, thence turning and running in Princess Lane along line of land of Lots #20, & 21, fifteen degrees forty-three minutes West (S 15° 43' W) one hundred fifty and three-tenths feet (150.3') to the place of BEGINNING.

BEING known and numbered as 907 Princess Lane, f/k/a 23 Princess Lane, City of Kunkletown, PA 18058-9151.

BEING the same premises which Lynne Mazar, Executrix of the Estate of John Mieskalski, deceased, by Deed dated April 19, 2010 and recorded in and for

Monroe County, Pennsylvania in Deed Book 2370, Page 6185, granted and conveyed unto Adam Schroll, single.

TAX CODE: 06/10a/1/6
PIN NO: 06623613022543
15-022788_DHH1

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

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

KIMBERLY A BONNER, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

**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 10616 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 , MAY 26, 2016
AT 10:00 A.M.**

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

Long legal: lying and being located in the Borough of Stroudsburg , County of Monroe, Commonwealth of Pennsylvania; all that certain parcel or tract of land known as:

No. 1: beginning at a point on the North side of Collins Street where the same intersects an alley; thence, along the North side of said Collins Street North seventy eight degrees forty five minutes east, eighty feet to a point; thence along other lands of parties of the first part, of which this was formerly a part, North eleven degrees fifteen minutes West one hundred thirty two and eight-tenths feet, more or less to a point in line of land of Lee H. Serfass and wife; thence, along lands of said Serfass, South seventy eight degrees forty five minutes West eighty feet to a point on the East side of the alley first mentioned; thence, along the East side of said alley, South eleven degrees fifteen minutes East one hundred thirty two and eight-tenths feet, more or less, to the place of beginning.

No. 2: beginning at a point on the Northerly side of Collins Street, said point being the southeasterly corner of a twenty foot lot heretofore conveyed by the parties of the first part to the parties of the second part; thence, along the easterly line of said twenty foot lot, North eleven degrees fifteen minutes West one hundred thirty-two and eight-tenths feet to a

point, being the northeasterly corner of said twenty foot lot; thence, along lands now or formerly of Lee H. Serfass, North seventy-eight degrees forty-five minutes East twenty-five feet to a point; thence, by other lands of the parties of the first part intended to be sold by deed of even date herewith to Lawrence F. Ashton, South eleven degrees fifteen minutes East one hundred thirty-two and eight-tenths feet to a point on the northerly side of said Collins Street; thence, along the northerly side of said Collins Street, South seventy-eight degrees forty-five minutes West twenty-five feet to the place of beginning.

No. 3: beginning at a point on the northerly side of Collins Street, being corner of lot heretofore conveyed by the grantors to the grantees; thence along said other lot North eleven degrees fifteen minutes West one hundred thirty two and eight-tenths feet to a corner of said lot; thence along lands now or formerly of Lee H. Serfass, North seventy eight degrees forty five minutes East twenty feet to a point thence along other lands of the grantors, of which this lot was formerly a part, South eleven degrees fifteen minutes East one hundred thirty two and eight-tenths feet to a point on the northerly side of Collins Street; thence along the northerly side of said Collins Street South seventy eight degrees forty five minutes West twenty feet to the place of beginning.

BEING known and numbered as 412 Collins Street, Borough of Stroudsburg, PA 18360.
BEING the same property conveyed to Joseph A. Iannuzzi and Joyce A. Iannuzzi, husband and wife who acquired title by virtue of a deed from Frank H. Russell and Eveline M. Russell, husband and wife, dated January 22, 1999, recorded February 2, 1999, at Deed Book 2059, page 3980, Monroe County, Pennsylvania records.

TAX CODE: 18-5/1/4/7
PIN NO: 18-7300-07-77-1624

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
JOSEPH A. IANNUZZI
AKA JOSEPH IANNUZZI
JOYCE A. IANNUZZI**

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

**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 6907 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, MAY 26, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN lot or piece of ground situate in the Ken Mar Acres Development, located in the Township of Polk, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 22, being bounded and described as follows, to wit:

BEGINNING at a point on the Southerly side of Oak Street, said point being located ninety-nine and eight tenths (99.8') Westwardly from the Southwesterly corner of the intersection of Oak Street and Maple Street; thence by Lot No. 21, now or late of Roy L. Shellhamer, et ux, South seven degrees thirty minutes East (S. 07 degrees 30 minutes E.) two hundred and four-tenths feet (200.4') to an iron pin; thence by Lot No. 6, now or formerly of Robert Falk, South seventy-nine degrees forty five minutes West (S. 79 degrees 45 minutes W), one hundred feet (100.00') to an iron pin; thence, by Lot No. 23, now or late of C. Lamar Derk, et ux., North seven degrees thirty minutes West (N 07 degrees 30 minutes W), two hundred and four-tenths feet (200.4') to a point on the Southerly side of Oak Street; thence along the Southerly side of Oak Street, North seventy-nine degrees forty-five minutes East, (N 79 degrees 45 minutes E), one hundred feet (100.00') to the place of **BEGINNING**.

CONTAINING twenty thousand sixteen square feet (20,016 sq. ft.), as per a Survey made by Russell E. Neal, P.E., Civil Engineer dated the 23rd day of August, 1968, and being Lot No. 22 on the Plan prepared by Russell E. Neal, P.E., and recorded in Monroe County Plot Book 12 Page 85.

BEING THE SAME PREMISES which Gary C. Hillenbrand, a single man, by Deed dated June 23, 1989, and recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Record Book Volume 1689 Page 204, granted and conveyed unto Francis R. Arnold, Jr. and Daphne D. Arnold, husband and wife, in fee.

TOGETHER WITH unto the Grantees herein, their heirs and assigns and their agents, servants, employees, tenants and occupant, the right and privilege to use the streets as shown on Grantor's Plan of Lots of Ken-Mar Acres Development for ingress, egress and regress to and from the public roads, by the most direct route or course, over the streets, as shown on said Plan, in common, however, with the Grantors herein, their heirs and assigns, and their agents, servants, employees, tenants and occupants, at all times freely forever hereafter, and reserving a like right to use the aforesaid streets, unto the Grantors herein, their heirs and assigns, as aforesaid. The said streets, as shown on Grantor's Plan of lots for Ken-Mar Acres Development are not dedicated to public use and title thereto is and shall remain in the grantors; and if and when dedicated for public use shall be made subject to the right of the Grantors to maintain or grant the right to maintain water mains, sewer pipes, street drains, street lighting fixtures and electric and telephone poles within or without the lines of all such streets.

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

BEING THE SAME PREMISES which Francis R. Arnold, Jr. and Daphne D. Arnold, husband and wife, by deed dated 6/5/2006 and recorded 6/5/2006 in Book 2270 Page 129 conveyed to Robert Fourquet.

Pin #: 13622801082095

Tax Code #: 13/8A/2/13

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ROBERT FOURQUET

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

CRYSTAL ESPANOL, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - April 29; May 6, 13

**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, MAY 26, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN tract or parcel of land situate in the Township of Price, County of Monroe and State of Pennsylvania, being all that portion of lands lying west of the Circle H Road (Township Road 527) as designated on a plan of lands of Evelyn H. Haldeman surveyed by 3. LaVern Marshall, Professional Land Surveyor, bounded and described as follows, to wit:

BEGINNING at a point in the intersection of the Circle H Road c (Township Road 527) and Legislative Route 45018, said point being also a corner of lands now or formerly of Phillip Dunphy, thence along lands now or formerly of Phillip Dunphy, Edna P4. Edinger and Andrew Dougherty Inc., South 53°48'06" West (at 28.15 feet passing an iron pin (3,612.88 feet to a stone corner, said corner being also a corner of lands now or formerly of the Brodheads Field and Stream Association, thence along lands now or formerly of the Brodheads Field and Stream Association, North 12°36'32" West 3, 446.62 feet to a stone corner in line of the Brodhead Heights Subdivision, thence along the Brodhead Heights Subdivision North 65°17'32" East 258.33 feet to a stone corner, thence still along the Brodhead Heights Subdivision, North 07°35'09" West 2, 122.71 feet to a spike in an oak tree, said spike being also a corner of lands now or formerly of the Anglo American Capital Corp., thence along lands now or formerly of the Anglo American Capita Corp. North

79°54'06" East 990.06 feet to an iron pipe, thence along the same, south 65°22'14" East (at 257.15 feet passing a pipe) 273.90 feet to a point in near the center of the above mentioned Circle H Road (Township Road 527), thence in and along the said road, South 04°47'31" East 544.05 feet to an iron pipe near the eastern edge of the Circle H Road, thence North 78°25'58" West 1013 feet to a point in or near the center of the said road,, thence in and along the center of the Circle H Road the following courses: South 02°35'25" East 340.72 feet, on a curve to the left with a radius of 310 feet for 185.48 feet, South 35°52'21" East 198.96 feet, on a curve to the right with a radius of 780 feet for 141.80 feet, South 25°07'23" East 61.30 feet, South 21°14'38" East 120.98 feet, South 16°53'36" East 178.45 feet, South 15°11'12" East 129.69 feet, on a curve to the left with a radius of 200 feet for 246.71 feet, South 85°51'48" East 124.79 feet, on a curve to the right with a radius of 530 feet for 200.41 feet, South 64°11'52" East 98.66 feet, on a curve to the left with a radius of 565 feet for 231.95 feet, South 87°43'10" East 149.66 feet, on a curve to the right with a radius of 255 feet for 166.15 feet, South 50°23'12" East 211.87 feet, South 48°59'14" East 331.97 feet, on a curve to the right with a radius of 335 feet for 226.65 feet, South 10°13'24" East 187.91 feet, on a curve to the left with a radius of 540 feet for 274.23 feet, South 39°19'14" East 176.30 feet, on a curve to the left with a radius of 350 feet for 148.21 feet and South 63°35'00" East 30.09 feet to the point of beginning.

CONTAINING 241.727 acres.
TITLE TO SAID PREMISES IS 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
 ADAM H. DAVIS, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - April 29; May 6, 13

**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 6239 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, MAY 26, 2016
 AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot or piece of land situate in the Township of Pocono, County of Monroe and State of Pennsylvania, being the following lots and sections, as more particularly set forth on Map of Plotting of Pocono Haven Corporation, Pocono Township, Monroe County, Pennsylvania, made by Guyton Kempter, Registered Surveyor", on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book 13, Page 3.

Being known as Lot 27, Section C, Beach Place. Containing 0.460 acres, more or less. BEING PART of the same premises which Anthony J. Piazza, receiver for Pocono Haven Corporation, Side of the Mountain, Inc., and Richard and Carol Feinberg, by Deed dated June 12, 2000, and recorded in the Office for the Recording of Deeds, in and for Monroe County, in Deed Book 2092, at Page 7293, did grant and convey unto Raintree Homes, Inc., a Pennsylvania Corporation, in fee.

BEING PART of the same premises which Raintree Homes, Inc., a Pennsylvania Corporation, by deed dated February 1, 2002, and recorded May 29, 2002 in the Office for the Recording of Deeds in and for Monroe County, in Deed Book 2123, at Page 95, did grant and convey unto vintage Realty, Inc., a Pennsylvania Corporation, in fee.

Tax ID# 12/3A/1/81
UNDER AND SUBJECT all the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as more particularly set forth in the above recited Deed and as may run with the land.

TO HAVE AND TO HOLD the said premises, with all and singular the appurtenances unto the said Grantee, its heirs, successors and assigns, to the only proper use, benefit and behoove of the said Grantee. **AND** the said Grantors, their heirs, successors and assigns, do by these presents, covenant, grant and agree, to and with the said Grantee, its heirs, successors and assigns forever, that the said Grantors, their heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its heirs, successors and assigns, against her, the said Grantors, their heirs, and against all and every other person or persons, whomsoever lawfully claiming or to claim the same or any part thereof, Grantors **SHALL AND WILL WARRANT** and forever **DEFEND**.

IN WITNESS WHEREOF, the said Grantors to these presents has hereunto set her hand and seal. Dated the day and year first above written.
 Title to said premises is vested in Lonnie Storey and Kevin Storey by deed from Vintage Realty Inc., a Pennsylvania Corporation dated December 31, 2004 and recorded February 4, 2005 in Deed Book 2215, Page 4208.
 Parcel No. 12/3A/1/81
 Pin No. 12638201186998
 Being Known As: 27 Beech Place, Tannersville, Township of Pocono, Monroe County, PA 18372.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
TERRENCE J. MCCABE, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

**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 9812 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, MAY 26, 2016
AT 10:00 A.M.

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

BEGINNING at a point on the southerly line of Park Lane, said point being the northeasterly corner of Lot No. 4, Block D, as shown on map entitled "Plotting 1, Hill Meadow Manor" and recorded in Plat Book Vol. 8, Page 26; thence along the southerly line of Park Lane, North seventy three degrees forty two minutes East eighty and ninety four one-hundredths feet to a point, the northwesterly corner of Lot No. 6, Block D, as shown on said map; thence along Lot No. 6, Block D, South twenty four degrees fifty four minutes East one hundred twenty one and thirty six one-hundredths feet to a point, a corner of Lot No. 8, Block D; thence along Lot No. 8 and Lot No. 9, Block D, South seventy three degrees forty two minutes West ninety eight and sixty four one-hundredths feet to a point; a common corner of Lots Nos. 9, 10 and 4, Block D, as shown on said map; thence along Lot No. 4, Block D, North sixteen degrees eighteen minutes West one hundred twenty feet to the place of **BEGINNING**.

BEING Lot No. 5, Block D, as shown on the aforesaid map.

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

BEGINNING at a point, the intersection of the westerly line of Rockdale Lane with the southerly line of

Park Lane, as shown on map entitled "Plotting No. 1, Hill Meadow Manor" and intended to be recorded; thence along the westerly line of said Rockdale Lane, South thirty three degrees thirty minutes East one hundred twenty feet to a point, the most northerly corner of Lot No. 7, Block D, as shown on said map; thence along Lot No. 7, Block D and Lot No. 8, Block D, as shown on said map, South fifty six degrees thirty minutes West one hundred four and twenty one-hundredths feet to a point, the most easterly corner of Lot No. 5, Block D as shown on said map, North twenty four degrees fifty four minutes West one hundred twenty one and thirty six one-hundredths feet to a point on the southerly line of Park Lane; thence along the southerly line of park Lane, North fifty six degrees thirty minutes East eighty six and five one-hundredths feet to the place of **BEGINNING**.

BEING Lot No. 6, Block D, as shown on said map.

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

Tax ID #: 17/11/2/15 (PIN #17639003248709 and Tax ID #: 17/11/2/16 (PIN #17639003247724)

BEING THE SAME PREMISES which Frances H. Altomose, widow, by her agent, James F. Altomose by Deed dated 11/30/2011 and recorded 12/2/2011 in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2394, Page 9427 and Instrument No. 201125669, granted and conveyed unto Patrick J. Lambert

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

PATRICK J. LAMBERT

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

KRISTEN D. LITTLE, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

**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 4319 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, MAY 26, 2016
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot or parcel of land situate in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania being

Lot No. 9 as shown on a plan entitled, "Final Major Subdivision Plan, The Estates at Great Bear, Phase IX" dated September 7, 2004 last revised November 9, 2004, prepared by Frank J. Smith, Jr., Inc. Marshalls Creek, Pa., and recorded in the Office of the Recorder of Deeds of Monroe County on December 14, 2004 in Plot Book 76, Page 195, more particularly described as follows:

Sheriff of Monroe County
Pennsylvania

KIMBERLY A. BONNER, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

Beginning at a common corner of Lots No. 9 and No. 10 on the Northwesterly side of a cul-de-sac bulb Spring Hill Farm Court; thence

1. Along the cul-de-sac bulb, passing along an arc of a circle curving to the left, having a radius of 125.00 feet, an arc distance of 131.88 feet to a point of reverse curvature; thence

2. Passing along an arc of a circle curving to the right, having a radius of 50.00 feet, an arc distance of 78.54 feet to a point of tangency on the Northwesterly side of Hidden lake Drive (50' R.O.W.); thence

3. Along the Northwesterly side, South 66 degrees 25 minutes 28 seconds West, a distance of 64.82 feet to a corner of Lot No. 8; thence

4. Along Lot No. 8, North 23 degrees 34 minutes 32 seconds West, a distance of 368.10 feet to a corner; thence

5. North 48 degrees 09 minutes 54 seconds East, a distance of 168.48 feet to a corner of Lot No. 10; thence

6. Along Lot No. 10, South 23 degrees 34 minute 32 seconds East, a distance of 231.40 feet to a corner; thence

7. Continuing along Lot No. 10, South 53 degrees 30 minutes 04 seconds East, a distance of 35.00 feet to the first mentioned point and place of beginning. Containing 1.323 acres of land.

Subject to Drainage and Slope Easements established 20 feet parallel with and adjacent to all street right of ways or as shown on said referenced Final Major Subdivision Plan.

Subject to a 20' Wide Drainage Easement as shown on said referenced Final Major Subdivision Plan.

Subject to a Golf Course Easement as shown on said referenced Final Major Subdivision Plan.

BEING known and numbered as 9 Spring Hill Farm, East Stroudsburg, PA 18302.15-021289_CRB

BEING the same premises which Toll Pa III, L.P., by Deed dated July 28, 2006 and recorded in and for Monroe County, Pennsylvania in Deed Book 2276, page 5048, granted and conveyed unto Donald R. Cole, Jr. and Debra Ann Cole.

TAX CODE: 09/97777

PIN NO: 09734300029806

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DEBRA ANN COLE

DONALD R. COLE A/K/A

DONALD R. COLE, 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

**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 4849 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, MAY 26, 2016

AT 10:00 A.M.

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

ALL THOSE TWO certain lots or piece of land situate in the Township of Middle Smithfield, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1

BEGINNING at a pipe on the northwesterly side of Shawnee Drive, a corner of lot no. 312 and Lot No. 313 as shown on 'Map of lot surveyed by Clinton R. Alden, Middle Smithfield Township, Monroe County, Penna.', thence along the northwesterly side of shawnee Drive South 40 degrees 20 minutes West 75 feet to a pipe; thence by Lot No. 311 North 49 degrees 40 minutes West 150 feet to a point; thence by Lots Nos. 412 and 413 North 40 degrees 20 minutes East 75 feet to a point; thence by Lot No. 313, South 49 degrees 40 minutes East 150 feet to a place of BEGINNING.

BEING LOT NO. 312 of said map of lots surveyed for Clinton R. Alden

PARCEL NO. 2

BEGINNING at a point on the northwesterly side of Shawnee Drive, a corner of Lot No. 313 and Lot No. 314, as shown on 'Map of lots surveyed for Clinton R. Alden, Middle Smithfield Township, Monroe County, Pa.', thence along the northwesterly side of Shawnee Drive South 40 degrees 20 minutes West 75 feet to a point; thence by Lot No. 312 North 49 degrees 40 minutes West 150 feet to a point; thence by Lots Nos. 413 and 414 North 40 degrees 20 minutes East 75 feet to a point; thence by Lot No. 314 South 49 degrees 40 minutes East 150 feet to the place of BEGINNING.

BEING LOT NO. 313 of said map of lots surveyed for Clinton R. Alden.

BEING THE SAME premises which Robert Weller, II and Florence H. Weller, formerly known as Florence H. Caffrey, his wife, by their deed dated the 30th day of January, 1986, and recorded in the Office for the Recording of Deeds, at Stroudsburg, Pennsylvania, in and for the County of Monroe, on the 31st day of January, 1986, in Deed Book 1477 page 1609, granted and conveyed unto Maurice J. Casey and Diana L. Casey, his wife, Grantors hereof, in fee.

UNDER AND SUBJECT to conditions, restrictions and reservations as appearing in Deed Book 1322 page 207.

PARCEL IDENTIFICATION NO: 9/4A/1/58, MAP #: 09-7345-03-10-5940 & 9/4A/1/57, MAP #: 09-7345-03-10-5977

**Improvements: Residential property
TITLE TO SAID PREMISES IS VESTED IN Peter F. Koenig and Cathy M. Koenig, his wife, by Deed from Maurice J. Casey and Diana L. Casey, his wife, dated 05/23/1989, recorded 05/30/1989 in Book 1683, Page**

84.
**SEIZED AND TAKEN IN EXECUTION AS THE
 PROPERTY OF:**

**PETER F. KOENIG AND
 CATHY M. KOENIG**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 29; May 6, 13

**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 10709 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, MAY 26, 2016

AT 10:00 A.M.

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

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

Beginning at a bolt located in the centerline of a 33.00 foot wide access road leading from Pennsylvania Route No. 390 to other lands of Willard Price, an adjoiner herein, said bolt also being the southeast corner of a 1.371 acre tract of Benjamin G. Krummell; thence leaving said centerline of the 33.00 foot wide access road and proceeding along line of land common to the aforementioned 1.371 acre tract of Benjamin G. Krummell, North fourteen degrees two minutes thirteen seconds East 227.21 feet to a set iron pin (at 14.63 feet passing over the center of a set iron pin) and South eighty degrees forty-eight minutes forty seconds East 172.56 feet to a set iron pin, the northeast corner of the herein described tract (at 124.74 feet passing the centerline of a 16.0 foot wide access line); thence along line of land common to Willard Price South four degrees twelve minutes four second West 81.33 feet to a set iron pin; the northeast corner of a tract of Benjamin L. Grusha, et al; thence along line of land common to said Benjamin L. Grusha, et al, North eighty-five degrees fifty two minutes fifty-two seconds West 53.37 feet to a bolt located in the centerline of aforementioned 16.0 foot side access lane and along the centerline of said 16.0 foot side access lane, South eight degrees two minutes eight seconds West 140.95 feet to a bolt, the southeast corner of the herein described tract and the southwest corner of

land of Benjamin L. Grusha, et al; thence along the centerline of the aforementioned 33.0 foot wide access road North eighty-four degrees five minutes seven seconds West 105.30 feet to a point and North seventy-two degrees thirty-two minutes thirty-two seconds West 43.83 feet to the place of beginning. Containing 0.818 acre more or less.

Being further identified as Monroe County Tax Parcel Index No. 01-6388-04-84-0096 as shown on the assessment map in the records of Monroe County, Pennsylvania.

Being Known As: 1 Willard Drive n/k/a 2138 Willard Road, (Barrett Township), Canadensis, PA 18325

TAX CODE: 01/23/1/24-2

PIN NO.: 01638804840096

TITLE TO SAID PREMISES IS VESTED IN Richard Creighton and Debra Creighton, his wife by deed from Richard C. Krummell and Celine C. Krummell, his wife dated 06/29/2005 recorded 07/01/2005 in Deed Book 2231 Page 399.

Having been erected thereon a single family dwelling.

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

**DEBRA CREIGHTON A/K/A
 DEBRA A. CREIGHTON
 RICHARD CREIGHTON A/K/A
 RICHARD C. CREIGHTON**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
DAVID NEEREN, ESQUIRE

Sheriff's Office
 Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
 PR - April 29; May 6, 13

**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 9780 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, MAY 26, 2016

AT 10:00 A.M.

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

ALL THOSE TWO (2) certain lots or pieces of land situate in the Borough of Stroudsburg, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

No. 1 - BEGINNING at a stone on the East side of the public road through Stroudsburg, to Charles Henry's; thence along a road North fifty-seven and one half degrees East one hundred five feet eight inches to a stone; thence by land late of John Frankenfield, South

twenty-nine and one-quarter degrees East fifty-five and one half feet to a stone; thence by lands late of Benjamin Ray, deceased, South fifty-seven and one-half degrees West one hundred five feet eight inches, to a stone on the first mentioned public road; thence along the same, North twenty-nine and one-fourth degrees West fifty-five and one-half feet to the place of BEGINNING.

No. 2 - BEGINNING at a post in the road leading from Stroudsburg to Wycoff's Mills; thence along said road, North thirty and one-half degrees West eighteen and one-half feet to a post; thence by land of formerly Thomas S. Rinehart, North fifty-five degrees East one hundred forty-eight feet, more or less, to a post; thence by land of Rosanna Frankenfield, in a southerly direction eighteen and one-half feet to a post; thence by land now or late of Clarence W. Walz, South fifty-five degrees West one hundred forty-eight, more or less, to the place of BEGINNING, Said last mentioned line running four feet distant from and on the southerly side of a concrete wall now existing between the building on the property hereby conveyed and other property now or late of said Clarence W. Walz, the building or bungalow located on the premises hereby conveyed is constructed on part of the wall above mentioned.

Tax ID #18-1/17/41

BEING THE SAME PREMISES which St. Francisville, LLC by its agent, SN Servicing Corporation, by their Indenture dated September 26, 2002, and recorded in the Office for the Recording of Deeds, in and for Monroe County, Pennsylvania, in Deed Book Volume 2133, page 4762, did grant and convey unto William B. Lutz and Richard Fly, in fee.

Title to said premises is vested in Shawn Holland and Keith Holland by deed from William B. Lutz and Richard Fly dated August 5, 2003 and recorded August 27, 2003 in Instrument Number 200342565.

Parcel No. 18-1/17/41

Pin No. 18730119528359

Being Known As: 562 North 5th Street, Stroudsburg, Borough of Stroudsburg, Monroe County, PA 18360

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**SHAWN HOLLAND
KEITH HOLLAND**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 29; May 6, 13

**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 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 , MAY 26, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN tract or parcel of land located in **Stroud Township**, Monroe County, Pennsylvania; and known as Estate Lot Site Number 30 located on Reunion Ridge, as shown on the Final Plans Phase 2, Blue Mountain Lake, a Planned Unit Development, approved by Stroud Township Board of Supervisors as of February 6, 1995 and filed of record in the Office for the Recorder of Deeds of Monroe County, Pennsylvania, on April 6, 1995 in Plot Book 67, at Pages 47 and 48.

BEING Tax Map No. 17/89539

BEING THE SAME PREMISES WHICH Blue Mountain Lake Associates, L.P. by deed dated August 15, 1997 and recorded August 19, 1997, in the Office for the Recorder of Deeds, etc., in and for the County of Monroe at Stroudsburg, Pennsylvania, in Record Book Volume 2039, page 976, granted and conveyed unto Ivan D. Ramirez and Sonia Bultron-Ramirez, h/w in fee.

UNDER AND SUBJECT TO:

1. The reservations and covenants contained in Deed recorded in Deed Book 1868, page 1224.

2. The provisions of that certain declaration of rights, easements, covenants, conditions, affirmative obligations and restrictions applicable to Blue Mountain Lake dated May 11, 1993 and recorded in Monroe County record Book Volume 1890 at Page 1286 as supplemented by virtue of a Supplementary Declaration dated September 12, 1995 and recorded in Record Book 2018, Page 2270.

3. The provisions of that certain Cluster II (Estate Lot) Declaration of Rights, Easements, Covenants, Conditions, Affirmative Obligations and Restrictions applicable to Blue Mountain Lake, recorded in Record Book Volume 1890, Page 1369 and as supplemented by virtue of Cluster II Supplementary Declaration recorded in Monroe County Record Book 2018, page 2275.

4. The provisions of the Notes and Restrictions contained on the Final Plans Phase 2, Blue Mountain Lake, a Planned Unit Development, filed as aforesaid.

5. Utility easements of record or visible and appearing on the ground.

Title to said premises is vested in Olethea S. Campbell by deed from Sonia Bultron-Ramirez by her agent Ivan Ramirez and Ivan D. Ramirez dated September 22, 2005 and recorded October 14, 2005 in Deed Book 2243, page 8800.

Parcel No. 17/89539

Pin No. 17730304534419

Being Known As: 30 Reunion Ridge, Stroudsburg, Stroudsburg Township, Monroe County, PA 18360

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

OLETEHA S. CAMPBELL

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks

before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

**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 6305 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, MAY 26, 2016
AT 10:00 A.M.**

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

ALL THOSE CERTAIN message and two lots or pieces of land situate in the Township of Stroud, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:
No. 1:

Beginning at an iron 25 feet southerly from the middle of the concrete pave of the Monroe-Carbon Trail, said iron being the northwest corner of other land of the said Stewart E. Pensyl and wife; thence parallel to the center line of the said concrete road south 77 degrees 38 minutes west 70 feet to an iron; thence by land of Ezra M. Werkheiser, of which this was formerly a part, south 12 degrees 22 minutes east 250 feet to an iron; thence by the same north 77 degrees 38 minutes east 70 feet to a post; thence by other lands of said Stewart E. Pensyl and wife, of which this was formerly a part, and of other lands conveyed to them by deed recorded in Deed Book Volume 133, Page 87, north 12 degrees 22 minutes west 250 feet to the place of beginning.

No. 2:

Beginning at an iron 25 feet southerly from the middle of the State Highway known as the Monroe-Carbon Trail (Route #209), said iron being also the northeast corner of land about to be conveyed to Robert B. Keller and wife; thence by land about to be conveyed to Robert B. Keller and wife, south 12 degrees 6 minutes east 250 feet to an iron, also the southwest corner of the Keller lot; thence by other land of Ezra M. Werkheiser, of which this was formerly a part, north 77 degrees 54 minutes east 70.9 feet to an iron, the southwest corner of other land of the said grantees; thence by other land of the grantees north 11 degrees 33 minutes west 250 feet to an iron 25 feet southerly from the middle of the above mentioned State Highway; thence along the southern right-of-way line of the said Highway, south 77 degrees 54 minutes west 73.3 feet to the place of beginning.

Containing .41 acre, more or less. Bearings from M.N. of July, 1948.

Title to said Premises vested in Patric Russell Grant

and Lorraine Grant, husband and wife by Deed from Patric Russell Grant dated 05/20/2003 and recorded 05/29/2003 in the Monroe County Recorder of Deeds in Book 2154, Page 9344.

Being known as 2091 West Main Street, Stroudsburg, PA 18360

Tax Parcel Number: 17/11/1/34

Tax Pin Number: 17639001453645

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

PATRIC RUSSEL GRANT A/K/A

PATRIC GRANT

LORRAINE GRANT

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 29; May 6, 13

**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 4184 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, MAY 26, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or parcel of land, being Lot No. 32 located on the southerly side of Pin Oak Lane as shown on Plan entitled "Plan Section B of El-Do Lake Development, Jones Penn Monroe County" and dated December 1964, (Note: Various Lots on said Plan are also known as Lot No. 32), in the Township of Polk, County of Monroe and Commonwealth of Pennsylvania, being more fully described as follows, to wit:

BEGINNING at a point on the southerly right-of-way line of Pin Oak Lane, said point being the northeast corner of No. 32 herein conveyed and the northwest corner of Lot No. 30; THENCE in and along the boundary lying between Lot Nos. 32 and 30 South one degree fifty-nine minutes West (S 01 degree 59 minutes W) one hundred fifty (150') feet to a point, said point being coterminous with Lot Nos. 32, 30, 29 and 31; THENCE in and along the boundary lying between Lot Nos. 32, and 31 South eighty-five degrees forty minutes West (S 85 degrees 40 minutes W) one hundred degrees (100') feet to a point being coterminous with Lot Nos. 32, 31, 33 and 34; THENCE in and along the boundary lying between Lot Nos. 32 and 34; North

one degree fifty-nine minutes East (N 01 degree 59 minutes E) one hundred fifty (150') feet to a point on the southerly right of way of Pin Oak Lane; THENCE in and along the southerly right of way of Pin Oak Lane North eighty-five degrees forty minutes East (N 85 degrees 40 minutes E) one hundred (100') feet to a point, said point being the place of BEGINNING. BOUNDED on the North Pin Oak Lane; on the East by Lot No. 30; on the South by Lot No. 31; and on the West by Lot No. 34.

Purported Address: RR 1 Box 1781, Kunkletown, PA 18058

Tax ID #13/11A/2/72
 Pin: 13621901078321

BEING THE SAME PREMISES which Kathleen Valdes (who took title as Kathleen Mooney) single and John Valdes, single, as joint tenants with rights of survivorship and not as tenants in common, by Deed dated 6/16/2011 and recorded 6/22/2011 in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2388 and Page 1410 and Instrument #201112916, granted and conveyed unto Kathleen Valdes and John Valdes, wife and husband, as joint tenants with rights of survivorship and not as tenants in common.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

KATHLEEN VALDES

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
LESLIE J. RASE, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - April 29; May 6, 13

**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 3195 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 , MAY 26, 2016
 AT 10:00 A.M.**

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

BEGINNING at a point in the public road leading from Pipher's Mill to Shawnee (Township Road No. 522); thence in and along the center of said road North 34

degrees 55 minutes West 79.35 feet to a point; thence leaving said road along the center of a driveway and by other lands of Nathan Abeloff, of which this lot was formerly a part, North 62 degrees 5 minutes East (at 10.23 feet passing over a pipe, at 183.89 feet passing over a pipe) 242.6 feet to a point in line of lands of Moses Silverwater; thence by said lands South 14 degrees 8 minutes East 82.95 feet to a pipe; thence by lands of the Smithfield School District South 62 degrees 33 minutes West (at 196.7 feet passing over a planted stone line marker) 213.2 feet to the place of beginning. Being Lot No. 4 as shown on map of lands of Nathan Abeloff prepared by W.D. Kitson, Registered Surveyor, July 17, 1961.

EXCEPTING AND RESERVING from the above described lot (Lot No. 4) a certain right of way seven and one half feet in width to be used in common with Lot No. 3 and No. 5 bounded and described as follows:

Beginning at a point in the center of the public road leading from Pipher's Mill to Shawnee (Township Road No. 522) said point being the second mentioned corner in the lot above described (Lot No. 4); thence running from said beginning point along the southerly line of Lot No. 3 and Lot No. 5, North 62 degrees 5 minutes East 193.89 feet to a point; thence running through Lot No. 4, South 27 degrees 55 minutes East 7.5 feet to a point; thence continuing through said Lot No. 4, South 68 degrees 5 minutes West 192.97 feet to a point in the above mentioned public road; thence in and along said road, North 34 degrees 55 minutes West 7.56 feet to the place of beginning.

TOGETHER with a right of way seven and one half feet in width to be used in common with Lot No. 9 and No. 5 bounded and described as follows:

BEING THE SAME PREMISES which Nathan Abeloff and Ethel Abeloff, his wife, by deed dated 3/30/1964 and recorded 3/31/1964 in Book 315 Page 1137 conveyed to Victor J. Turr and Lois J. Turr, his wife.

Pin #: 16732101157044
 Tax Code #: 16/8/1/33-2

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LOIS J. TURR

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
VICTORIA W. CHEN, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - April 29; May 6, 13

**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 683 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, MAY 26, 2016
AT 10:00 A.M.**

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

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

BEGINNING at an iron on the southeasterly line of Truman Road, the intersection of the southwesterly line of a 40 foot right-of-way with the southeasterly line of Truman Road, as shown on map entitled 'Green Mountain Estates, Inc., Van D. Yetter, Pres. 26 May 1970'; thence along said 40 foot right-of-way, South 37 degrees 34 minutes 45 seconds East 220.00 feet to a point in line of lands of Sol Katz; thence along lands of Sol Katz, South 52 degrees 25 minutes 15 seconds West 232.50 feet to a point, the along lands of David Mazer, North 27 degrees 50 minutes 15 seconds West 291.96 feet to a point, the most southerly corner southeasterly corner of lands of David Mazer; thence of Lot No. 112; thence along Lot No. 112 (a radial line to the hereinafter described curve), North 62 degrees 09 minutes 45 seconds East 55.00 feet to an iron on the southwesterly line of a turn-a-round having a radius of 50 feet; thence along the southwesterly line of said turn-a-round in a southeasterly direction on a curve to the left having a radius of 50 feet, an arc length of 87.04 feet to a point in tangent; thence along the southeasterly line of Truman Road, North 52 degrees 25 minutes 15 seconds East 79.61 feet to the place of **BEGINNING**.

BEING Known as RR 5 Box 5527 Truman Road, East Stroudsburg, PA 18301.

TITLE TO SAID PREMISES IS VESTED IN Arthur Park, by Deed from Kyung Kim and Choon Kim, dated 04/25/2005, recorded 08/15/2005 in Book 2236, Page 2526. Arthur Park died on 03/21/2013, and upon information and belief, his surviving heirs are Eunice Park and Jung Suk Kang.

TAX CODE: 16/7B/2/10

TAX PIN: 16731102697170

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

EUNICE PARK, IN HER CAPACITY AS HEIR OF ARTHUR PARK, DECEASED

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

JUNG SUK KANG, IN HER CAPACITY AS HEIR OF ARTHUR PARK, DECEASED

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

**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 10985 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, MAY 26, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or plot of ground located in the **Township of Ross**, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at an iron pipe at the intersection of the Southeasterly side of LR 45004 leading from Saylorburg to Kunkletown with the Southwesterly side of a 33' private road, said pipe being on a course of South 48°42' West a distance of 38.60' from an iron pipe set on the outside line of the whole tract, of which this lot was formerly a part; thence, along Southeasterly side of said LR 45004, South 48 degrees 42' West 150.42' to an iron pipe on the Southeasterly side of said LR 45004; thence,

leaving said road and along other lands of James M. Custer, et ux, of which this lot was formerly a part, South 37 degrees 00' East 637', more or less (passing over an iron pipe at 624.92') to a point in the center of the Buckwha or Princess Creek; thence, along the center of said creek, in a Northeasterly direction 155', more or less, to a point on the Southwesterly side of the aforementioned 33' private road, said point being further described as being near the Southwesterly edge of a private bridge crossing the said creek; thence,

along the Southwesterly side of the said 33' private road North 37 degrees 00' West 683', more or less (passing over an iron pipe at 17', more or less) to an iron pipe at the intersection of the Southwesterly side of the said private road with the Southeasterly side of the aforementioned LR 45004, the place of beginning. Containing 2.27 acres, more or less, less a certain 33' right of way containing .11 acres, resulting in a net area of approximately 2.16 acres, more or less. **BEING** known and numbered as Rural Route 7, Box 7422, 1664 Kunkletown Road, City of Saylorburg, PA 18353.

BEING the same property conveyed to Glen R. Gillen who acquired title by virtue of a deed from Alfred r. Califano and Nancy T. Califano, husband and wife, dated April 28, 2010, recorded April 29, 2010, at Deed Book 2369, Page 9818, Monroe County, Pennsylvania records.

TAX CODE: 15/8/1/34-4

PIN NO: 15625600973268

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

GLEN R. GILLEN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

**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 3825 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 , MAY 26, 2016
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN unit in the property known, named and identified in the Declaration referred to below as "Walnut Grove Condominium", located in Stroud Township, Monroe County, Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act, 69 P.S.A., Section 3101 et Seq., by the recording in the Monroe County Recorder of Deeds Office of a Declaration dated July 19, 1994 and recorded on July 22, 1994 in Record Book Volume 1963, Page 770, being and designated in such Declaration as Unit No. 205, Type C, Building A, as more fully described in such Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration of 2.222%).

Being Known As premises 205 C Walnut Grove, East Stroudsburg, Pennsylvania.

BEING part of the same premises which WG Associates, L.P., a Delaware Limited Partnership, granted and conveyed unto Edward J. Skura a/k/a Edward Skura by deed dated 8/15/1996 and recorded in the Office of the Recorder of Deeds of Monroe County at Deed Book 2028, pages 2347 & c and the said Edward J. Skura a/k/a Edward Skura departed this life on 11/5/2003 leaving a Last Will and Testament which was duly probated in the Office of the Surrogate of Middlesex County, State of New Jersey on 12/9/2003 at Docket No. 2003-722 and an exemplified copy of the said probate proceedings were filed in the Office of the Register of Wills of Monroe County, Pennsylvania on 3/23/2004 at File No. 45-04-0131 wherein the said decedent appointed Gary Bazuk, Executor.

Title to said premises is vested in Edward J. Skura by deed from Gary Bazuk, Executor of the Estate of Edward J. Skura a/k/a Edward Skura dated July 27, 2005 and recorded August 17, 2005 in Deed Book 2236, Page 5742. The said Edward J. Skura died on

November 5, 2003 thereby vesting title in Patricia Reina, Real Owner by operation of law.
Parcel No. 17/89380/U205
Pin No. 17730204625185

Being Known As: 205-C Walnut Grove Road, East Stroudsburg, Stroud Township, Monroe County, PA 18301

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**PATRICIA REINA, 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
CHRISTINE L. GRAHAM, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

**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 1343 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 , MAY 26, 2016
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN tract or parcel of land situate in the Township of Coolbaugh , County of Monroe and State of Pennsylvania, designated as Lot #1, Block #2, on a map of The Mushroom Farm to be recorded in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania bounded and described as follows, to wit:

BEGINNING at a 2" pipe on the edge of Penna. Route 196 from Mount Pocono to South Sterling, being also a corner of lands of the Weiss Development Corporation, thence along the edge of Penna. Rt. 196 North 22 degrees 51' minutes 50 seconds East for 89.16 feet to an iron pin;

THENCE along the same, North 23 degrees 43 minutes 20 seconds East for 24.77 feet to an iron pin on the edge of a 40 foot road known as Old Post Road;

THENCE along the edge of Old Post Road on a curve to the right with a radius of 30 feet for 47.12 feet to an iron pin;

THENCE along the same, South 66 degrees 16 minutes 40 seconds East for 225.0 feet to an iron pin, being also a corner of lot 2;

THENCE along lot 2, South 23 degrees 43 minutes 40 seconds West for 200.87 feet to an iron pin in line of lands of the Weiss Development Corporation;

THENCE along lands of the Weiss Development Corporation, North 53 degrees 37 minutes 30 seconds West for 259.99 feet to the point of Beginning.

BEING THE SAME PREMISES which Carmine Taffuri, single, by deed dated 12/5/2003 and recorded 1/15/2004 in Book 2179 Page 5160 conveyed to Carmine Taffuri, single and Rosemarie Schermerhorn, single.

Pin #: 03635602865559

Tax Code #: 03/4A/2/81

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

THE UNKNOWN HEIRS OF CARMINE TAFFURI, DECEASED

**KATRINA TAFFURI, SOLELY IN HER CAPACITY AS HEIR OF CARMINE TAFFURI, DECEASED
SAMANTHA TAFFURI, SOLELY IN HER CAPACITY AS HEIR OF CARMINE TAFFURI, DECEASED
ROSEMARIE VEGA A/K/A ROSEMARIE SCHERMERHORN, SOLELY IN HER CAPACITY AS HEIR OF CARMINE TAFFURI, 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

VICTORIA W. CHEN, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - April 29; May 6, 13

**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 9121 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, MAY 26, 2016

AT 10:00 A.M.

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

BEGINNING at a point on the southerly line of Paula Drive, a common corner of Lot No. 222, and Lot No. 223 as shown on a plan titled 'Section 2, Subdivision of lands of Glenview Estates, Frank and Joseph Kovarick, owners and developers, Stroud Township, Monroe County, Pa.' dated July 13, 1971, prepared by Edward C. Hess Associates, Inc., and recorded in Plot Book Volume 14, Page 131; thence along the southerly line of Paula Drive on a curve to the left having a radius of three hundred feet for an arc length of one hundred feet (chord bearing and distance

South eighty-two degrees five minutes thirty-eight seconds East ninety-nine and fifty-four one hundredths feet) to a point; thence by Lot No. 221 South one degree thirty-eight minutes thirty-five seconds East one hundred ninety-nine and sixty-seven one hundredths feet to a point; thence by lands of Frank and Joseph Kovarick South fifty-seven degrees two minutes thirty seconds West sixty-one and eighteen one hundredths feet to a point; thence by lands of Residential Investment North fifty-three degrees twenty-six minutes forty-five seconds West one hundred thirty-one and seventy-five one hundredths feet to a point; thence by Lot No. 223 North seventeen degrees twenty-seven minutes twenty seconds East one hundred seventy-six and twenty-one one hundredths feet to the place of BEGINNING. CONTAINING 27,703 square feet more or less. BEING Lot No. 222 as shown on the aforesaid plot plan.

TITLE TO SAID PREMISES IS VESTED IN Ryan C. Dougherty and Sharon E. Dougherty, his wife, by Deed from Ryan C. Dougherty, aka Ryan C. Dougherty and Sharon E. Dougherty, his wife, dated 09/26/2007, recorded 09/26/2007 in Book 2317, Page 2100.

TAX CODE: 17/11A/2/20

TAX PIN: 17730003138703

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

RYAN C. DOUGHERTY A/K/A

RYAN C. DOUTHERY

SHARON E. DOUGHERTY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

JONATHAN LOBB, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - April 29; May 6, 13

**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 4389 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, MAY 26, 2016

AT 10:00 A.M.

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

BEGINNING at an iron pin on the north side of Town-

ship Route 505, the public road leading southwesterly from Legislative Route 45078 between Stroudsburg and Legislative Route 45019 between Wigwam Park and Mount Zion, said pin being also the most easterly corner of Lot 42, as shown on Plan of Lots of Eastwick Grove, dated August 3, 1957; thence along the north side of the said Route T505 (bearings from Magnetic Meridian of 1956) North sixty-six degrees one minute East 107.55 feet to an iron pin; thence by the same North seventy-six degrees four minutes thirty second East 100 feet to an iron pin; thence leaving the road and by lands of the grantors, of which this tract was formerly a part, North thirty-three degrees forty-nine minutes West 252.83 feet to an iron pin at the base of a six inch oak tree; thence by the same South fifty-six degrees eleven minutes West 200 feet to an iron pin, said pin being also the most northerly corner of Lot 43, as shown on the aforesaid Plan of Lots; thence by said Lot 43 and Lot 42; both now owned by the grantee herein, South thirty-three degrees forty-nine minutes East 200.45 feet to the place of BEGINNING. CONTAINING one and nineteen one thousandths (1.019) acres, more, or less.

Tax ID #: Par of 17/14/1/35-44
PIN #: 17639100260339

BEING THE SAME PREMISES which Ronald F. Zwalley, Jr. married and Ronald F. Zwalley, Sr. and Rebecca Susan Zwalley, husband and wife, by Deed dated 4/30/2013 and recorded 5/2/2013 in the Office of the Recorder of Deeds in and for the County of Monroe in Deed Book 2419 and Page 4881 and Instrument #201311689, granted and conveyed unto Ronald F. Zwalley Sr. and Rebecca Susan Zwalley, husband and wife.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**RONALD F. ZWALLEY, SR. AND
RONALD F. ZWALLEY, JR. AND
REBECCA SUSAN ZWALLEY**

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
LESLIE J. RASE, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

**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 4852 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, MAY 26, 2016
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN tract, parcel or lot lying, being situate in the Township of Pocono, County of Monroe and Commonwealth of Pennsylvania, being Lot 54, on a plan titled "Laurel Spring Estates", recorded in Plot Book Volume 30, Page 91, being more fully described as follows, to wit:

BEGINNING at a point at the westerly side of a turnaround having a radius of 40.00 feet in width, said point being the southeast corner of the herein described lot; thence along Lot 55, Laurel Spring Estates S 80 degrees 09'00" W 249.04 feet to a point; thence along Lots 38, 39 and 40 Laurel Spring Estates N 20 degrees 21'05" E 308.36 feet to a point; thence along Lot 53, Laurel Spring Estates S 36 degrees 31'53" E 258.26 feet to a point on the westerly side of said turnaround; thence along said turnaround on a curve to the left having a radius of 40.00 feet for an arc length of 44.20 feet to the place of BEGINNING. BEING Lot 54 as shown on a map entitled "Laurel Spring Estates" found in the Monroe County Court House located in Stroudsburg, Pennsylvania, Plot Book Volume 30, page 91.

TOGETHER with and under and subject to all the rights, obligations and responsibilities as set forth in the Restrictive Covenants as appear in the chain of title.

UNDER AND SUBJECT to all of the rights, privileges, easements, covenants, conditions and restrictions, which shall run with the land as appear in the chain of title.

BEING the same premises which Howard D. Day and Ruth Day by Deed dated May 26, 2011 and recorded with the Monroe County Recorder of Deeds Office on June 2, 2011, in Deed Book 2387, page 4123, et seq., granted and conveyed unto Barbara Iwanowski. Parcel No. 12/11A/1/70
Pin No. 12636404844016

Commonly Known As: 5516 Rock Lane, HC 1 Box G12, Swiftwater, PA 18370 f/k/a Lot 54 Rock Lane, Swiftwater, PA 18370.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

BARBARA IWANOWSKI

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

**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 5658 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, MAY 26, 2016

AT 10:00 A.M.

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

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

BEGINNING at an iron pin on the southerly line of Chipperfield Drive, being a common corner of Lot No. 99 and Lot No. 98 as shown on a plan titled 'Final Plan, Subdivision of Pocono Mt. Effort Village, Section 2', dated July 18, 1990, and recorded November 12, 1991, in Plot Book Vol. 63, Page 295; thence along said southerly line of Chipperfield Drive North 69 degrees 16 minutes 31 seconds East 24.67 feet to a point of curvature; thence by the same on a curve to the left having a radius of 325.00 feet for an arc length of 113.45 feet (chord bearing and distance being North 59 degrees 16 minutes 31 seconds East 112.87 feet) to an iron pin; thence by Lot No. 97 and by Lot No. 96 South 40 degrees 43 minutes 29 seconds East (at 400.00 feet and at 501.70 feet passing iron pins) 531.90 feet to a point in the centerline of Pa S.R. 3011; thence in and along said centerline of Pa. S.R. 3011 South 15 degrees 10 minutes 05 seconds West 16.75 feet to a point; thence by the same South 9 degrees 21 minutes 53 seconds West 57.86 feet to a point; thence by the same south 6 degrees 43 minutes 41 seconds West 55.60 feet to a point; thence by the same South 3 degrees 40 minutes 08 seconds West 19.62 feet to a point; thence by lands of Bruce Hatrum North 62 degrees 54 minutes 55 seconds West (at 27.24 feet passing an iron pin) 235.00 feet to an iron pin; thence by the aforementioned Lot No. 99 North 20 degrees 43 minutes 29 seconds West 557.65 feet to the place of BEGINNING.

CONTAINING 3.578 acres of land.

TITLE TO SAID PREMISES VESTED IN Migdalia Colon, unmarried, by Deed from Paul D. Pepe and Jennifer J. Pepe, his wife, dated 04/15/2003, recorded 04/17/2003 in Book 2150, Page 6087.

TAX CODE: 02/88530

TAX PIN: 02634003027830

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ROBERT D. COLON

MIGDALIA COLON

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

less exceptions are filed within said time.

Todd A. Martin

Sheriff of Monroe County

Pennsylvania

ADAM H. DAVIS, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - April 29; May 6, 13

**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 5541 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, MAY 26, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN tract, piece or lot of land situate in the Township of Eldred, County of Monroe and Commonwealth of Pennsylvania, being Lot 6A, Addendum to Pheasant Walk Estates, Phase 1, Pheasant Walk Estates Phase 1A, being more fully described as follows, to wit:

BEGINNING at an iron set on the Northerly side of Quail Road, said iron being the Southeast corner of Lot No. 5, Pheasant Walk Estates, Phase 1; thence along Lots North 40 degrees 19 minutes 28 seconds East 233.05 feet to an iron set; thence along lands of Burdell Kushner South 80 degrees 45 minutes 32 seconds East 191.03 feet to an iron set; thence along Lot 8, Pheasant Walk Estates Phase 1, South 08 degrees 16 minutes 18 seconds West 356.18 feet to an iron set; thence along Quail Road the following 4 courses:

(1) North 81 degrees 43 minutes 42 seconds West 99.69 feet to an iron set;

(2) on a curve to the right having a radius of 1650 feet for an arc length of 146.25 feet to an iron set;

(3) North 25 degrees 51 minutes 56 seconds West 29.57 feet to an iron set;

(4) on a curve to the left having a radius of 250 feet for an arc length of 103.89 feet to the place of beginning.

CONTAINING 2.000 acres, more or less.

UNDER AND SUBJECT to the notes and restrictive covenants on the Plan of Pheasant Walk Estates, Phase 1, Plot Book 63, page 178, as amended on Plan of Pheasant Walk Estates, Phase 1A, in Plot Book 72, page 220.

UNDER AND SUBJECT to the covenants, conditions and restrictions as more fully set forth in record book 2088, page 6757.

TITLE TO SAID PREMISES IS VESTED IN Darlan Cayo and Marie Cayo, his wife, as tenants by the entireties, by Deed from Lourmel F. Cayo and Jocelyn C. Cayo, his wife, dated 01/10/2001, recorded 01/12/2001 in Book 2089, Page 9264.

TAX CODE: 06/93182

TAX PIN: 06622500797506

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MARIE CAYO

DARLAN CAYO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is

for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

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

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - April 29; May 6, 13

**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 6695 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 , MAY 26, 2016
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
 PARCEL NO.: 20/89984**

ALL THAT CERTAIN tract, piece or lot of land situated in the **Township of Tunkhannock** , County of Monroe and State of Pennsylvania, being Lot No. 5 as shown on a map entitled Final Plan of Mountain View Estates, as recorded in Plot Book Volume 68, page 92, bounded and described as follows, to wit:

BEGINNING at an iron in the northwesterly side of Martha Lane, being a corner of Lot No. 4, Mountain View Estates, thence along Lot No. 4, North 68°04'41" West (Magnetic Meridian) for 494.69 feet to an iron in line of lands of Robert and Marion Leake, Lot No. 1, recorded in Plot Book Volume 62, page 66, thence along lands of Robert and Marion Leake, North 31°08'01" West for 58.45 feet to a found iron, a corner of lands of Robert and Marion Leake, lands of Brenda Green and Lot No. 12, Highland Terrace, Section Two, recorded in Plot Book Volume 64, page 176, thence along Lot No. 12, North 75°17'20" East for 345.89 feet to an iron, a corner of Lot No. 6, Mountain View Estates, thence along Lot No. 6, South 47°22'06" East for 307.97 feet to an iron in the northwesterly side of Martha Lane, thence along the northwesterly side of Martha Lane on a curve to the left having a radius of 375.00 feet and an arc length of 135.54 feet to the place of BEGINNING.

CONTAINING 2.0501 acres, more or less.
UNDER AND SUBJECT to the Declaration of Covenants and Restrictions imposed upon Subdivision known as Mountain View Estates, dated July 3, 1996 and recorded July 17, 1996 in the Monroe County Deed Book Volume 2027, page 3148.

Fee Simple Title Vested in Tammy Hamilton-Watson, a married person by deed from, Donald G. Kishbaugh and martha Ann Kishbaugh, his wife, dated 7/31/1996, recorded 8/1/1996, in the Monroe County Recorder of deeds in Deed Book 2027, Page 8212.
 PIN #20632100931956

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
 TAMMY HAMILTON WATSON
 A/K/A
 TAMMY HAMILTON-WATSON**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 29; May 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 142 CIVIL 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 , MAY 26, 2016
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
 ALL THAT CERTAIN** piece or parcel of land 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 Northeasterly side line of 50.00 foot wide Nakora Drive and in the dividing line between Lots Nos. 9 and 10 on plot of lots known as Green Wood Acres, Block 2, as prepared by Edward C. Hess, P.E., dated June 23, 1967 and recorded 23 October 1967 in the Office of the Recorder of Deeds in and for Monroe County, in Plot Book Volume 11, Page 85;

THENCE along the Northeasterly side of Nakora Drive, North 35 degrees 02 minutes West 121.00 feet to a pipe at a point of curvature;

THENCE along a curve to the right at the intersection of Nakora Drive and Birchwood Road, having a radius of 30 feet, a tangent of 28.32 feet and an arc length of 45.39 feet to a pipe;

THENCE along the Southeasterly side of Birchwood Road, North 51 degrees 39 minutes 50 seconds East 172.01 feet to a point common to Lots Nos. 10 and 11.

THENCE from said point and along the dividing line between Lots Nos. 10 and 11, South 35 degrees 02 minutes East 150 feet to a point common to Lots Nos. 10, 11, 9 and 12.

THENCE from said point and along the line between Lots Nos. 9 and 10, South 51 degrees 39 minutes 50 seconds West 200.33 feet to a point, the place of BEGINNING.

BEING all of Lot 10 in Section D, Block 2, of Green Wood Acres.

TITLE TO SAID PREMISES IS VESTED IN Arthur G. Sylvester and Letitia J. Sylvester, his wife, by Deed from B. James Beggs, single, dated 10/12/2001, re-

corded 10/15/2001, in Deed Book 2106, page 4734.

TAX CODE: 19/19A/1/115

TAX PIN: 19539401479292

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ARTHUR G. SYLVESTER

LETITA J. SYLVESTER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - April 29; May 6, 13

**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 9487 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, MAY 26, 2016

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH SITUATE in the Borough of Delaware Water Gap, County of Monroe and State of Pennsylvania:

BEGINNING at a nail in the center line of Legislative Route 45010 from which a nail in the center line of said Road, the northeasterly corner of lands of John Dennis, bears South 72 degrees 30 minutes West distant 42.85 feet; thence along the center line of said road, North 72 degrees 30 minutes East 121.05 feet to a nail; thence by lands of John Staples of which this lot was formerly a part, South 17 degrees 11 minutes East (at 19.94 feet passing a pipe) 220.94 feet to a pipe; thence by the same, South 74 degrees 08 minutes West 202.49 feet to a pipe; thence along the easterly side of a proposed street 40 feet in width, North 3 degrees 30 minutes East (at 201.47 feet passing a pipe) 230.47 feet to the place of beginning. Together with the right of the Grantors, their heirs and assigns in common with the right of the Grantees, their heirs and assigns, to ingress, egress and regress in, over, along and across a right of way beginning at the beginning point of the above described lot, thence along the Westerly side of the above described lot, South 3 degrees 30 minutes West (at 29 feet passing a pipe) 230.47 feet to a pipe; thence through lands intended to be conveyed by John R. Staples et ux to Adolph Schmidt, South 74 degrees 08 minutes West 42.4 feet to a point in line of lands of John H. Dennis et ux; thence by lands of said John H. Dennis et ux, North 3 degrees 30 minutes East 229.18 feet to

a nail in the center line of Legislative route No. 45010; thence along the center line of said Legislative Route No. 45010, North 72 degrees 30 minutes East 42.85 feet to the place of beginning.

BEING THE SAM PREMISES which Josephine Julian and John M. Julian, as joint tenants with rights of survivorship, by deed dated 12/24/2009 and recorded 1/19/2010 in Book 2365 Page 6396 conveyed to Josephine Julian.

Pin #: 04731012775093

Tax Code #: 04/3/1/1-1

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOSEPHINE JULIAN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
VICTORIA W. CHEN, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - April 29; May 6, 13

**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 3015 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, MAY 26, 2016

AT 10:00 A.M.

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

BEGINNING at an iron pipe located in the southerly right of way of Pennsylvania Route 209, said iron pipe being the northwest corner of the herein described tract and also being on the easterly side of a 40 feet wide access road named 'Horseshoe Drive,' **THENCE** proceeding along the southerly right-of-way of PA Route 209 North 79 degrees 31 minutes East 187.93 feet to an iron pin; **THENCE** leaving the southerly right of way of PA Route 209 and proceeding along the west line of Lots 4 and 5, South 13 degrees 55 minutes 21 seconds East 253.00 feet to an iron pipe on the northerly side of said Horseshoe Drive (at 115.00 feet passing an iron pipe, a common corner to Lots 2, 3, 4 and 5) **Thence** proceeding along the northerly side of Horseshoe Drive 79 degrees 31 minutes West 140.85 feet to an iron pipe; **Thence** along the same on a curve to the right, having a radius of 50 feet the arc

distance of 75.54 feet to an iron pin; Thence along the easterly side of Horseshoe Drive North 13 degrees 55 minutes 21 seconds West 205.92 feet to the place of BEGINNING.

CONTAINING 1.066 acres, more or less.

BEING all of Lots Nos. 2, and 3 section 1 as shown on plotting of lots of Charles W. Birdsall Development by Albert E. Smith, R.S. dated March 25, 1968 and recorded in the Monroe County Recorder of Deeds Office at Stroudsburg, Pennsylvania in Plot Book 11, Page 145.

TITLE TO SAID PREMISES IS VESTED IN Brian Ratti, by Deed from Kathleen M. Serfass, administrator of the estate of William F. Ratti, dated 10/05/2004, recorded 10/26/2004 in Book 2205, Page 7658.

TAX CODE: 13/2/2/3

TAX PIN: 13623804501117

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

BRIAN R. RATTI A/K/A

BRIAN RATTI

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - April 29; May 6, 13

**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 9362 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 , MAY 26, 2016
 AT 10:00 A.M.**

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

ALL THAT CERTAIN tract, piece or lot of land situate in the **Township of Stroud**, County of Monroe and Commonwealth of Pennsylvania, being Lot 18, Willow Pond Estates, recorded in Plot Book Volume 62, Page 511, being more fully described as follows, to wit:

BEGINNING at an iron pin on the easterly side of Willow Pond Drive, being also the southwest corner of Lot 17, Willow Pond Estates; N 86 degrees 36 minutes 01 seconds E 219.61 feet to an iron pin; thence along Lot 16, Willow Pond Estates, S 26 degrees 44 minutes 36 seconds E 337.22 feet to an iron pin; thence along lands now or formerly Edmund W. Magann S 65 degrees 09 minutes 32 seconds W 400.23 feet to an iron pin; thence along Lot 19, Willow Pond Estates, N 44 degrees 24 minutes 02 seconds W

254.04 feet to an iron pin; thence along the southerly side of Willow Pond Drive the following two courses: 1. N 45 degrees 35 minutes 58 seconds E 143.87 feet to an iron pin; 2. along a curve to the left having a radius of 225.00 feet for an arc length of 192.42 feet to the place of beginning.

BEING THE SAME PREMISES which Dennis W. Deshler, Thomas P. Reilly an Jerome Toti, as Tenants in Co-Partnership, by deed dated 09/02/1997 and recorded 09/08/1997 in Book 2039 Page 8126 conveyed to Samir M. Hussein and Suzanne R. Hussein, his wife. And the said Samir M. Hussein departed this life on 11/23/2012, vesting title solely in Suzanne R. Hussein as surviving tenant by the entireties as of the date of his death.

Pin #: 17639100290731

Tax Code #: 17/88179

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

AHMED HUSSEIN, KNOWN SURVIVING HEIR OF SAMIR M. HUSSEIN, DECEASED MORTGAGOR AND REAL OWNER

SUZANNE R. HUSSEIN A/K/A SUZANNA R. DOTTA

UNKNOWN SURVIVING HEIRS OF SAMIR M. HUSSEIN 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
CRYSTAL ESPANOL, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - April 29; May 6, 13

**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 , MAY 26, 2016
 AT 10:00 A.M.**

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

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

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

55'20" 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.

UNDER AND SUBJECT to any exceptions, reservations, terms, conditions, rights of way, licenses, restrictions, mutual covenants or miscellaneous agreements contained in any Deed or Deeds in line of title or as contained in any miscellaneous agreements, relative to the subject premises in the Monroe County Courthouse, at Stroudsburg, Pennsylvania.

UNDER AND SUBJECT to the condition and restriction that no trailer or mobile home shall be allowed to park or remain upon said premises.

BEING known and numbered as 14 Chariton Drive, Township of Smithfield, PA 18301.

BEING the same premises which Charles Halada, by Deed dated September 27, 2006 and recorded in and for Monroe County, Pennsylvania in Deed Book 2282, Page 4373, granted and conveyed unto Natividad Sierra, unmarried.

TAX CODE: 16/11A/144
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.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JANA FRIDFINNSDOTTIR,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

**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 3719 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , MAY 26, 2016
AT 10:00 A.M.**

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

as follows, to wit:

Beginning at a point on the cul-de-sac at the westerly end of Sunset circle, being a common corner of Lot #4 and Lot #5, as shown on a plan titled "Final Plan, Section 1, Century Village ", dated April 20, 1987 and recorded September 30, 1987 in Plot Book Vol. 59, page 315; thence along said cul-de-sac on a curve to the left having a radius of 50.00 feet for an arc length of 69.16 feet (chord bearing and distance being south 27 degrees 57 minutes 46 seconds east 63.77 feet) to an iron pin; thence by Lot #14 (community area) south 5 degrees 22 minutes 41 seconds west 147.58 feet to a concrete monument; thence by lands of Robert Henry north 78 degrees 20 minutes 19 seconds west 294.77 feet to a concrete monument; thence by the same north 6 degrees 40 minutes 23 seconds east 196.56 feet to an iron pin; thence by the aforementioned Lot No. 4 south 78 degrees 20 minutes 19 seconds east 254.54 feet to the place of beginning. Containing 1.281 acres of land.

Being Lot #5 as shown on the above described plan. Title to said Premises vested in Rocco J. Losquadro and wife Audrey Losquadro by Deed from Pat De Luca dated 10/05/1087 and recorded 10/20/1987 in the Monroe County Recorder of Deeds in Book 1584, page 822.

Being known as 3523 Sunset Circle, f/k/a 5 Sunset Circle, Kresgeville, PA 18333
Tax Parcel Number: 13/7/1/28-16
Tax Pin Number: 13622700692599

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

KATELYN LOSQUADRO

AND MICHAEL LOSQUADRO

AS HEIRS OF THE ESTATE OF AUDREY LOSQUADRO

UNKNOWN HEIRS AND ADMINISTRATORS OF THE ESTATE OF AUDREY LOSQUADRO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 29; May 6, 13

**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 7338 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 , MAY 26, 2016
AT 10:00 A.M.**

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

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

BEGINNING at an iron on the southeasterly line of Township Road No. 375, the most westerly corner of Lot 202 as shown on map entitled "Section I, Shady Oaks, Michael Lavas - Owner-Developer, revised 29 January 1979", thence along Lot 202, South 34 degrees 40 minutes 30 seconds East 506.00 feet to an iron in the middle of a stream and in line of other lands of Michael Lavas; thence along the middle of said stream and along said other lands of Michael Lavas in a southwesterly direction 467 feet, more or less, to an iron in line of lands of Thaddus E. Kirk (the cord bearing and distance being South 59 degrees 01 minutes 29 seconds West 437.04 feet); thence along said lands of Thaddus E. Kirk North 36 degrees 20 minutes 16 seconds West 478.00 to a point on the southeasterly line of Township Road No. 375; thence along the southeasterly line of Township Road No. 375, North 55 degrees 19 minutes 30 seconds East 450.00 feet to the place of BEGINNING.

CONTAINING 217,845 square feet (5 acres) more or less. BEING Lot 201 as shown on said map as recorded in Map Book 40, Page 23.

Being Parcel I.D. No. 15/7B/1/6
Pin No. 15624702751165

BEING THE SAME PREMISES WHICH Mary Louise Daidone, by Deed dated 1/24/2007 and recorded on 1/25/2007 in the Office of the Recorder of Deeds of Monroe County, Commonwealth of Pennsylvania, in Record Book Volume 2294, Page 7430 as Instrument No. 200703499, granted and conveyed unto Michael Daidone and Christopher Daidone.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**MICHAEL DAIDONE A/K/A
MICHAEL CHRISTOPHER DAIDONE AND
CHRISTOPHER DAIDONE A/K/A
CHRISTOPHER EDGAR DAIDONE**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

STEPHEN M. HLADIK, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

**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 4904 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, MAY 26, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN townhouse residence and appurtenant land situate in the Township of Middle Smithfield, Monroe County, Commonwealth of Pennsylvania, being identified as Unit A of Cluster Building, 1, Phase 1, Chateau Mont De Ville "Townhouse Development" as shown on Plot Plan of same approved by the Middle Smithfield Board of Supervisors and recorded in the Monroe County Recorder's Office in Plot Book 34, Page 33, said map having been prepared by Edward C. Hess Associates, Inc., Said Townhouse unit is seventeen feet in width by thirty-one feet in depth with a rear yard consisting of a concrete pad, seventeen feet in width by ten feet in depth and a front yard of seventeen feet in width and ten feet in depth.

TOGETHER with a 1/28th or 3.5714 percent proportionate undivided interest in common elements as that term is defined in the Declaration of Covenants and Restrictions, as recorded in Deed Book Volume No. 840 at Page No. 54.

BEING the same parcel conveyed to Lizandra Hernandez and Anthony Quiroz from Patricia A. Rowlands, by virtue of a Deed dated 3/21/2007, recorded 3/27/2007, in Deed Book 2300, page 2939, as Instrument No. 200711682, County of Monroe, State of Pennsylvania.

BEING THE SAME PREMISES which Lizandra Quiroz f/k/a Lizandra Hernandez and Anthony Quiroz, by deed dated 11/26/2013 and recorded 11/24/2014 in Book 2446 Page 6462 conveyed to Lizandra Quiroz and Anthony Quiroz, wife and husband, as tenants by the entirety.

Pin #: 09732402989202B1B

Tax Code #: 09/10C/2/2

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ANTHONY QUIROZ
LIZANDRA QUIROZ
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
VICTORIA W. CHEN, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

**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 8822 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, MAY 26, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN tract or parcel of land located in Stroud Township, Monroe County, Pennsylvania, and known as Manor home Site Number 4, located on Dogwood Court as shown on the Final Phase 1, Blue Mountain Lake, a Planned Unit Development, approved by the Stroud Township Board of supervisors on March 17, 1993 and filed of record in the Office of the Recorder of Deeds in Monroe County, Pennsylvania on May 11, 1993 in Plot Book 65 pages 80, 81 and 82, as the same have been modified on a certain plan therefore approved by the Board of Supervisors of Stroud Township on June 8 1998 and recorded on June 29, 1998 in Monroe County Plat Book 70 at page 138 and as the same may be further defined by "as built" plans to be filed of record upon completion Manohome on said Manohome Site (the "Premises") together with the conditional rights to use the Common Areas of the Blue Mountain Lake Properties and the Yards and Cluster 1 (Manorhome) Common Areas and Limited Properties and the Yards and Cluster 1 (Manorhome) Common Areas and Limited Common Areas appurtenant thereto.

BEING the same premises which Mountain Lake Reserve, L.P., by Indenture dated November 8, 2004 and recorded in the Recorder of Deeds, in and for the County of Monroe, aforesaid, in Book 2211 and page 6585 &c., granted and conveyed unto CDF Investments, L.P., in fee.

BEING the same premises which Simon W. Mucheru by a deed dated December 2, 2005 and recorded December 12, 2005 in Monroe County in Deed Book Volume 2251 at Page 2795, granted and conveyed unto Simon W. Mucheru.

Also Known As 4 Dogwood Circle a/k/a 2206 Bowwood Court, Stroud Township, PA 18301.

Parcel No: 17/113317

Pin: 17730201380349

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

SIMON W. MUCHERU

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

the date of the sale. Distribution in accordance 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. MARLEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

**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 1862 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, MAY 26, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Tunkhannock, County of Monroe and State of Pennsylvania, designated as Lot No. 29 on a map of 'Recreation Village', recorded in the Office for the Recording of Deeds, &c., at Stroudsburg, Pennsylvania, in Plot Book Volume 23, page 69, being further bounded and described as follows, to wit:

Beginning at an iron on the northwesterly line of Blossom Lane, said iron being the most easterly corner of Lot No. 30, as shown on the aforesaid map; thence along Lot No. 30, North 44 degrees 45 minutes 07 seconds West (Magnetic Meridian 1973) for 308.31 feet to an iron in line of lands of the Bethlehem Water Authority, thence along said lands of the Bethlehem Water Authority, North 45 degrees 29 minutes 55 seconds East for 142.31 feet to an iron, said iron being the most westerly corner of Lot No. 28, thence along Lot No. 28, South 44 degrees 45 minutes 07 seconds East for 307.65 feet to an iron on the northwesterly line of Blossom Lane; thence along the northwesterly line of Blossom Lane, South 45 degrees 14 minutes 53 seconds West for 142.31 feet to the place of Beginning. Containing 1.005 acres, more or less.

Under and subject to covenants, conditions and restrictions of record.

Being known as HC1 Box 1556, Blakeslee, PA 18610

TITLE TO SAID PREMISES IS VESTED I Clifford Flamisch and Andrea Letson, by Deed from WM Specialty Mortgage, LLC, Without Recourse, by AMC Mortgage Services Inc., its Attorney in Fact, by Power of Attorney recorded May 13, 2005, Book 2225, page 3444, dated 08/28/2007, recorded 09/27/2007 in Book 2317, page 2414.

TAX CODE: 20/7A/1/15

TAX PIN: 20632102694535

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ANDREA LETSON

CLIFFORD FLAMISCH

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 29; May 6, 13

**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 1481 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 , MAY 26, 2016
 AT 10:00 A.M.**

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

ALL THAT CERTAIN tract or parcel of land situate in the **Township of Polk**, County of Monroe and Commonwealth of Pennsylvania, designated as Tract #16 on a map of Evergreen Lake, Plotting #1, recorded in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in Plat Book 15, Page 33, bounded and described as follows, to wit:

BEGINNING at a pipe on the western edge of 40 foot road known as Mountain road and leading to township Route 439 from Twp. Rt. 444 to Effort, being also a corner of Tract 17, thence along Tract 17, South 68°19'05" West for 200.00 feet to a pipe; thence along the same, South 85°15'50" West for 243.93 feet to a pipe in line of existing lot 20, thence along existing lot 20, North 25°45'30" East for 120.00 feet to a pipe, being also a corner of Tract 13, thence along Tract 13, North 16°50'35" West for 225.23 feet to a pipe, being also corner of Tract 15, thence along Tract 15, North 69°54'10" East for 292.82 feet to a pipe, thence along the same, South 53°47'35" East for 200.20 feet to a pipe on the westerly edge of the aforementioned Mountain Road, thence along the westerly edge of Mountain Road, South 36°12'25" West for a 20.00 feet to a point, thence along the same on a curve to the left with a radius of 120 feet for 121.24 feet to a point, thence along the same, South 21°40'55" East for 86.75 feet to the point of Beginning.

**CONTAINING 3.069 acres.
 BEING THE SAME PREMISES** which Ira B. Heller and Charlotte Heller, husband and wife, by deed dated 8/8/2007 and recorded 8/10/2007 in Book 2313 Page 3250 conveyed to William L. Berry, married.

Pin #: 13622803347571
 Tax Code #: 13/7A/1/42

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

KATRINA R. DENNIS AS ADMINISTRATRIX OF THE ESTATE OF WILLIAM L. BERRY DECEASED 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
 ALYK L. OFLAZIAN, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - April 29; May 6, 13

**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 771 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 , MAY 26, 2016
 AT 10:00 A.M.**

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

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

BEGINNING at a pin in the southerly right of way line of Hahn Road, said right of way line being 25.00 feet distant to and parallel to the centerline of said road, said corner being a common corner with Lot No. 3; thence leaving said southerly right of way line of Hahn Road and by said Lot No. 3, South 02 degrees 33 minutes 28 seconds West 300.00 feet to a pin in line of lands of George R. Daransky; thence partly by said lands of George R. Daransky and partly by lands of Leo G. Colabaugh, North 87 degrees 26 minutes 32 seconds west 150.00 feet to a pin, said corner being a common corner with Lot No. 5, thence by said Lot No. 5, North 02 degrees 33 minutes 28 seconds East 300.00 feet to a pin in the aforementioned southerly right of way line of Hahn Road; thence along said southerly right of way line of Hahn Road, South 87 degrees 26 minutes 32 seconds East 150.00 to the place of BEGINNING.

CONTAINING 1.0331 acres of land, BEING Lot No. 41 on a plan titled "Final Plan, Major Subdivision of lands of Jeffrey Dean Hahn, dated July 14, 1999, prepared by Michael Kafkalas, Jr. PLS and recorded in the Monroe County Office of the Recorder of Deeds in Plot Book No. 73, Page 164.

BEING THE SAME PREMISES which Jeffrey Dean Hahn, by Nancy L. Hahn, his Attorney in Fact, by deed dated 8/26/2002 and recorded 8/29/2002 in Book 2130 Page 1314 conveyed to Michael E. Dempsey and Maria D. Dempsey.

Pin #: 07628800177014
 Tax Code #: 07/91929

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
 MICHAEL E. DEMPSEY
 MIA D. DEMPSEY
 A/K/A MARIA D. DEMPSEY
 TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 29; May 6, 13

DALEEK CHAMBERS
MELISSA J. 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
JILL MANUEL-COUGHLIN,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

**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 1240 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 , MAY 26, 2016
AT 10:00 A.M.

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

BEGINNING at a point on the Southwesterly line of Pennsylvania Legislative Route No. 45064, distant 30 feet from the centerline thereof, a common corner of Lot No. 3 and Lot No. 4 as shown on a Plan titled "Section A, Stokes Mill Road Manor, owners and developer Lillian Suden, Stroud Township, Monroe County, Pennsylvania" dated July 9, 1970, prepared by Edward C. Hess Associates and recorded in Plot Book Volume No. 13 at by lands of Stokes Mill Manor South 72 degrees West 62.54 feet to a point; thence by the same North 18 degrees West 40 feet to a point; thence by the same North 27 degrees 57 minutes West 40 feet to a point; thence by lands of Gordon L. Honey North 62 degrees 03 minutes East 208.10 feet to a point; thence along the Southwesterly side of Pennsylvania Legislative Route No. 45064 South 37 degrees 28 minutes East 36.95 feet to a point; thence by the same South 36 degrees 36 minutes East 58.83 feet to the place of beginning.

BEING Lot No. 3 as shown on the aforementioned Plan.

BEING THE SAME PREMISES WHICH Douglas E. Swink and Cherie E. Swink, by Deed dated 07/24/2006 and recorded 08/14/2006 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2277, Page 3434, granted and conveyed unto Daleek Chambers and Melissa J. Rodriguez

Improvements: Residential property
Tax Code No. 17/4/2/60-26
Pin #17730106491021

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**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 1846 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 , MAY 26, 2016
AT 10:00 A.M.

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

BEGINNING at a point in the Northerly line of White Birch Drive, said point being the Southeast corner of Lot No. 29, said beginning point also being South 85 degrees 40 minutes East 600 feet from the intersection of the Northerly line of White Birch Drive and the Easterly line of Black Oak Drive; thence from said beginning point South 85 degrees 40 minutes East 100 feet to a point in the Northerly line of White Birch Drive, said point being the Southwest corner of Lot No. 25; thence in and along the Westerly line of Lot No. 25 North 01 degree 35 minutes East 150 feet to a point marking the Northwest corner of Lot No. 25; thence in and along other land of the Grantors North 85 degrees 40 minutes West 100 feet to a point marking the Northeast corner of Lot No. 29; thence in and along the Easterly line of Lot No. 29 South 01 degree 59 minutes West 150 feet to a point marking the Southeast corner of Lot No. 29 the place of BEGINNING.

BEING Lot No. 27 in Section A on the North side of White Birch Drive on the plan of lots surveyed and drawn b Elwood H. Beers and Howard Dotter dated March 1960, designated as the plan of El-Do Lake Development, Inc.

BEING THE SAME PREMISES which Pauline V. Piazza, widow, by deed dated 04/06/2007 and recorded 04/19/2007 in Book 2302 Page 7298 conveyed to Anthony Camaerei and Samantha M. Camaerei.
Pin #: 13621901160885

Tax Code #: 13/11A/1/94

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**CAMAEREI, ANTHONY A/K/A
ANTHONY V. CAMAEREI
SAMANTHA M. CAMAEREI**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
VICTORIA W. CHEN, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - April 29; May 6, 13

**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 7757 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, MAY 26, 2016

AT 10:00 A.M.

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

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

Beginning at an iron pin on the northeasterly line of High Point Drive, a common corner of Lot No. 42 and Lot No. 43 as shown on a plan titled "Final Plan, High Point Estates, Sheet 1 of 2", dated June 6, 1988, and recorded November 16, 1988 in Plot Book Vol. 60, Page 459;

Thence along said northeasterly line of High Point Drive on a curve to the right having a radius of 500.00 feet for an arc length of 46.03 feet (chord bearing and distance being north 75 degrees 18 minutes 08 seconds west 46.01 feet) to a point of tangency;

Thence by the same north 72 degrees 39 minutes 54 seconds west 125.00 feet to an iron pin; thence by Lot No. 44 north 17 degrees 20 minutes 06 seconds east 270.00 feet to an iron pin;

Thence by Lot No. 64 north 77 degrees 34 minutes 41 seconds east 160.00 feet to an iron pin;

Thence by the aforementioned Lot No. 42 south 12 degrees 03 minutes 38 seconds west 348.77 feet to the place of beginning.

Containing 1.116 acre of land. Being Lot No. 43 as shown on the above described plan.

Title to said premises vested in John E. Borsky and Margherita Borsky, his wife by Deed from Frank Dull, widower dated 08/07/2006 and recorded 08/10/2006

in the Monroe County Recorder of Deeds in Book 2277, Page 1500.

Being known as 43 High Street, Kunkletown, PA 18058

Tax Parcel Number: 13/85889

Tax Pin Number: 13621800298010

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**MARGHERITA BORSKY
JOHN E. BORSKY**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 29; May 6, 13

**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 1488 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, MAY 26, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN tract, piece or lot of land situate in the Township of Jackson, County of Monroe and State of Pennsylvania, being Lot No. 7 as shown on a plan entitled final plan, Fawn Ridge, Section Three, Marjorie M. Kenny and John M. Galusha, being recorded in Plot Book Volume 60, Page 435, bounded and described as follows, to wit:

BEGINNING at an iron on the northerly side of Kenny Drive, being also a corner of Lot No. 6, Section Three, Marjorie M. Kenny and John M. Galusha, thence along the northerly side of Kenny Drive for the following two courses and distances:

1. South 88 degrees 42 minutes 01 seconds W (Magnetic Meridian) for 87.90 feet to an iron;

2. on a curve to the left having a radius of 325.00 feet and an arc length of 46.34 feet to an iron, a corner of Lot No. 8, Section Three, Marjorie M. Kenny and John M. Galusha, thence along Lot No. 8, North 08 degrees 22 minutes 47 seconds W for 277.15 feet to an iron in line of Thelma Hardenstine, thence along lands of Thelma Hardenstine, North 53 degrees 28 minutes 03 seconds E for 206.01 feet to an iron, a corner of Lot No. 6, Section Three, Marjorie M. Kenny and John M. Galusha, thence along Lot No. 5, South 01 degrees 17 minutes 59 seconds for 391.02 feet to

the place of BEGINNING.

CONTAINING 1.176 acres, more or less.

Title to said premises is vested in Dane Elizabeth Blackman by deed from Rupert A. Blackman and Dane Elizabeth Blackman, husband and wife, dated May 16, 2002 and recorded May 21, 2002 in Deed Book 2122, Page 4671.

Parcel No. 08/85636

Pin No. 08635100334138

Being Known As: 8608 Kenny Drive, Reeders, Township of Jackson, Monroe County, PA 18352

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DANE ELIZABETH BLACKMAN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

**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 10558 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, MAY 26, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN property situated in the Township of Polk, County of Monroe, and Commonwealth of Pennsylvania, designated as Lot H-6 in a plan of lots entitled Pleasant View Acres, bounded and described as follows:

BEGINNING at a point in Ashley Court and corner common of Lot H-5; thence running along Ashley Court South eighty-six degrees fifty-five minutes East (S. 86 degrees 55' East) seventy-five feet (75.0') to a corner common to Lot H-7; thence turning and running along line of Lot H-7 South three degrees five minutes West (S. 3 degrees 05' W.) two hundred twenty-six feet (226.0') to a point in a macadam road (TR-413); thence turning and running along said macadam road North eighty-five degrees fifty-six minutes West 9N. 85 degrees 56' W.) fifteen and ninety-eight hundredths feet (15.98') and North eighty-eight degrees twenty-five minutes West (N. 88 degrees 25' W) fifty-nine and four hundredths feet (59.04') to a corner common to Lot H-5; thence turning and running along line of Lot H-5 North three degrees five minutes East

(N. 3 degrees 05' E) two hundred twenty-seven and twenty-eight hundredths feet (227.29') to the place of BEGINNING.

CONTAINING sixteen thousand nine hundred seventy-eight feet (16,978 Sq. feet).

BEING known and numbered as 3606 Ashley Court, Kunkletown, PA 18058.

BEING the same premises which Alfred Marino, by Deed dated May 28, 2002 and recorded in and for Monroe County, Pennsylvania in Deed Book 2124, Page 6869, granted and conveyed unto Elizabeth Peterson.

TAX CODE: 13/2A/1/179

PIN NO: 13-6238-03-22-4453

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ELIZABETH PETERSON

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
KIMBERLY A. BONNER, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

**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 4159 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, MAY 26, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN lot or parcel of ground, being Lot No. 35 located on the Northerly side of Red Oak Lane on a preliminary sketch identified as plan Section A, El-Do Lake Development, Inc. (Note: various lots on said plan are also known as Lot No. 35), in the Township of Polk, County of Monroe and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Northerly line of Red Oak Lane said point marking the Southeast corner of Lot No. 37; thence in and along the Easterly line of Lot No. 37 North one degree fifty-nine minutes East 150 feet to a point marking the Northeast corner of Lot No. 37; thence in and along the Southerly line of Lot No. 36 South eighty-five degrees forty minutes East 100 feet to a point marking the Northwest corner of Lot No. 33; thence in and along the Westerly line of Lot No. 33 South one degree fifty-nine minutes West 150 feet to a point marking the Southwest corner of

Lot No. 33; thence in and along the Northerly line of Red Oak Lane North eighty-five degrees forty minutes West 100 feet to a point, the place of Beginning. BEING known and numbered as 35 Red oak Lane, a/k/a 2140 Sassafra Lane, Township of Polk, (PA 18058. BEING the same premises which Catherine Santos, by Deed dated December 18 2003 and recorded in and for Monroe County, Pennsylvania in Deed Book 2178, Page 2645, granted and conveyed unto Robert Saviet and Jo Ann Saviet. TAX CODE: 13/11A/1/68 PIN NO: 13621901067520

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
JO ANN SAVIET A/K/A
JO SAVIET, DECEASED**

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
KIMBERLY A. BONNER, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

**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 4906 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 , MAY 26, 2016
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
ALL THAT CERTAIN piece, parcel or lot 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 in the centerline of Township Road No. 440 (H.T.Y. Road) being a common corner of Lot No. 9 and Lot No. 10 as shown on a plan entitled "Final Plan, Section 1, Century Village", dated 04/20/1987 and recorded 10/06/1987 in Plot Book Volume 59, page 315; thence in and along said centerline of Township Road No. 440 South 11 degrees 51 minutes 27 seconds West 180.84 feet to a railroad spike; thence by Lot No. 11 North 78 degrees 44 minutes 00 seconds West 295.00 feet to an iron pin on the Easterly line of Lot No. 14 (Community Area); thence by said Lot No. 14 North 10 degrees 40 minutes 34 seconds East 183.92 feet to an iron pin on

the southerly line of the aforementioned Lot No. 9; thence by said Lot No. 9 South 78 degrees 08 minutes 33 seconds East 298.78 feet to the place of BEGINNING.

CONTAINING 1.243 acres more or less. Being Lot No. 10 as shown on the above described plan.

BEING THE SAME PREMISES WHICH Jon E. Olsen and Laura L. Olsen, husband and wife, by Deed dated 05/01/2008 and recorded 06/05/2008 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 200816931, granted and conveyed unto Mike DeLuzio and Rachel Whitley, unmarried.

Improvements: Residential property
Tax Code No. 13/7/1/28-21
Pin #13622700697041

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
MIKE DELUZIO
RACHEL WHITLEY**

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
AMANDA L. RAUER, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

**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 5769 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 , MAY 26, 2016
AT 10:00 A.M.**

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

BEGINNING at the southwesterly intersection of East Clermont Avenue and Stroud Avenue; thence along the westerly side of Stroud Avenue, South eleven degrees twenty=five minutes East one hundred seventy two and fifteen-hundredths feet to a point; thence along lands now or formerly of Stroudsburg and Water Gap Street Railway Company, South seventy eight degrees sixteen minutes West eighty feet to a point being common corner of Lots Number 5 and 6, Section 1, on the hereinafter designated plan of lots; thence along Lot Number 5, North eleven degrees

twenty five minutes West one hundred seventy two and fifty nine-hundredths feet to a point on the southerly side of said East Clermont Avenue, said point being common corner of Lots Number 5 and 6 aforementioned; thence along the southerly side of said East Clermont Avenue, North seventy eight degrees thirty-five minutes East eighty feet to the place of BEGINNING.

BEING Lots Nos. 6 and 7, Section 1, 'Map of Lands of Highland Park Development Company, Stroudsburg, Monroe County, Pennsylvania, E.C. Hess, C.E.'

TITLE TO SAID PREMISES VESTED IN Randy Compher and Sherry Compher, his wife, by Deed from Gerald E. Shanley, Jr., a/k/a Gerald S. Shanley and Margaret V. Shanley, his wife, Dated 02/12/1991, Recorded 02/15/1991, in Book 1768, Page 963.

TAX CODE: 18-5/113/7

TAX PIN: 18730012766551

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**RANDY COMPHER
SHERRY COMPHER**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

**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 8317 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, MAY 26, 2016

AT 10:00 A.M.

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

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

BEGINNING at an iron on the southerly line of Church Avenue, said iron being the most westerly corner of lands of Vito Roti as shown on map entitled 'Re-Subdivision-lands of Montovision Realty, Inc.,' dated 26 November, 1982; thence partly along said lands of Vito Roti and partly along Lot No. 2 S 20 degrees 30 minutes 32 seconds E 194.95 feet to an iron, the most northerly corner of other lands of Montovision Realty, Inc., thence partly along said other lands of Montovision

Realty, Inc., and partly along lands of Martin Dempsey, S 69 degrees 29 minutes 28 seconds W 105.00 feet to a point, the most easterly corner of Lot No. 5 as shown on said map; thence along Lot No. 5, N 20 degrees 30 minutes 32 seconds W 193.12 feet to a point on the southerly line of Church Avenue; thence along the southerly line of Church Avenue; thence along the southerly line of Church Avenue, N 68 degrees 29 minutes 28 seconds E 105.02 feet to the place of BEGINNING.

CONTAINING 20,374 square feet.

BEING Lot No. 4 as shown on said map.

TITLE TO SAID PREMISES IS VESTED IN George K. Dempsey, by Deed from George K. Dempsey and Jennifer Dempsey, h/w, dated 01/05/2007, recorded 01/12/2007, in Book 2293, Page 5941 in Instrument No. 200701766.

TAX CODE: 10/77/2/35

TAX PIN: 10635511665682

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**GEORGE K. DEMPSEY A/K/A
GEORGE K. DEMPSEY, 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

PAUL CRESSMAN, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

**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 2786 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, MAY 26, 2016

AT 10:00 A.M.

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

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

Beginning at an iron on the southerly line of Keller Drive, said iron being the northwesterly corner of Lot No. 202 as shown on map entitled, "Revised Plotting I, Glenoak Forest, dated 15 June 1975;" thence along lands of Albert Pasquin; thence along said lands of Albert Pasquin, N 46 degrees 37'11" W 522.77 feet to an iron on the southerly line of Keller Drive; thence along the southerly line of Keller Drive, S 60 degrees 06'25" E 9.02 feet to a point of curvature; thence

along the same on a curve to the left having a radius of 320 feet an arc length of 242.47 feet to the place of beginning. Containing 1.057 acres, more or less. Being Lot No. 201 as shown on said map. Being the same premises which William J. Keller and Mary M. Keller, his wife, by Indenture dated 9/18/90 and recorded in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 1751, Page 1503, granted and conveyed unto Ronald J. Serafin and Patricia A. Serafin, his wife. Title to said premises is vested in Claudia P. Chica-Posso and Coral Rock Investments, Inc. by deed from Ronald J. Serafin and Patricia A. Serafin, husband and wife, dated November 27, 1995 and recorded December 11, 1995 in Deed Book 2020, Page 8515.

Parcel No. 12/1A/1/2
Pin No. 12639303045166
Being Known As: 2 Keller Drive a/k/a 108 Keller Drive, East Stroudsburg, Pennsylvania 18301

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
CLAUDIA P. CHICA-POSSA
CORAL ROCK INVESTMENTS, 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
JOSEPH F. RIGA, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

**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 9125 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 , MAY 26, 2016
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Middle Smithfield , County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:
Being shown and designated as Lot 22 on a certain map of plan of lots entitled 'Subdivision of Winona Lakes, Section 14, Bushkill Creek Village, American Landmark Corporation, Owner & Developer, Middle Smithfield Township, Monroe county, Pennsylvania, dated August 4, 1972, and revised August 18, 1972, prepared by Edward C. Hess Associates, Scale 1 inch - 100 feet, recorded October 2, 1972, in the Recorder's Office, Stroudsburg, Monroe County, Pennsylvania

in Plot Book Volume 17, Page 103. CONTAINING: 14,036 square feet, more or less. BEING Lot No. 22 on the above mentioned plan.

UNDER AND SUBJECT to all conditions, covenants and restrictions as of record.
BEING the same premises which Peter J. Melchionne and Arlene J. Melchionne, his wife, by deed dated the 27th day of April 1994, and recorded 05/03/1994, in and for the Office of the Recorder of Deeds, did grant and convey unto Debra I. Lefever and William P. Lefever, wife and husband.

Parcel Identification No: 9/4D/4/15
Map #: 09-7345-03-10-6325
Improvements: Residential property
TITLE TO SAID PREMISES IS VESTED IN Burton Bell, by Deed from Debra J. Lefever and William P. Lefever, dated 07/25/2003, recorded 07/30/2003 in Book 2161, page 7872.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
BURTON BELL A/K/A
BURTON R. BELL**

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

**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 7667 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 , MAY 26, 2016
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
ALL THAT CERTAIN lot, situate in the Township of Stroud, County of Monroe and Commonwealth of Pennsylvania, described as follows:
BEING Lot No. 32, as shown on a map titled Canterbury Estates Phase II, filed in the Office of the Recorder of Deeds in and for Monroe County, Pennsylvania on June 18, 2004, in Plot Book Volume 76, Page 91.
UNDER AND SUBJECT to all restrictions and reservations set forth in deeds in the chain of title.
Known As 330 Autumn Lane, East Stroudsburg, PA 18301
Parcel No. 17/97552

Pin No. 17-6381-00-96-3434

Being the same premises which Romec, Inc granted and conveyed unto Jerome Williams and Denise b. Williams by Deed dated April 29, 2005 and recorded June 29, 2005 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book 2230, Page 6938.

This document may not sell, convey, transfer, include or insure the title to the coal and right of support underneath the surface land described or referred to herein, and the owner or owners of such coal may have the complete legal right to remove all of such coal, and, in that connection, damage may result to the surface of the land and any house, building or other structure on or in such land. The inclusion of this notice does not enlarge, restrict or modify any legal rights or estates otherwise created, transferred, excepted or reserved by this instrument.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**DENISE B. WILLIAMS
JEROME WILLIAMS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 29; May 6, 13

**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, MAY 26, 2016
AT 10:00 A.M.

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

ALL THAT CERTAIN tract, piece or lot of land 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 214.42 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.

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

Parcel No. 20/8K/2/69

Pin No. 20632104718101

Being Known As: 69 Horse Shoe Drive, Effort, Township of Tunkhannock, Monroe County, PA 18330

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

CHRISTINE L. GRAHAM, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

**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 3765 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, MAY 26, 2016
AT 10:00 A.M.

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the Borough of East Stroudsburg, County of Monroe, and State of Pennsylvania, known as Lot No. 12, of Franklin Hill Village, as shown on a Map recorded in Map Book 60, Page 2 on January 7, 1988, more particularly described as follows:

Beginning at an iron pin on the Northerly Right of Way of Gilliland Drive, said point being in common with Lot 11; thence, along the Northerly right of way of Gilliland Drive N 81 degrees 54 minutes 39 seconds W a distance of 122.56 feet to an iron pin in common with lands of East Stroudsburg Borough; thence along Lands of East Stroudsburg Borough N 7 degrees 09

minutes 16 seconds E a distance of 117.76 feet to an iron pin; thence, continuing along Lands of East Stroudsburg Borough S 82 degrees 50 minutes 28 seconds E a distance of 16.47 feet to an iron pipe; thence continuing along Lands of East Stroudsburg Borough S 82 degrees 38 minutes 48 seconds E a distance of 106.07 feet to an iron pipe in common with Lot 11; thence, along the line in common with Lot 11, S 7 degrees 09 minutes 16 seconds W a distance of 119.39 feet to the point of beginning. Containing 14,532 square feet, more or less.

TITLE TO SAID PREMISES VESTED IN Kevin R. Stine and Carmenn R. Stine, h/w, by Deed from Lawrence F. Franz and Margaret H. Franz, h/w, dated 03/09/1990, recorded 03/12/1990 in Book 1726, Page 186.

**TAX CODE: 05-6/3/5/7-29
TAX PIN: 05-7311-09-07-7254**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**CARMENN R. STINE
KEVIN R. STINE**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 29; May 6, 13

recorded at Stroudsburg, in the Office for the Recording of Deeds, in and for the County of Monroe on the 11th day of January, 2001, in Record Book Volume 2089, page 8578, granted and conveyed unto LTS Development, Inc., a Pennsylvania corporation, in fee. TOGETHER with all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, reservations and restrictions as of record.

DEED COVENANTS FOR ARBOR WOODS TITLE TO SAID PREMISES IS VESTED IN John Pierre and Ketsia Pierre, h/w, by Deed from LTS Development, Inc., a Pennsylvania Corporation, dated 08/06/2003, recorded 08/11/2003 in Book 2163, Page 1067.

Parcel Identification No: 17/97076
Map #: 17-6381-02-86-9117

Improvements: Residential dwelling
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JOHN PIERRE AND
KETSIA PIERRE**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

**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 11081 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 , MAY 26, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Stroud , County of Monroe and State of Pennsylvania, being Lot 18, Phase 1, as is more particularly set forth on the Plot Map of Arbor Woods, dated May 14, 2002 and recorded July 22, 2003, in the Office for the Recording of Deeds, etc. Stroudsburg, Monroe County, Pennsylvania, in Plot Book Volume 75, page 120.

BEING PART OF the same premises which William A. Rake, Jr., Herman J. Abel, Ira R. Abel, Alfred M. Abel, partners trading as Washington Street partners, a Pennsylvania general partnership, by indenture bearing date the 19th day of December, 2000, and being

**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 884 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 , MAY 26, 2016
AT 10:00 A.M.**

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

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

BEGINNING at a point on the South line of Roberts Road, which road is twenty feet wide, and which point is located South 77 degrees 18 minutes West two hundred sixty-three and eight-tenths feet from the southwest intersection of said Roberts Road and Barrys Road; thence along the West line of Lot No. 210, South 12 degrees 42 minutes East one hundred fifty feet to a corner of Lot No. 207; thence along the north line of said Lot No. 207, South 77 degrees 18

minutes West one hundred feet to a corner of Lot No. 208; thence along the East line of said Lot No. 206, North 12 degrees 42 minutes West one hundred fifty feet to a point on the south line of Roberts Road, first above mentioned, thence along said south line, North 77 degrees 18 minutes East one hundred feet to the place of BEGINNING.

BEING Lot No. 208 in Block "200" on Map of Development to be known as Sun Valley made by M.A. Policelli, Registered Engineer, July 1952.

Title to said premises is vested in Robert A. McNulty and Holly L. Martin by deed from Harris Development, LLC dated April 30, 2007 and recorded May 10, 2007 in Deed Book 2304, page 9134.

Parcel No. 2/15/2/18-8

Pin No. 02632002959548

Being Known As: 208 Roberts Road, Effort, Township of Chestnuthill, Monroe County, PA 18330

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ROBERT A. MCNULTY

HOLLY L. 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 F. RIGA, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - April 29; May 6, 13

**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 9503 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, MAY 26, 2016
AT 10:00 A.M.

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

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

BEGINNING at an iron pin on the northerly line of Chipperfield Drive, being a common corner of Lot No. 31 and Lot No. 32, as shown on the plan entitled "Final Plan, Subdivision of Pocono Mount Effort Village" dated June 24, 1987, and recorded November 18, 1987, in Plot Book Volume 59, Page 397; thence along said northerly line of Chipperfield Drive North 66 degree 47 minutes 41 seconds West 168.91 feet to an iron pin; thence by Lot No. 33 North 23 degrees 12

minutes 19 seconds East 260.00 feet to an iron pin; thence by Lot No. 34, South 68 degrees 07 minutes 46 seconds East 168.96 feet to an iron pin; thence by the aforementioned Lot No. 31, South 23 degrees 12 minutes 19 seconds West 263.94 feet to the place of BEGINNING.

CONTAINING 1/016 acres of land and being known as Lot No. 32, Pocono Mount Effort Village.

Being the same premises that Larry L. Moyer and Ann F. Moyer, husband and wife by deed dated July 28, 2000 and recorded on August 1, 2000 in the office of Recorder of Deeds in and for Monroe County, at Book 2082 and page 2447, and Instrument No. 200026998, conveyed unto Anthony D. Holding and Elizabeth Francois-Holding, husband and wife, Grantees herein.

Parcel No. 2/14C/2/32

PIN No. 023633004822978

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ANTHONY D. HOLDING

ELIZABETH FRANCOIS-HOLDING

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 29; May 6, 13

**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 2046 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, MAY 26, 2016
AT 10:00 A.M.

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

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

BEGINNING at a point on the Northerly line of Fox Lane, said point being the Southeasterly corner of Lot No. 109 as shown on map entitled, "Section 1, Harvest Acres, 15 September 1972"; THENCE along Lot No. 109, North 07 degrees 56 minutes 00 seconds East, 220.00 feet to a point, the Southwesterly corner of lands of Smith; THENCE along said lands of Smith, South 82 degrees 04 minutes 00 seconds East, 100.00 feet to a point, the Northwesterly corner of Lot

No. 107 as shown on said map; THENCE along Lot No. 107, South 7 degrees 56 minutes 00 seconds West, 220.00 feet to a point on the Northerly line of Fox Lane;
 THENCE along the Northerly line of Fox Lane, North 82 degrees 04 minutes 00 seconds West, 100.00 feet to the place of BEGINNING.
 CONTAINING 0.56 acres, more or less.
 BEING Lot No. 108 as shown on said map, recorded in Map Book 21, page 105.
 BEING known and numbered as 2224 Beaver Circle, f/k/a 108 Fox Lane, Pocono Pines, PA 18350.
 BEING the same premises which Millard M. Gower, Individual, by Deed dated August 4, 2003 and recorded in and for Monroe County, Pennsylvania in Deed Book 2164, Page 7181, granted and conveyed unto Millard M. Gower and Patricia A. Dooley.
 TAX CODE: 19/4A/2/8
 PIN NO: 19-6345-03-03-2524

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

PATRICIA A. DOOLEY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania

KIMBERLY A. BONNER, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - April 29; May 6, 13

nia, by Deed dated February 28, 2008 and recorded March 24, 2008 in the Office for the Recorder of Deeds in and for the County of Monroe and Commonwealth of Pennsylvania in Record Book Volume 2329, Page 7181, granted and conveyed unto Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital 1 Inc., Trust 2006-HE3, grantor(s) herein.

Title to said premises is vested in Shah M. Ibrahim by deed from Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital 1 Inc., Trust 2006-HE3, by Wells Fargo Bank, N.A. its Attorney in Fact dated May 12, 2008 and recorded May 28, 2008 in Deed Book 2334, Page 3215.

Parcel No. 16/86336

Pin No. 16733201092353

Being Known As: 34 September Circle, East Stroudsburg, Smithfield Township, Monroe County PA 18301

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

SHAH M. IBRAHIM

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 29; May 6, 13

**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 8412 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 , MAY 26, 2016
 AT 10:00 A.M.**

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

ALL THAT CERTAIN plot or parcel of land situate in the Township of Smithfield , designated as Lot Number 16 of Sunrise Village at Shawnee Valley, Monroe County, Pennsylvania as the Lot designations appear on those certain final plan plans and final layout plans entitled "Subdivision Plan of Sunrise Village" recorded in the Office of the Recorder of Deeds of Monroe County at Stroudsburg, Pennsylvania in Plot Book 61, Page 156.

Tax Code No.: 16/86336
 Tax Pin No.: 16-7332-01-09-2353

BEING THE SAME PREMISES which Todd A. Martin, Sheriff of Monroe County in the State of Pennsylvania,

**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 15575 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 , MAY 26, 2016
 AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Polk, County of Monroe, and Commonwealth of Pennsylvania, being Lot No. 368; Section Six, Birch Hollow Estates, as shown on a plan of lots recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, in Plot Book Volume 57, Page 171, being described as follows, to wit:

BEGINNING at an iron on the southerly side of Squirrelwood Court being also a corner of Lot No. 367, Birch Hollow Estates, thence along the southerly side of Squirrelwood Court, S 82 38 minutes 27 seconds E (Magnetic Meridian 1966) for 150.00 feet to an iron, thence along Lot No. 369, Birch Hollow Estates, S 07 21 minutes 33 seconds W for 300.91 feet to an iron in

line of lands of Leonard R. Aleszczyk and Angelo A. Miscio, thence along lands of Leonard R. Aleszczyk and Angelo A. Miscio, N 82 57 minutes 43 seconds W for 150.00 feet to an iron, thence along Lot No. 367, Birch Hollow Estates, N 07 21 minutes 33 seconds E for 301.75 feet to a place of Beginning.

UNDER AND SUBJECT to covenants, easements, restrictions and reservations Appearing in chain of title or otherwise visible upon the land.

TITLE TO SAID PREMISES VESTED IN Marco A. Colon, an unmarried man, by Deed from John E. Osani and Ochenha O. Osani, h/w, dated 04/14/2006, recorded 06/01/2006 in Book 2269, Page 4476.

TAX CODE: 13/9A/1/368

TAX PIN: 13632003415976

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MARCO A. COLON A/K/A
MARCO ANTONIO COLON

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

**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 7033 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 , MAY 26, 2016
AT 10:00 A.M.

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

ALL THAT CERTAIN lot parcel or piece of land situate in the Township of Chestnuthill , County of Monroe and State of Pennsylvania, designated as Lot No. 109 on a map entitled 'Map of Section Two, The Birches West,' dated 14 September 1978 and recorded in Map Book Volume 38, page 59, being further bounded and described as follows:

BEGINNING at an iron on the easterly line of Alan Drive, said iron being the southwesterly corner of Lot No. 108 as shown on the aforesaid map; thence along Lot No. 108, North 69 degrees 02 minutes 25 seconds East 272.50 feet to an iron, the northwesterly corner of Lot No. 100 as shown on the aforesaid map; thence along Lot No. 100, South 20 degrees 57 minutes 35 seconds East 150.00 feet to an iron, the northeasterly corner of Lot No. 109 as shown on the aforesaid map; thence along Lot No. 109, South 69

degrees 02 minutes 25 seconds West 272.50 feet to an iron on the easterly line of Alan Drive; thence along the easterly line of Alan Drive North 20 degrees 57 minutes 35 seconds West 160.00 feet to the place of BEGINNING. Containing 1.001 acres, more or less.

TITLE TO SAID PREMISES VESTED IN Edgar E. Rivera, married, his heirs and assigns, by Deed from Bruce H. Chechel by his attorney-in-fat, Louise A. Chechel, and Louise A. Chechel, husband and wife, dated 08/15/2011, recorded 09/07/2011, in Book 2391, Page 1450.

TAX CODE: 1/14D/3/8

TAX PIN: 02633002768317

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

EDGAR E. RIVERA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

**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 2617 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 , MAY 26, 2016
AT 10:00 A.M.

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

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

Lot No. 109 as shown on subdivision of Shelbrooke Estates, Sheldon Kopelson, Developer, prepared by Achterman Associates, dated December 16, 1992 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 65, Page 109. UNDER AND SUBJECT to the restrictions set forth in Plot Book 65, page 109.

FURTHER UNDER AND SUBJECT to the Declaration of Protective Covenants, Restrictions, Exceptions, Reservations and Conditions for Shelbrooke Estates recorded in Record Book Vol. 1919, page 1243.

FURTHER UNDER AND SUBJECT to the Amended Declaration of Protective Covenants, Restrictions, Exceptions, Reservations and Conditions for Shel-

brooke Estates recorded in Record Book Vol. 2050, page 7797.

BEING THE SAME PREMISES WHICH Sheldon Kopelson, single, by Deed dated 7/20/2001 and recorded 7/24/2001 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2101, Page 796, granted and conveyed unto Andrew Means.

Improvements: Residential property
Tax Code No. 17/88964
Pin #17-6390-04-63-8957

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 29; May 6, 13

**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 6277 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 , MAY 26, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN lot or parcel of land situate in the township of Polk, county of Monroe and commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the northerly line of Oak land, a common corner of lot no. 25 and lot no. 26 as shown on a plan titled 'final plan, Evergreen lake, section 5, Clark H. George, owner and developer', dated May 15, 1978 and recorded June 7, 1978 in plot book volume 36, page 71;

THENCE by said lot no. 25 north 12 degrees 01 minute 11 seconds east 225.00 feet to an iron;

THENCE by lot no. 27 south 77 degrees 58 minutes 49 seconds east 221.67 feet to an iron pin in line of lands of Allen Davidson;

THENCE by said lands of Allen Davidson south 15 degrees 19 minutes 33 seconds west 225.38 feet to an iron pin;

THENCE along the aforementioned northerly line of Oak lane north 77 degrees 58 minutes 49 seconds west 208.68 feet to the place of beginning.

CONTAINING 1.111 acres of land. Being lot no. 26 as shown on the above-described plan.

TITLE TO SAID PREMISES VESTED IN John Calascibetta, by Deed from Scott Turkington and Marcelle F. Turkington, h/w, dated 11/26/2003, recorded 12/02/2003, in Book 2175, Page 5394, Instrument #200360438.

TAX CODE: 13/7B/1/37

TAX PIN: 13622802761087

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOHN CALASCIBETTA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

JONATHAN LOBB, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - April 29; May 6, 13

**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 11446 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 , MAY 26, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Ross, County of Monroe and Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at an iron pin in the southerly edge of Cindy lane, said pin also marking the northwest corner of Lot No. 55, Blue Horizons Estates, as recorded in Plat Book Vol. 35, page 43; thence along said Lot no. 55 South 17 degrees 25 minutes 00 seconds west 272.72 feet to an iron pin; thence along Lot No. 68 South 80- degrees 04 minutes 01 seconds west 17.25 feet to an iron pin; thence along Lot No. 67 North 72 degrees 35 minutes 00 seconds west 140.13 feet to an iron pin thence along Lot No. 57 North 17 degrees 25 minutes 00 seconds east 280.65 feet to an iron pin; thence along the southerly edge of the aforementioned Cindy Lane South 72 degrees 35 minutes 00 seconds east 155.45 feet to the place of beginning. CONTAINING 1.0001 acres.

BEING Lot No. 56 of "Blue Horizons Estates."

TAX ID No. 15/8D/1/21

PIN No. 15625703305986

BEING the same premises which Daniel J. Driscoll,

widower, by Deed dated September 26, 1995 and recorded September 28, 1995 in the Monroe County Recorder of Deeds Office in Deed Book 2018, page 6072 and Instrument #199522933, granted and conveyed unto Robert C. Becker and Cristina D. Becker, husband and wife.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ROBERT C. BECKER AND
CRISTINA D. BECKER**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
LESLIE J. RASE, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

**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 1608 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 , MAY 26, 2016
AT 10:00 A.M.**

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

Beginning at an iron pipe on the southerly line of Rose Lane said iron pipe being also the northwesterly corner of Lot No. 312 as shown on map entitled 'Section A Pocono Laurel Lake revised 1 April 1965'; thence along Lot No. 312 as shown on said map, South 39 degrees 43 minutes 10 seconds East 140.96 feet to a point; thence along Lot No. 313 as shown on said map, South 45 degrees 21 minutes 40 seconds West 105.39 feet to a point; thence along Lot No. 310 as shown on said map, North 39 degrees 43 minutes 10 seconds West 150.00 feet to an iron pipe; thence along the southerly line of Rose Lane as shown on said map, North 50 degrees 16 minutes 50 seconds East 105.00 feet to the place of beginning. Containing 0.352 acre, more or less.

TITLE TO SAID PREMISES IS VESTED IN Serafino W. Trunzo and Christina M. Trunzo, h/w, by Deed from Jules Carriere and Raymonde Carriere, h/w, dated 02/29/2000, recorded 03/10/2000 in Book 2076, Page 1200.

By virtue of Serafino W. Trunzo's death on or about 05/04/2008, his ownership interest was automatically

vested in the surviving tenant by the entirety.

TAX CODE: 12/9A/1/37

TAX PIN: 12638203210410

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CHRISTINA M. TRUNZO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

**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 5302 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 , MAY 26, 2016
AT 10:00 A.M.**

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

ALL THE FOLLOWING lot, situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 6032 Section E, as shown on "Plotting of Pocono Farms, Inc., Coolbaugh Township, Monroe County, Pennsylvania, made by Bellante nd Clauss and recorded in Monroe County, Pennsylvania, in Plot Book No. 11, Page 68. Being the same parcel conveyed to James P. Trombetta and Judith A. Trombetta from James A. Trombetta and Elizabeth M. Trombetta, by virtue of a Deed dated 06/15/2004, recorded 6/23/2004, in Deed Book 2194, Page 1207, as Instrument No. 200428094 County of Monroe, State of Pennsylvania.

Title to said premises is vested in James P. Trombetta and Judith A. Trombetta, husband and wife, by deed from James A. Trombetta and Elizabeth M. Trombetta, married as tenants by the entireties, James P. Trombetta and Judith A. Trombetta, married as tenants by the entireties, as tenants by the entireties between married couples and as joint tenants with right of survivorship between the two married couples dated June 16, 2004 and recorded June 23, 2004 in Deed Book 2194, Page 1207 Instrument Number 20428094.

Parcel No. 03/7E/1/22
Pin No. 03635701352472

Being Known As: 1134 Sandy Lane, Tobyhanna, Township of Coolbaugh, Monroe County, PA 18466

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF:
JAMES P. TROMBETTA
JUDITH A. TROMBETTA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
BRIAN T. LAMANNA, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - April 29; May 6, 13

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 2246 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 , MAY 26, 2016
AT 10:00 A.M.

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

ALL THAT CERTAIN lot, piece or parcel of land situate in the **Township of Pocono** , County of Monroe and State of Pennsylvania, being Lot No. 4, Section 2, as shown on map entitled "Final Plan, Section No. 2, Sunset Pocono" dated March 10, 1973 and recorded May 16, 1973 in the Office for the Recording of Deeds, etc., at Stroudsburg, Pa., in and for the County of Monroe, in Plot Book Volume 19, page 57.

UNDER AND SUBJECT to certain restrictions, conditions and covenants as set forth in "Declaration of Restrictive Covenants" recorded in the aforesaid Recorder's Office in Deed Book Volume 611, Page 33.

BEING the same premises which Mark paul Kleeman, single by his Deed dated January 5, 1987, and recorded in the Office for the Recording of Deeds, etc., at Stroudsburg, Pa., in and for the County of Monroe, in Record Book Volume 1532, Page 1237, granted and conveyed unto Santo Arcuri and Joan Arcuri, his wife, Grantor hereof in fee.

Title to said premises is vested in Ronald J O'Reilly and Karen E O'Reilly, husband and wife, by deed from Santo Arcuri and Joan Arcuri, husband and wife, dated July 27, 1987 and recorded July 29, 1987 in Deed Book 1568, Page 1403.

Parcel No. 12/5B/2/21
 Pin No. 12637404536429

Being Known As: 256 Sunrise Loop, Henryville, Township of Pocono, Monroe County, PA 18332

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

RONALD J. O'REILLY
KAREN E. O'REILLY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 29; May 6, 13

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 4328 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 , MAY 26, 2016
AT 10:00 A.M.

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

ALL THOSE CERTAIN lots, parcels or pieces of land situate in the **Township of Tobyhanna** , County of Monroe, and Commonwealth of Pennsylvania, being Lots 970 & 971, Section F, 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 24, Page 47, and as shown on Annexation Plan, Lands of John Heather lacono recorded in Plot Book Volume 69, Page 219.

BEING THE SAME PREMISES which John lacono and Heather lacono, h/w, by Deed dated 7/17/1998 and recorded 8/12/1998 in the Office for the Recorder of Deeds in and for the County of Monroe, and Commonwealth of Pennsylvania in Record Book Volume 2051, Page 9694, granted and conveyed unto John lacono and Heather lacono, h/w, grantor(s) herein.

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

Parcel Identification No: 19/3D/1/19
 Map #:19-6344-01-17-8844

Improvements: Residential dwelling
TITLE TO SAID PREMISES IS VESTED IN John lacono and Heather lacono, his wife, as tenants by the entirety, by Deed from John lacono and Heather lacono, his wife, as tenants by the entirety, dated 07/17/1998, recorded 08/12/1998 in Book 2051, Page 9694.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

GUSTAVO MORAN A/K/A
GUSTAVO S. MORAN
GABRIEL MORAN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii)

must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

**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 2333 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, MAY 26, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the Township of Jackson, County of Monroe and State of Pennsylvania, more particularly described as Lot Number 4, as shown on "Final Plan of Hillside Hollow, Jackson Township, Monroe County", made by Richard T. Rutt, P.E., P.L.S., dated May 26, 1988 and recorded September 6, 1990, in the Office of the Recorder of Deeds, Monroe County, in Plat Book 62 page 393.

BEING all of Lot Number 4 on said Plan.

UNDER AND SUBJECT to map restrictions, covenants, and conditions as appear on the subdivision map entitled, "Final Plan Hillside Hollow", and recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe at Stroudsburg, Pennsylvania in Plot Book Volume 62, page 393.

UNDER AND SUBJECT to the "Protective Covenants, Conditions and Restrictions for Hillside Hollow", as set forth in the Office for the Recording of Deeds, etc., in and for the County of Monroe at Stroudsburg, Pennsylvania, in Record Book Volume 1763, page 252.

BEING THE SAME PREMISES which Richard Merolla, by deed dated 2/27/2006 and recorded 3/7/2006 in Book 2260 Page 122 conveyed to Maria Kurnat and Krzysztof Kurnat, wife and husband.

Pin #: 08635002750551

Tax Code #: 08/87913

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**KRZYSZTOF KURNAT
MARIA KURNAT**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of

the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 29; May 6, 13

**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 11782 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, MAY 26, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN piece of parcel of land, situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, designated as Lot #1 Block #7, on map of the Mushroom Farm as recorded in the Office for the Recording of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania in Plat Book #24 and Page #43, bounded and described as follows, to wit:

Beginning at the iron pin on a corner of lands owned by the Weiss Development Corporation, Thence proceed N22 degrees 51 minutes 50 seconds E for 120.05 feet to a pin on a forty (40) foot road known as Patton Road,

Thence S67 degrees 08 minutes 10 seconds E for 203.81 feet along Patton Road to a pin,

Thence S22 degrees 51 minutes 50 seconds W for 151.33 feet along Lot #2, Block #7, lands owned by Edward and Sharon Onwald, to a pin.

Thence N53 degrees 232 minutes 25 seconds for 209.68 feet, along lands owned by the estate of Miles J. Weaver to a point of beginning.
Containing 0.593 acres.

TITLE TO SAID PREMISES VESTED in Shellee P. Nelson, a single woman, by Deed from Milford Road Investments, LLC, a corporation, dated 11/26/2007, recorded 11/29/2007 in Book 2322, Page 642.

TAX CODE: 03/4A/2/60

TAX PIN: 03-6356-02-95-0634

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

SHELLEE P. NELSON

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 29; May 6, 13

**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 6003 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 , MAY 26, 2016
 AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or piece of land situate in Stroud Township , Monroe County, Pennsylvania, bounded and described as follows:

BEGINNING at a pipe in line of lands of Donald Torry from which a dead pine at the most northerly corner of the whole tract, of which this lot was a part, bears North 36 degrees 45 minutes East distant 1,084.96 feet; thence by lands intended to be conveyed by Fredi I. Colvin to Frank Melvin South 52 degrees 12 minutes East 115.61 feet to a pipe; thence along the northwesterly side of Crestview Road, South 37 degrees 48 minutes West 200 feet to a pipe; thence by lands of Fredi I. Colvin, of which this lot was formerly a part, North 52 degrees 12 minutes West 111.94 feet to a pipe; thence by lands of Donald Torrey North 36 degrees 45 minutes East 200.02 feet to the place of **BEGINNING**.CONTAINING 0.52 of an acre, more or less.

TITLE TO SAID PREMISES IS VESTED IN James O'Farrow and Jon O'Farrow, h/w, by Deed from Sites Unlimited, Inc., a Pennsylvania Corporation, dated 03/21/2003, recorded 04/02/2003 in Book 2149, Page 2210.

TAX CODE: 17/14/2/19
TAX PIN: 17639104538977

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JAMES O. FARROW A/K/A
 JAMES O'FARROW
 JOAN O. FARROW A/K/A
 JOAN O'FARROW**

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

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

less exceptions are filed within said time.

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - April 29; May 6, 13

**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 8649 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 , MAY 26, 2016
 AT 10:00 A.M.**

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

ALL THAT CERTAIN tract, piece or lot of land situate in the Township of Chestnuthill , County of Monroe and State of Pennsylvania, being Lot No. 101, Birch Hollow Estates, Section Two, recorded in Plot Book Volume 51, page 37, bounded and described as follows:

BEGINNING at an iron on the southerly side of Long Leaf Drive, thence along the southerly side of Long Leaf Drive, North 82 degrees 07 minutes 20 seconds East (Magnetic meridian 1966) for 150.00 feet to an iron, thence along Lot No. 100, Birch Hollow Estates, South 07 degrees 52 minutes 40 seconds East for 292.00 feet to an iron, thence along Lot No. 92, Birch Hollow Estates, South 82 degrees 07 minutes 20 seconds West for 150.00 feet to an iron, thence along Lot No. 102, Birch Hollow Estates, North 07 degrees 52 minutes 40 seconds West for 292.00 feet to the place of **BEGINNING**.

CONTAINING 1.005 acres, more or less.

BEING THE SAME PREMISES which James Betancourt and James Betancourt and Jeanne Betancourt, husband and wife, by deed dated 1/30/2004 and recorded 2/2/2004 in Book 2180 Page 8753 conveyed to James Donoghue and Donna Donoghue, husband and wife.

Pin #: 02632004649145
Tax Code #: 02/17B/1/101

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**DONNA DONOGHUE
 JAMES DONOGHUE**

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

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

Todd A. Martin
 Sheriff of Monroe County

Pennsylvania
CRYSTAL ESPANOL, ESQUIRE
Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

Sheriff of Monroe County
Pennsylvania
HEATHER RILOFF, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

**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 4902 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, MAY 26, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Tobyhanna, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 952, Section F 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 24 at Page 47, bounded and described as follows, to wit:

In Plot Book Volume and Page Number according to aforementioned Plan on Record.

BEING THE SAME premises which Gregory Scherger and Dawn Scherger, hi wife, by their deed dated July 22, 1996, and recorded August 13, 1996, in the Office for the Recording of Deeds, &c., at Stroudsburg, Monroe County, PA in Record Book 2028, Page 1247, granted and conveyed unto Robert E. Chiapuzzi, Sr. and Kathleen M. Chiapuzzi, his wife, Grantors herein, in fee.

UNDER AND SUBJECT to covenants, restrictions, conditions as recorded in Monroe County Record Book Volume No. 1535 at Page No. 18.

Parcel Identification No: 19/3D/1/35

Map #: 19-6344-01-16-0764

TITLE TO SAID PREMISES IS VESTED IN James N. Cooper, by Deed from Robert E. Chiapuzzi, Sr. and Kathleen M. Chiapuzzi, h/w, dated 05/10/2004, recorded 05/13/2004 in Book 2190, Page 3.

Improvements: Residential dwelling

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JAMES N. COOPER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin

**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 10187 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, MAY 26, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Borough of East Stroudsburg, County of Monroe, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a post on the East side of Green Street, a corner also of land of Amanda Smith Estate; thence along the east side of said Green Street; thence by land now or formerly of Abraham Albert, of which this was a part, North sixty-three degrees East one hundred fifty feet to a post on an alley; thence along the West side of said alley South twenty-seven degrees East forty-five feet to a post; thence by land of said Amanda Smith Estate South sixty-three degrees West one hundred fifty feet to the place of **BEGINNING**.

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

Tax ID No. 05-4/1/9/3

Pin No. 05730116943990

BEING THE SAME PREMISES which Robert J. Kintner an Kathy J. Kintner, divorced, by Deed dated 6/29/1992 and recorded 6/30/1992 in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 1836 and Page 345, granted and conveyed unto Michael L. Meilinger and Eleanor Meilinger, husband and wife.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**MICHAEL L. MEILINGER AND
ELEANOR MEILINGER**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin

Sheriff of Monroe County
 Pennsylvania
LESLIE J. RASE, ESQUIRE

Sheriff of Monroe County
 Pennsylvania
CHRISTINE L. GRAHAM, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - April 29; May 6, 13

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - April 29; May 6, 13

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

**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

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 1106 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 , MAY 26, 2016

Thursday , MAY 26, 2016

AT 10:00 A.M.

AT 10:00 A.M.

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

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 Chestnut Hill, 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.

ALL THAT CERTAIN lot, parcel or piece of land with frame structure situate in **Stroud Township** , Monroe County, Pennsylvania, being Lot 161, Section E, Penn Estates, as shown on plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe in Plot Book Vol. 321 Page 127.

Under and subject to restrictions recorded in Deed book Volume 2026 page 1178

Being the same premises conveyed to John Fitzmorris, from Moises T Ramos and Eileen Ramos, husband and wife, by deed dated 2/15/07, recorded 4/3/07 at Record Book 2301, Page 214.

Subject to covenants, restrictions, easements of record and into the chain of title.

PARCEL #: 17/15E/1/161
BEING THE SAME PREMISES conveyed to John Fitzmorris, who acquired title deed made by Moises T. Ramos and Eileen Ramos, husband and wife, dated February 15, 2007 and recorded April 3, 2007 in the Office of the Clerk of Monroe County.

Being the same premises which Arthur Bender and Cerina Bender, husband and wife, by deed dated November 21, 2001 and recorded December 4, 2001 in the Office of the Recorder of Deeds in and for Monroe County, at Stroudsburg, Pennsylvania, in Record Book Volume 2109 page 9935, did grant and convey unto Lawrence E. Desjaddon, Jr. and Donna Orsini Desjaddon, husband and wife, in fee. And the said Donna Orsini Desjaddon departed this life on July 6, 2005.

Title to said premises is vested in Eltrice Davidson and Rawle Davidson by deed from John Fitzmorris and Emma Linda Fitzmorris, husband and wife, dated November 20, 2008 and recorded December 15, 2008 in Deed Book 2346, Page 2639.

Title to said premises is vested in Wayne Desjaddon by deed from Lawrence E. Desjaddon, Jr., Widower dated January 6, 2006 and recorded January 6, 2006 in Deed Book 2253, page 9839.

Parcel No. 17/15E/1/161
Pin No. 17638202856726

Parcel No. 2/2A/1/12
Pin No. 02625804500127

Being Known As: 161 East Woodacres Drive, East Stroudsburg, Stroud Township, Monroe County, PA 18301

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
 ELTRICE DAVIDSON
 RAWLE DAVIDSON**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

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

Todd A. Martin

Todd A. Martin

Sheriff of Monroe County
Pennsylvania
JACOB M. OTTLEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

**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 1110 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 , MAY 26, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Coolbaugh** , County of Monroe, and Commonwealth of Pennsylvania, being Lot No. 1315, Section 2, 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/Page 16/119.

BEING THE SAME PREMISES which Todd a. martin, Sheriff, by Deed dated March 22, 2005 and recorded March 22, 2005 in the Office for the Recorder of Deeds in and for the County of Monroe and Commonwealth of Pennsylvania in Record Book Volume 2219, Page 7208, granted and conveyed unto Deutsche Bank National Trust Company, as Trustee, grantor(s) herein.

Title to said premises is vested in Walter Clark, III by deed from Liquidation Properties, inc. by Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc., Its Attorney in Fact by Power of Attorney Recorded simultaneously herewith dated July 29, 2005 and recorded October 24, 2005 in Deed Book 2245, page 338.

Parcel No. 3/4C/1/138

Pin No. 03636601099073

Being Known As: 1315 Hamlet Drive, Tobyhanna, Township of Coolbaugh, Monroe County, PA 18466

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

WALTER CLARK III

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
CHRISTINE L. GRAHAM, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

**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 8372 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , MAY 26, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN lot or piece of ground situate in the **Township of Coolbaugh** , County of Monroe and State of Pennsylvania, being Lot No. 27, Section D as known on a map of Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 18, Page 101, 103 and 105.

PARCEL NO. 3/8B/2/215

BEING THE SAME PREMISES WHICH Federal Home Loan Mortgage Corporation by Kamel Houston Attorney in Fact by Power of Attorney recorded 8/20/2004 in Book 2199 Page 8651 Instrument Number 200438359, by Indenture dated 11-09-2005 and recorded 12-12-2005 in the Office of the Recorder of Deeds in and for the County of Monroe in Record Book 2251 Page 2814, granted and conveyed unto Albert Chiaravalle.

Title to said premises is vested in Beatrice Hemberger and Robert Hemberger by deed from Albert Chiaravalle dated February 23, 2005 and recorded March 8, 2006 in Deed Book 2260, Page 2161.

Parcel No. 3/8B/2/215

Pin No. 03635820715418

Being Known As: 27D Briarcliff Drive a/k/a 4544 Briarcliff Terrace, Tobyhanna, Pennsylvania 18466

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

BEATRICE HEMBERGER

ROBERT HEMBERGER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

**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 10545 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, MAY 26, 2016
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot of land situate in Township of Tunkhannock, Monroe County, Pennsylvania: Being Known As: 1232 Hellers Lane n/k/a 263 Hellers Lane, Long Pond, PA 18334
Parcel Number: 20/5/1/20
Pin Number: 20633302763220
Improvements: Residential property

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RUSSELL EGGERT; REV. DR. RUSSELL W. EGGERT, JR., KNOWN HEIR OF RUSSELL EGGERT AND BARBARA H. EGGERT; RALPH EGGERT, KNOWN HEIR OF RUSSELL EGGERT AND BARBARA H. EGGERT; SARAH THOMPSON, PERSONAL REPRESENTATIVE OF THE ESTATE OF BARBARA H. EGGERT AND KNOWN HEIR OF RUSSELL EGGERT; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BARBARA H. EGGERT; SHARON LITTLE, KNOWN HEIR OF RUSSELL EGGERT AND BARBARA H. EGGERT; SHEILIA HOLDEN, HEIR OF RUSSELL EGGERT AND BARBARA H. EGGERT; ESTATE OF BARBARA H. EGGERT

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 29; May 6, 13

**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 5513 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, MAY 26, 2016
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot, parcel or piece of land, situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 208 of Whispering Glen as shown on plan of lots recorded in the Office of the Recorder of Deeds of Monroe County in Plot Book Volume 56, at Page 63.

BEING THE SAME PREMISES AS Marc Cestaro and Michele R. Cestaro, husband and wife, by Deed dated March 13, 2003, and recorded on March 19, 2003, by the Recorder of Deeds of Monroe County in Record Book 2147, at page 8727, granted and conveyed unto Palmer P. Williams and Tanya R. Williams, as Tenants by the Entireties.

HAVING ERECTED THEREON a Detached, Two Story Single Family Residential Dwelling.
BEING KNOWN AND NUMBERED AS 6135 Victoria Drive, Tobyhanna, PA 18466
BEING FORMERLY KNOWN AS 208 Whisper Glen, Mount Pocono, PA 18466
BEING ALSO KNOWN AS 208 Victoria Drive, Tobyhanna, PA 18466

PARCEL ID NO. 3/4C/2/49
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

PALMER P. WILLIAMS
TANYA R. WILLIAMS

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

**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 1547 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 , MAY 26, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot parcel or piece of land situate in the township of Tobyhanna , county of Monroe, and commonwealth of Pennsylvania, bounded and described as follows, to wit:

Being lot no. 5509, section CIIIB 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 17, page 111, bounded and described as follows, to wit:

in plot book volume and page number according to aforementioned plan on record.

BEING known and numbered as 5509 Overland Drive, Township of Tobyhanna, PA 18334.

BEING the same property conveyed to David L. Sagurton and Bonita L. Sagurton, husband and wife who acquired title by virtue of a deed from Michael E. Kole and Julia Kole attorney-in-fact for Donna J. Kole also known as Donna J. Adamski, dated March 5, 1991, recorded March 8, 1991, at Deed Book 1770, Page 366, Monroe County, Pennsylvania records.

TAX CODE: 19/31/2/116

PIN NO: 19634404734980

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DAVID L. SAGURTON A/K/A

DAVID SAGURTON

BONITA L. SAGURTON

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

**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 6682 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 , MAY 26, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN piece, parcel, and tract of land situate, lying and being in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, more particularly described as follows, to wit:

BEING Lot No. 15 ABC, Block A-106 as set forth on a Map entitled Plan of Lots Arrowhead Lake, Section Four, Coolbaugh Township, Monroe County, Pennsylvania, dated January 1965, scale 1" to 100' by John B. Aicher, Monroe Engineering, Inc., Stroudsburg, PA and filed in the Offices for the Recording of Deeds in and for the County of Monroe, Pennsylvania, in Plat Book 9, Page 89, February 4, 1965.

BEING THE SAME PREMISES WHICH John Poggi and Anna Poggi, by Deed dated 7/18/1996 and recorded 8/9/1996 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2028, page 505, granted and conveyed unto John Joseph Poggi a/k/a John J. Poggi and Edwina Poggi, husband and wife.

Improvements: Residential property

Tax Code No. 03/20A/1/38

Pin #03630605085676

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOHN JOSEPH POGGI A/K/A

JOHN J. POGGI

EDWINA POGGI

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 29; May 6, 13

**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 2371 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 , MAY 26, 2016
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
ALL THAT CERTAIN lot/lots, parcel or piece of ground situated in the **Township of Coolbaugh** , County of Monroe, and State of Pennsylvania, being Lot/Lots No. 392, Section K (Ext.) as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 24 page 51, 53 and 55.

Being the same premises which A Pocono Country Place, Inc., a corporation by Deed dated September 29th, 1976 and Recorded in the Office for the Recorder of Deeds in and for the County of Monroe, at Stroudsburg, Pennsylvania on November 19th, 1976 in Deed Book Volume 751 page 201, granted and conveyed unto Vincent T. Coughlin and Ramona M. Coughlin, husband and wife, Grantors hereof, in fee. Parcel Identification No: 3/9F/1/119

Map #: 03-6369-13-02-3602
Improvements: Residential dwelling
TITLE TO SAID PREMISES IS VESTED IN Jasmine Gartner, single woman, by Deed from Vincent T. Coughlin and Ramona M. Coughlin, h/w, dated 09/03/2004, recorded 09/09/2004 in Book 2201, Page 5862.

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

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

**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 6432 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 , MAY 26, 2016
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
THE LAND REFERRED to herein below is situated in the county of Monroe, state of Pennsylvania, and is described as follows:

ALL THAT CERTAIN lot or piece of ground, situate, lying and being in the **township of Chestnuthill** , county of Monroe and state of Pennsylvania, being lot no. 60, Lenape Hills, as shown in plot book volume 24, page 107.

Under and subject to covenants, conditions and restrictions of record.
BEING known and numbered as 60 Sundance Drive, City of Effort, PA 18330.

BEING the same premises which Kathy A. Grandfield, unmarried, by Deed dated November 6, 2010 and recorded in and for Monroe County, Pennsylvania in Deed Book 2379, page 5845, granted and conveyed unto Dolores J. Birchill.

TAX CODE: 02/8B/1/18
PIN NO: 02-6249-03-33-9291

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
KATHY A. ARBER,
EXECUTRIX OF THE ESTATE OF DOLORES J. BIRCHILL
DOLORES J. BIRCHILL
(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
KIMBERLY A. BONNER, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

**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 1208 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 , MAY 26, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, or piece ground with the buildings and improvements thereon erected, situate in the **Township of Stroud**, County of Monroe and Commonwealth of Pennsylvania, as shown on the Final Plans Phase 1, Blue Mountain Lake, a Planned Unit Development, approved by the Stroud Township Board of supervisors of March 17, 1993 and filed of record in the Office of the Recorder of Deeds of Monroe County, Pennsylvania on May 11, 1993 in Plot Book 65 at Pages 80, 81 and 82 as follows:

BEING Manorhome Site Number 14, located on Meadowsage Court together with the rights to use the Cluster (Manorhome) Common Areas and Limited Common Areas appurtenant thereto.

BEING THE SAME PREMISES which Claritha Greene, a widow, by deed dated 11/1/2005 and recorded 11/2/2005 in Book 2246 Page 3530 conveyed to John McCaffrey and Lisa McCaffrey, his wife.

Pin #: 17730202584019

Tax Code #: 17/112476

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LISA MCCAFFREY

JOHN M. MCCAFFREY A/K/A

JOHN MCCAFFREY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Todd A. Martin
Sheriff of Monroe County
Pennsylvania**

CRYSTAL ESPANOL, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - April 29; May 6, 13

**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 2381 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 , MAY 26, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Coolbaugh**, County of Monroe, and Commonwealth of Pennsylvania, being Lot No. 301, Section D, A Pocono Country Place, as shown on a plan of lots recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, in Plot Book Volume 18, Pages 101, 103 and 105.

BEING THE SAME PREMISES which Todd A. Martin, sheriff, by Deed dated and recorded March 15, 2007 in the Office for the Recorder of Deeds in and for the County of Monroe and Commonwealth of Pennsylvania in Record Book Volume 2299, Page 2752, granted and conveyed unto HSBC Mortgage Services, Inc., grantor(s) herein.

Title to said premises is vested in Lenwood L. Brodie, Jr. by deed from HSBC Mortgage Service, Inc. dated January 15, 2008 and recorded February 1, 2008 in Deed Book 2326, Page 4108.

Parcel No. 3/8B/2/104

Pin No.03635815636136

Being Known As: 4094 Briarwood Drive, Tobyhanna, Coolbaugh, Monroe County, PA 18466

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LENWOOD L. BRODIE, 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**

BRIAN T. LAMANNA, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - April 29; May 6, 13

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

Thursday , MAY 26, 2016

AT 10:00 A.M.

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 9378 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 , MAY 26, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN lot piece or parcel of land being situate in **Stroud Township** , Monroe County, Commonwealth of Pennsylvania, designated as Lot 44 on a map of Re-subdivision Plan of Lots 44, 45 and 46, Arbor Woods and Final Major Subdivision Plan Arbor Woods - Phase 2 as recorded in the Office for the Recording of Deeds, at Stroudsburg, Pennsylvania in and for the County of Monroe in Plot Book 76, Page 207.

Title to said premises is vested in Donald Wright and Audrey Wright, husband and wife, by deed from LTS Development, LLC., Successor by Merger to LTS Development, Inc. dated June 27, 2005 and recorded June 29, 2005 in Deed Book 2230, Page 7855 Instrument Number 200528400.

Parcel No. 17/97102

Pin No. 17638104838752

Being Known As: 148 Arbor Way a/k/a Lot 44 Arbor Woods, Stroudsburg, Stroud Township, Monroe County, PA 18360

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**DONALD WRIGHT
AUDREY WRIGHT**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
BRIAN T. LAMANNA, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

**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 4100 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

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
ALL THAT CERTAIN lot, parcel or piece of land situate, lying and being in the **Township of Ross** , County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit: **BEING** Lot No. 41 on a Map for the Estates at Stone Hill, prepared by Elam & Popoff and filed April 30, 1991 in the Office for the Recording of Deeds, in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plot Book Volume 63, at Pages 122 and 123. **UNDER AND SUBJECT** to covenants, conditions and restrictions for the Estates at Stone Hill dated April 30, 1991 and recorded in Record Book Volume 1776, Page 1075.

TITLE TO SAID PREMISES IS VESTED IN Darius Woodley and Molita Woodley, h/w, by Deed from George J. Novak, Jr. and Beverly J. Young, n/k/a Beverly J. Novak, h/w, dated 11/08/2002, recorded 11/13/2002 in Book 2136, Page 6880.

TAX CODE: 15/88303

TAX PIN: 15625703205169

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**DARIUS WOODLEY
MOLITA WOODLEY**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

**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 7867 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , MAY 26, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the township of **Tobyhanna** , county of Monroe and Commonwealth of Pennsylvania, designated as lot no. 930, section f, 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 24, page 47,

bounded and described as follows, to wit:
In plot book volume and page number according to
aforementioned plan on record.

BEING known and numbered as 3355 Emerald Boulevard, a/k/a 930 Ironwood Court, City of Long Pond, PA 18334.

BEING the same premises which Michael Anthony Altman, by Deed dated December 26, 2007 and recorded in and for Monroe County, Pennsylvania in Deed Book 2325, Page 636, granted and conveyed unto Michael Anthony Altman, as sole owner.

TAX CODE: 19/3D/1/57

PIN NO: 19634401156514

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MICHAEL ANTHONY ALTMAN

ALICE M. ALTMAN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

KIMBERLY A. BONNER, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - April 29; May 6, 13

**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 4564 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, MAY 26, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN tract or parcel of land and premises situate, lying and being in the Township of Middle Smithfield, in the County of Monroe and Commonwealth of Pennsylvania, more particularly described as follows:

Lot 27, Section "B" as shown on "Plotting of lots of Pocono Highland Lake Estates, Inc., Price and Middle Smithfield Townships, Monroe County, Pennsylvania, made by Edward C. Hess, P.E.", as recorded in Plot Book Volume 10, Page 141.

BEING the same premises which Trish M. Pratt, formerly, by marriage, Trish M. Ramage by Deed dated April 20, 2013, and recorded on April 24, 2013 in the Office of the Recorder of Deeds in and for the County of Monroe, Stroudsburg, Pennsylvania in Book No. 2419, page 508, did grant and convey unto Brian H. Ramage.

Tax Parcel No.: 09/17A/1/56

Pin No.: 09-7304-02-77-6210

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

BRIAN H. RAMAGE AND

TRISH M. RAMAGE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

JAMES V. FARERI, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - April 29; May 6, 13

**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 2386 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, MAY 26, 2016

AT 10:00 A.M.

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

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

BEING shown and designated as Lot No. 81 on a certain map entitled "Subdivision of Winona Lakes, Section 3A, Forest Lake Village, American Landmark Corporation, Owner & Developer, Middle Smithfield Township, Monroe County, Penna., dated November 19, 1971 and revised December 2, 1971, prepared by Edward C. Hess Associates, Scale being 1" = 100", on file in the Recorder's Office, Stroudsburg, Penna., in Plot Book No. 15, page 65.

BEING THE SAME PREMISES which Edward G. Neubert and Kathryn Neubert, by deed dated 1/29/2001 and recorded 1/30/2001 in Book 2090 Page 6397 conveyed to Jose R. Castro.

Pin #: 09733402857752

Tax Code #: 09/6B/1/109

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ANGELITA CASTRO

JOSE R. 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."

Sheriff of Monroe County
Pennsylvania
MATTHEW K. FISSEL, ESQUIRE

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MATTHEW K. FISSEL, 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 5305 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 , MAY 26, 2016

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

**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 6863 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 , MAY 26, 2016

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot or piece of ground situate in the Township of Coolbaugh , County of Monroe and State of Pennsylvania, being Lot No. 31, Section D, as shown on map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book Volume No. 18 at Page No. 101, 103 and 105.

Thursday , MAY 26, 2016

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Stroud , County of Monroe and State of Pennsylvania, being Lot 23, as is more particularly set forth on the Plot Map of Arbor Woods, dated May 14, 2002 and recorded July 22, 2003, in the Office for the Recording of Deeds, etc. Stroudsburg, Monroe County, Pennsylvania, in Plot Book Volume 75, Page 120.

BEING THE SAME PREMISES which Marc Winter by his deed dated January 29, 2003 and recorded in Monroe County Record Book Volume No. 2145 at Page No. 1085 granted and conveyed unto Ada Winter, grantor herein, in fee.

TITLE TO SAID PREMISES VESTED IN Juan Carlos Ramirez, a single man, by Deed from Ada Winter, by her Attorney-In-Fact Marc Winter, her husband and Marc Winter, individually, dated 11/22/2005, recorded 01/06/2006 in Book 2254, Page 572.

TAX CODE: 03/8B/2/211

TAX PIN:03635820717664

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JUAN CARLOS RAMIREZ

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

TOGETHER with all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, reservations and restrictions as of record. BEING THE SAME PREMISES which LTS Development, Inc., a Pennsylvania Corporation, by deed dated 9/23/2003 and recorded 9/29/2003 in Book 2168 Page 7634 conveyed to Piotr Smiertelny and Marta Smiertelny, husband and wife.

Pin #: 17638102857781

Tax Code #: 17/97081

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MARTA SMIERTELNY

PIOTR SMIERTELNY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

Todd A. Martin

**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 6075 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, MAY 26, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN lot or piece of land situate in the Township of Tobyhanna, County of Monroe and Commonwealth of Pennsylvania, being Lots 3, Section F and Lot 4 Section F, Block 2 of Greenwood Acres, Tobyhanna Township, Monroe County as set forth in the Office of the Recorder of Deeds in Plot Book Volume 11, Page 85.

UNDER AND SUBJECT to restrictions, covenants and conditions which shall run with the land as they appear in the chain of title.

BEING THE SAME PREMISES which Michael Anzalone and Joyce Anzalone, his wife, by deed dated 8/21/2012 and recorded 11/6/2012 in Book 2410 Page 5957 conveyed to Rudolph Olshenske and Asheley E. Olshenske, husband and wife.

Pin #: 19539402670469

Tax Code #: 19/19A/1/31

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**RUDOLPH OLSHENSKÉ
ASHELEY E. OLSHENSKÉ A/K/A
ASHLEY E. OLSHENSKÉ**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

VICTORIA CHEN, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - April 29; May 6, 13

**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 4531 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, MAY 26, 2016

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Pocono, Monroe County, Pennsylvania, being Lot No. 38, Section G, 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. 35, Page 117, 121.

UNDER AND SUBJECT to Declaration of Protective Covenants and Restrictions in Record Book Volume 1766, Page 1379.

TITLE TO SAID PREMISES IS VESTED IN Todd G. Milsom and Jaclyn M. Milsom, his wife, by Deed from William Cook and Gail Cook, his wife, dated 09/17/2004, recorded 09/21/2004 in Book 2202, Page 5488.

TAX CODE: 12/117334

TAX PIN: 12639201091390

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**TODD G. MILSOM
JACLYN M. MILSOM**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

PAUL CRESSMAN, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - April 29; May 6, 13

**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 1592 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, MAY 26, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN lot or parcel of ground situate in Middle Smithfield Township, Monroe County, Pennsylvania, being Lot No. 80, Phase 1, as is more completely set forth on the Big Ridge Plot Plan of Mid-Monroe Development Corp., which Plan is duly recorded in the Office for the Recording of Deeds, Stroudsburg, Pennsylvania at Plat Book Volume 61, Page 102, revised in Plot Book Volume 64, Page 221.

BEING THE SAME PREMISES WHICH Marlin F. McGregor, Sr. and Andrea M. McGregor, husband and wife, by Deed dated 5/3/2005 and recorded

6/8/2005 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2228, Page 2357, granted and conveyed unto Michael Mangum and Kimberly Mangum, husband and wife. Improvements: Residential property
 Tax Code No. 09/86868
 Pin #09-7334-03-00-7031

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**MICHAEL MANGUM
 KIMBERLY MANGUM**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 29; May 6, 13

**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 752 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 , MAY 26, 2016
 AT 10:00 A.M.**

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

Being lot no. D-12, upon a plan titled "Section D, Pleasant View Park", recorded July 11, 1975, in Plot Book Volume 26, page 105.
 BEING known and numbered as 180 Balson Road, f/k/a 12 Balson Road, Borough of Stroudsburg, PA 18360.
 BEING the same premises which Timothy Henry, by Deed dated March 24, 2004 and recorded in and for Monroe County, Pennsylvania in Deed Book 2125, page 7038, granted and conveyed unto Timothy Henry and Angela Henry, his wife.

TAX CODE: 08/3B/1/75
 PIN NO: 08636002991536

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**TIMOTHY J. HENRY, A/K/A
 TIMOTHY HENRY
 ANGELA HENRY**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
 "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in ac-

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
KIMBERLY A. BONNER, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - April 29; May 6, 13

**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 5253 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 , MAY 26, 2016
 AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
ALL THAT CERTAIN lot, piece or parcel of land with the improvements located in **Stroud Township** , Monroe County, Pennsylvania as shown on the Final Plans Phase 1, Blue Mountain Lake, a Planned Unit Development, Approve by the Stroud Township Board of Supervisors on March 17, 1993, and filed or recorded in the office of The Recorder of Deeds of Monroe County, Pennsylvania on may 11, 1993, in Plat Book 65 at pages 80, 81 and 82 as follows:
 Estate Lot Site Number 78, located on Eastshore Court.

Tax ID #17/112389
 Pin #17730303417652
 BEING THE SAME PREMISES which Richard J. Kilgore by Deed dated 8/8/2007 and recorded 8/16/2007 in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2313 and page 8467, granted and conveyed unto Richard J. Kilgore and Barbara Faust, husband and wife.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

BARBARA FAUST

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

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

less exceptions are filed within said time.

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
 KATHARINE M. WOLF, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - April 29; May 6, 13

**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 1122 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 , MAY 26, 2016
 AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
ALL THAT CERTAIN lot, parcel or piece of land, situate in the **Township of Coolbaugh** , County of Monroe, and Commonwealth of Pennsylvania, being Lot No. 57, section C, A Pocono Country Place, as shown on a plan of lots recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, in Plot Book Volume/Page 18/63 and 65.

BEING THE SAME PREMISES WHICH Antonio B. Polanco and Ada Polanco, husband and wife, by Deed dated 3/30/2006 and recorded 4/4/2006 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2262, Page 90-49, granted and conveyed unto James Saylor and Josette Arsenec, as joint tenants with the right of survivorship and not as tenants in common.

Improvements: Residential property

Tax Code No. 03/8B/1/228

Pin #03-6358-19-60-7857

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JOSETTE ARSENEC AND
 JAMES SAYLOR**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 29; May 6, 13

**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 2007 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 , MAY 26, 2016
 AT 10:00 A.M.**

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

ALL THE FOLLOWING lot situate in the **Township of Polk**, County of Monroe, Pennsylvania marked and designated as Lot 7, Section 2, 'Pocono Pleasant Valley Lake Estates' drawn by Lawrence R. Bailey, Registered Surveyor, Stroudsburg, Pennsylvania, said drawing being filed in the office for the Recording of Deeds, in and for the County of Monroe in Plot Book Volume 20, page 83.

TITLE TO SAID PREMISES VESTED IN Louis R. Trocchio and Cynthia Trocchio, h/w, by Deed from Joseph D. Geltz, Sr. and Marylou Geltz, h/w, by their agent, John S. Kerdock, Secretary of Brown Kerdock & Lynch PC, dated 10/24/2008, recorded 01/23/2009 in Book 2347, Page 8074.

TAX CODE: 13/10C/1/8.

TAX PIN: 13621902695209

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**CYNTHIA TROCCHIO
 LOUIS TROCCHIO**

A/K/A LOUIS R. TROCCHIO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - April 29; May 6, 13

**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 5095 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 , MAY 26, 2016
 AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Stroud**, County of Monroe, and Commonwealth of Pennsylvania, being Lot 123, Section E, Penn Estates, as shown on a plan of lots recorded in the Office of the recorder of deeds in and for the County of Monroe, in Plot Book Volume 32, Page 127.

BEING known as 123 Oakfield Terrace, East Stroudsburg, PAS 18301.

Parcel Identification No: 17/15E/1/123

Map #: 17-6382-04-84-6916

TITLE TO SAID PREMISES IS VESTED IN Mark A. Theis and Elizabeth A. Theis, h/w, by Deed from EMC Mortgage Corporation, dated 11/15/2007, recorded 11/26/2007 in Book 2321, Page 6158.

Improvements: Residential property

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MARK A. THEIS AND ELIZABETH A. THEIS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania

MARTHA E. VON ROSENSTIEL,
 ESQUIRE

Sheriff's Office
 Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
 PR - April 29; May 6, 13

**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 6067 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 , MAY 26, 2016
 AT 10:00 A.M.**

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

ALL THE FOLLOWING lot situate in the **Township of Middle Smithfield**, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 34, Section D as shown on "Plotting of Lots of Pocono Wild Haven Estates, Inc., Price and Middle Smithfield Township, Monroe County, Pennsylvania, made by Edward C. Hess, P.E.," as recorded in Monroe County, Pennsylvania, Plot Book 11, Page 43.

BEING THE SAME PREMISES which Luana Willey, widow, by deed dated 12/19/2002 and recorded 12/27/2002 in Book 2140 Page 4511 conveyed to

Gregory Pope and Angela C. Pope.

Pin #: 09731503015129

Tax Code #: 09/18A/2/75

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF:

GREGORY POPE

ANGELA POPE A/K/A

ANGELA C. POPE

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

VICTORIA W. CHEN, ESQUIRE

Sheriff's Office
 Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - April 29; May 6, 13

**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 6664 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 , MAY 26, 2016
 AT 10:00 A.M.**

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

ALL THAT PARCEL of land in **Boro of East Stroudsburg**, Monroe County, Commonwealth of Pennsylvania, being known and designated as Lot 36, Gap View Heights, filed in Plat Book 59, Page 66, recorded 04/01/1987, and being more fully described in Deed Book 2072, Page 535 dated 11/06/1999 and recorded 11/22/1999, Monroe County Records, Commonwealth of Pennsylvania.

BEING THE SAME PREMISES WHICH Donovan Channer and Sandra Dennis by Deed dated 11/06/99 and recorded 11/22/99 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2072, page 535, granted and conveyed unto Winsome R. Channer and Donovan G. Channer.

Improvements: Residential property

Tax Code No. 5-4/1/16/43-40

Pin #05731106275714

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF:

WINSOME R. CHANNER

DONOVAN G. CHANNER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
HARRY B. REESE, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4435 CIVIL 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 , MAY 26, 2016
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot of land situate in Township of Coolbaugh , Monroe County, Pennsylvania:
Being Known As 2843 Oak View Lane, Tobyhanna, PA 18466

Parcel Number: 03/8A/1/28

Pin Number: 03635702764866

Improvements: Residential property

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ALBERT A. BONANNO

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ESTHER BONANNO A/K/A ESTHER M. BONANNO

ESTATE OF ALBERT A. BONANNO

JO ANN HUTH, PERSONAL REPRESENTATIVE

OF THE ESTATE OF ALBERT A. BONANNO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
SHERRI J. BRAUNSTEIN, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

**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 5044 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 , MAY 26, 2016
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Coolbaugh , County of Monroe, and Commonwealth of Pennsylvania, being Lot 522, Section K (Ext.), A Pocono Country Place, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 24, Page 51, 53 & 55.

BEING known and numbered as 1973 Horseshoe Bend, Township of Coolbaugh, PA 18466.

BEING the same premises which Florence A. Epps, by Deed dated April 5, 2007 and recorded in and for Monroe County, Pennsylvania in Deed Book 2078, page 559, granted and conveyed unto Florence A. Epps and Lawrence A. Barlow, joint tenants.

TAX CODE : 03/9F/1/381

PIN NO: 03636913034893

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**LAWRENCE A. BARLOW
FLORENCE A. EPPS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JANA FRIDFINNSDOTTIR,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

**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 2966 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 , MAY 26, 2016
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot being No. Twenty-Seven (27), Unit 1 on a map of Section Fourteen, Lake Naomi, Pocomo Pines, Tobyhanna Township , Monroe County, Pennsylvania, and recorded in Plot Book 10, Page 195, in the Monroe County Recorder's Office.

Parcel ID: 19/10A/1/49-a
Title to said premises is vested in Michael Yannaco and Mary Garbo Yannaco, husband and wife, by deed from Glenn J. Wira and Jennifer B. Wira, husband and wife, dated December 28, 2005 and recorded January 18, 2006 in Deed Book 2255, Page 558 Instrument Number 200602351,
Parcel No. 19/10A/1/49-1
Pin No. 19632504727923

Being Known As: 119 Route 423, Tobyhanna, Tobyhanna Township, Monroe County, PA 18350

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**MICHAEL YANACO
MARY GARBO YANACO**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 29; May 6, 13

**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 4555 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 , MAY 26, 2016
AT 10:00 A.M.**

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

ER IS HIGHER BY CASHIERS CHECK OR CASH ALL THE FOLLOWING lot situate in the Township of Tunkhannock, County of Monroe and State of Pennsylvania, and being more particularly described as follows:

Being all of Lot 416 in Section F as shown and designated on plan of Indian Mountain Lakes, Section F, made by Leo Achterman, Jr., Civil Engineer and Surveyor, dated February 18, 1965, and recorded May 19, 1965, at the Recorder of Deeds for Monroe County, Map Book 9, Page 199.

TITLE TO SAID PREMISES IS VESTED IN Susan E. Routhier, by Deed from Susan E. Routhier, widow, dated 06/30/2003, recorded 07/16/2003 in Book 2159, Page 9992.

**TAX CODE: 20/8G/1/113
TAX PIN: 20632113232780**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**SUSAN E. ROUTHIER A/K/A
SUSAN E. 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
ADAM H. DAVIS, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

**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 6186 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 , MAY 26, 2016
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in the Township of Stroud , County of Monroe, Commonwealth of Pennsylvania, being Lot or Lots No. 214, Section F, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc. Stroudsburg, Monroe County, Pennsylvania, in Plot Book Volume 33, Pages 104, 105.

BEING THE SAME PREMISES which Brad L. Klein and Ulrike S. Klein, his wife, by deed dated 10/15/2004 and recorded 10/18/2004 in Book 2204 Page 9488 conveyed to Kimberly N. Reaves.
Pin #: 17639203130440
Tax Code #: 17/15F/1/214

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**KIMBERLY N. REAVES
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
VICTORIA W. CHEN, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

**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 8368 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, MAY 26, 2016
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania being Lot 65, Section 3, Tax ID #3/20E/1/66, as shown on a certain map entitled 'Final Plan: Section 3: Riverside Estates, Coolbaugh Township, Monroe County, PA Scale 1 inch=100 feet June 22, 1976' as last revised on October 20, 1977 by Edward C. Hess Associates, Inc. and recorded December 20, 1977 in Plot book Volume 35, Page 7.

TITLE TO SAID PREMISES VESTED IN Mark A. McCarthy, single, by Deed from Louie A. Lee, III and Yamile Lee a/k/a Yamille Lee, h/w, dated 07/12/2006, recorded 07/25/2006, in Book 2275 Page 3592, Instrument No. 200631691.

TAX CODE: 03/20E/1/66

TAX PIN: 03539703339003

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**MARK A. MCCARTHY****TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

from a POA will not be collected at the time of Sheriff's Sale."

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

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

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

**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 8624 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, MAY 26, 2016
AT 10:00 A.M.

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

ALL THAT CERTAIN parcel of land situate in the Township of Jackson, County of Monroe, and Commonwealth of Pennsylvania, bounded and described as follows: Being Number 2078 on Map of Section II, Pin Oak Road, The Mountain Springs Lake, Readers, Jackson Township, Monroe County, Pennsylvania, and recorded in Plot Book 61, Page 293, in the Monroe County Recorder's Office.

TITLE TO SAID PREMISES IS VESTED IN Sharon L. Cooper, by Deed from Brian P. Cooper and Sharon L. Cooper, h/w, dated 09/21/2001, recorded 10/02/2001 in Book 2105, Page 5316.

TAX CODE: 08/87341

TAX PIN: 08635100858671

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**SHARON L. COOPER
BRIAN P. COOPER A/K/A
BRIAN COOPER****TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 29; May 6, 13

**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 3904 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 , MAY 26, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or piece of land situate in the Township of Coolbaugh , County of Monroe and State of Pennsylvania, being Lot No. 727, Section I, as is more particularly set forth on Map of Pocono Farms East, on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book No. 16 page 49.

TITLE TO SAID PREMISES VESTED IN Gerald Wasielewski and Toni M. Minervini, joint tenants with rights of survivorship and not as tenants in common, by Deed from Raintree Homes, Inc., Pennsylvania Corporation, dated 01/17/2001, recorded 01/22/2001, in Book 2090, Page 2145, Instrument No. 200102438

TAX CODE: 03/4b/1/130
TAX PIN: 03636703004926

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**GERALD WASIELEWSKI
TONI M. MINERVINI**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

**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 3876 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 , MAY 26, 2016
AT 10:00 A.M.**

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

ER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot, piece or parcel of land lying and being in the Township of Tobyhanna , County of Monroe, and Commonwealth of Pennsylvania, bounded and described as Follows: Designated as Lot Number 5703, Section D1, according to Plan of Emerald Lakes, as recorded in the Office for the Recorder of Deeds of Monroe County, in Plot Book Volume 19, page 111.

Fee Simple title Vested in Nasser Sleem and Patricia Sleem, husband and wife by deed from, Bruce Soto and Dawn M. Counterman, husband and wife, dated 7/25/2007, recorded 7/30/2007, in the Monroe County Recorder of deeds in Deed Book 2312, page 1409, as Instrument No. 200728932.

TAX ID: 19/31/2/216
PIN: 19634404623251

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

NASSER SLEEM

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

**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 210 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 , MAY 26, 2016
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THOSE CERTAIN lots or pieces of land situate in Middle Smithfield , Monroe County, Pennsylvania, being Lots Nos. 16 and 17, section E, as shown on plan of lots entitled 'Plotting No. 1, Leisure Lanes, Inc., Middle Smithfield Township, Monroe County, Pennsylvania, Guyton Kempter, Registered Civil Engineer, dated February 22, 1965' and recorded in the Office for the Recording of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plat Book Volume 9, Page 103.

TITLE TO SAID PREMISES IS VESTED IN Robert J. Gerri, by Deed from John E. Quinn and Barbara Quinn, dated 10/15/2007, recorded 10/18/2007 in Book 2319, Page 327.

TAX CODE: 09/13b/1/158
TAX PIN: 09731604734932

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**ROBERT J. GERRI****TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

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

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - April 29; May 6, 13

**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 3279 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, MAY 26, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN lot or tract of land situate in Coolbaugh Township, Monroe County, Pennsylvania as set forth as follows:

Lot No. 1911, Section G-IV, as set forth on a plan of lots of Stillwater Lake Estates, recorded in the Office for the Recording of Deeds &c., Monroe County, Pennsylvania, in Plot Book 13, Page 11.

UNDER AND SUBJECT to covenants, easements, restrictions and reservations appearing in the chain of title or otherwise visible upon the land.

TITLE TO SAID PREMISES IS VESTED IN Tamara Almquist, unmarried, by Deed from Joel A. Tilli, individual, dated 08/14/2009, recorded 08/18/2009 in Book 2358, page 4721.

TAX CODE: 3/14e/1/142

TAX PIN: 03634502993055

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**TAMARA ALMQUIST****TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds

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

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

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - April 29; May 6, 13

**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 5139 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, MAY 26, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN LOT situate in the Township of Middle Smithfield, County of Monroe and State of Pennsylvania, marked and designated as Lot Number 17, Section Three, as shown on 'Plotting of Lake of the Pines, Middle Smithfield Township, Monroe County, Pennsylvania, made by Elliott & Associates' and recorded in Monroe County, Pennsylvania in Plot Book No. 18, Page 19.

TITLE TO SAID PREMISES IS VESTED IN Thomas F. Martini, Jr. and Raemonda Martini, by Deed from Thomas F. Martini, Jr., dated 07/31/2007, recorded 08/08/2007 in Book 2313, Page 816.

TAX CODE: 09/4C/3/20

TAX PIN: 09734403316156

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**THOMAS F. MARTINI, JR.****RAEMONDA MARTINI****TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

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

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - April 29; May 6, 13

**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 6413 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 , MAY 26, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN parcel of land situate in the Township of Tunkhannock , County of Monroe, Commonwealth of Pennsylvania, being known and designated as all of Lot 2712 in Section LL-1 as shown and designated on plan of Indian Mountain Lakes, Section LL-1, made by Leo Achterman, Jr., Civil Engineer and Surveyor, dated May 27, 1980, and recorded April 13, 1981, at the Recorder of Deeds, for Monroe County, Map Book 46, page 5.

BEING THE SAME PREMISES which Dorothy Fono- vich, widow, by deed dated 7/19/2000 and recorded 8/25/2000 in Book 2083 Page 3527 conveyed to Cyril G. Howell, single.

Pin #: 20632001382822

Tax Code #: 20/8J/2/13

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CYRIL G. HOWELL

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 29; May 6, 13**

**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 11379 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 , MAY 26, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land sit-

uate, lying and being in the Township of Middle Smithfield, County of Monroe and State of Pennsylvania, more fully described as Lot 26, The Woods at Monroe Lake, as shown in Plot Book 65 page 116. BEING known and numbered as 26 Tego Lake Road a/k/a 209 Tego Lake Road, Township of Middle Smithfield, PA 18302.

BEING the same property conveyed to Rudolph Brown who acquired title by virtue of a deed from Robert F. Carney, dated January 3, 1996, recorded January 4, 1996, at Deed Book 2021, Page 4199, Monroe County, Pennsylvania records.

TAX CODE: 09/89047

PIN NO: 09732500228413

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

RUDOLPH 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**

MICHAEL E. CARLETON, ESQUIRE

**Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13**

**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 4996 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 , MAY 26, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the township of Middle Smithfield , county of Monroe and commonwealth of Pennsylvania, being lot 101, wilderness acres, as shown on a plan of lots recorded in the office of the recorder of deeds in and for the county of Monroe, at Stroudsburg, Pennsylvania, in plot book volume 20, page 17.

TITLE TO SAID PREMISES IS VESTED IN Jason Lakata and Rachel C. Lakata, h/w, by Deed from Truman Capital Mortgage Loan Trust 2005, dated 06/26/2007, recorded 08/02/2007 in Book 2312, page 6072/

TAX CODE: 09/14E/1/38

TAX PIN: 09731504716647

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JASON LAKATA

RACHEL C. LAKATA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

**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 2232 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, MAY 26, 2016
AT 10:00 A.M.

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

ALL THAT CERTAIN lot, parcel or piece of ground situate, lying and being in the Township of Stroud, County of Monroe and State of Pennsylvania, being Lot #52, Section 2-D, Cranberry Heights, as recorded in Plot Book Volume 57, page 56.

TAX ID No. 17/14/130-11
PIN No. 17-6391-00-27-3498

BEING the same premises which Sheldon Kopelson, by Deed dated January 22, 1986 and recorded January 27, 1986 in the Monroe County Recorder of Deeds Office in Deed Book 1477, page 755, granted and conveyed unto Brian J. Goward and Theresa A. Goward, husband and wife.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**BRIAN J. GOWARD
THERESA A. GOWARD**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County

Pennsylvania
LESLIE J. RASE, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

**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 5214 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, MAY 26, 2016
AT 10:00 A.M.

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

ALL THAT CERTAIN piece or parcel of land, situate in the Borough of Mount Pocono, County of Monroe and State of Pennsylvania, known as Lot No. 73 on a Subdivision Plan of Section 4, Pine Hill Park, as recorded in the Office for the Recording of Deeds in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Map Book Volume 28, Pages 79 to 83.

TITLE TO SAID PREMISES IS VESTED IN Carlyle D. Forde, Sr., by Deed from Unlimited Solutions Realty LLC, a Limited Liability Company, dated 05/30/2007, recorded 06/07/2007 in Book 2307, Page 4553.

TAX CODE: 10/2A/1/119

TAX PIN: 10636617018410

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**CARLYLE D. FORDE, SR.
A/K/A CARLYLE D. FORDE**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 P. WENDT VIRGINIA TASSINARI, ESQUIRE
Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

**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 2074 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 , MAY 26, 2016
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in the Township of Stroud , Monroe County, Pennsylvania, being Lot or Lots Nos. 218, Section F, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania in Plot Book Volume 33, Page 101, 105.

TITLE TO SAID PREMISES VESTED IN Bilal Blackwell, single man, by Deed from Paul N. Houlse, dated 11/19/2004, Recorded 11/22/2004, in Book 2208, Page 5753.

TAX CODE: 17/15F/1/218
TAX PIN: 17639203037336

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

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

**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 2296 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 , MAY 26, 2016
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THE FOLLOWING lot situate in the Township of Tunkhannock, County of Monroe and State of Pennsylvania, marked and designated as Lot Number 56, Section Two as shown on 'Plotting of Sierra View', Tunkhannock Township, Monroe County, Pennsylvania, made by Lawrence R. Bailey, and recorded in Monroe County, Pennsylvania in Plot Book Volume 30, Page 49.

TITLE TO SAID PREMISES IS VESTED IN Patrick M. Albano, by Deed from Patrick M. Albano and Patricia Albano, h/w, dated 08/09/2004, recorded 08/18/2004 in Book 2199, Page 6413.

TAX CODE: 20/8J/1/36
TAX PIN: 20632102757398

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

PATRICK M. ALBANO

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

**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 4385 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 , MAY 26, 2016
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot, parcel or piece of land with the improvements thereon erected, situate in the Township of Coolbaugh , County of Monroe and Commonwealth of Pennsylvania, being Lot 7135, Section M-1, Pocono Farms, as shown on a plan of lots recorded in the office of the Recorder of Deeds in and for the County of Moro in Plot Book Volume 16, Page 43.

BEING THE SAME PREMISES which Catherine M. Alagna, Widow, by deed dated 7/1/2014 and recorded 7/14/2014 in Book 2440 Page 6108 conveyed to Catherine M. Alagna, Widow.
Pin #: 03635703412216

Tax Code #: 03/7J/2/5

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CATHERINE M. ALAGNA

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

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

**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 3924 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 , MAY 26, 2016

AT 10:00 A.M.

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

ALL CERTAIN lot/lots, parcel or piece of land situate in the Township of Coolbaugh , County of Monroe and State of Pennsylvania, being Lot/Lots No. 393, Section F, as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book No. 19, pages 11, 13 & 15. TITLE TO SAID PREMISES IS VESTED IN Kelli R. Williams and Ellis Jones, w/h, by Deed from David S. Wengerd,dated 05/26/2011, recorded 05/27/2011 in Book 2387, Page 2082.

TAX CODE: 03/8C/1/395
TAX PIN: 03635814347024

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**KELLI R. WILLIAMS
ELLIS 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
PETER WAPNER, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

**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 4874 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 , MAY 26, 2016

AT 10:00 A.M.

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

ALL CERTAIN lot/lots, parcel or piece of ground situate in the Township of Coolbaugh , County of Monroe, and State of Pennsylvania, being Lot/Lots No. 409, Section No. F, as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 19, Page 11, 13 & 15.

BEING THE SAME PREMISES which Classic Quality Homes, a Pennsylvania corporation, by deed dated 12/21/2009 and recorded 12/28/2009 in Book 2364 Page 6452 conveyed to Elorine Scott.

Pin #: 03635814441225

Tax Code #: 03/8C/1/340

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ELORINE SCOTT

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - April 29; May 6, 13

**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 4816 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 , MAY 26, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN lot, parcel or piece land situate in the Township of Coolbaugh , County of Monroe and Commonwealth of Pennsylvania, being Lot #3820,

Section 7 of Pocono Farms East as shown on plan of lots recorded in the Office of the Recorded of Deeds of Monroe County in Plot Book Volume 17, page 123. BEING THE SAME PREMISES which Adam Levy and Trishia Farleigh, by deed dated 6/15/2011 and recorded 11/14/2011 in Book 2394 Page 713 conveyed to Adam Levy, a single man.
Pin #: 03636703017863
Tax Code #: 03/4B/2/19

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**TRISHIA L. FARLEIGH
ADAM LEVY**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
CRYSTAL ESPANOL, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

**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 4269 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , MAY 26, 2016
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
ALL THAT CERTAIN lot situate in the **Township of Ross**, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows:
Lot 88, Vista Estates, Ross Township, Monroe County, Pennsylvania in Plot Book 27, Page 81.
TITLE TO SAID PREMISES VESTED in Jean Smith, by Deed from Jean Anglemyer, nbm, Jean Smith, dated 09/07/2001, recorded 09/07/2001 in Book 2104, Page 1320.

**TAX CODE: 15/7A/1/2
TAX PIN: 15-6247-04-81-8517**
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
**JEAN SMITH F/K/A
JEAN ANGLEMYER**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is

for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

**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 2461 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 , MAY 26, 2016
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Tunkhannock** , County of Monroe and Commonwealth of Pennsylvania, being Lot 1913, Section S-1, Stonecrest Park, 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 9, Page 211.

TITLE TO SAID PREMISES IS VESTED in Michelle Hood, by Deed from Kal Tac, Inc., dated 04/15/2005, recorded 04/19/2005 in Book 2222, Page 4777.

**TAX CODE: 20/93615
TAX PIN: 20632103435965**
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
MICHELLE HOOD

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13

**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 6665 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 , MAY 26, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot of land situate in Township of Middle Smithfield , Monroe County, Pennsylvania:

Being Known As Lot 45 Knoll Acres at Wooddale n/k/a 231 Waverly Drive, (Middle Smithfield Township), East Stroudsburg, PA 18302

Parcel Number: 09/97718

Pin Number: 09731400288532

Improvements: Residential property

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LUIS GONZALEZ

SUSIE 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."

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Todd A. Martin
Sheriff of Monroe County
Pennsylvania

ELIZABETH L. WASSALL, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - April 29; May 6, 13

**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 5989 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 , MAY 26, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot of land situate in Township of Chestnut Hill , Monroe County, Pennsylvania:

Being Known As 3 Golden Road n/k/a 120 Golden Road, Effort, PA 18330

Parcel Number: 02/112082

Pin Number: 02632000629555

Improvements: Residential property

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DEBRA A. LABAR

CHARLES E. LABAR A/K/A

CHARLES E. LABAR, 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."

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Todd A. Martin
Sheriff of Monroe County
Pennsylvania

ELIZABETH L. WASSALL, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - April 29; May 6, 13

**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 6682 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 , MAY 26, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot of land situate in Township of Coolbaugh , Monroe County, Pennsylvania:

Being Known As 3503 Derby Road now known as 5108 Derby Road, Tobyhanna, PA 18466

Parcel Number: 03/4B/2/94

Pin Number: 03636703210648

Improvements: Residential property

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MARIA VICTORIA BARRERA

PEDRO BARRERA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
 DAVID NEEREN, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - April 29; May 6, 13

**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 520 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 , MAY 26, 2016
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot of land situate in Hamilton Township , Monroe County, Pennsylvania:
 Being Known As 4041 Manor Drive, Stroudsburg, PA 18360
 Parcel Number: 7/6/2/18-7
 Pin Number: 07628900693199
 Improvements: Residential property

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
 TODD K. BACHMAN
 DAWN M. WALKER**

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

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Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
 NICOLE LABELLETTA, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - April 29; May 6, 13

**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 5946 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 , MAY 26, 2016
AT 10:00 A.M.

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

ER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot of land situate in Township of Coolbaugh , Monroe County, Pennsylvania:
 Being Known As 4 Mcnamara lane now known as 146 Mcnamara Lane, Tobyhanna, PA 18466
 Parcel Number: 03/89818
 Pin Number: 03 6356 02 882132
 Improvements: Residential property
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
 ALICE ROMANO**

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

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Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
 NICOLE LABELLETTA, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - April 29; May 6, 13

**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 8915 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 , MAY 26, 2016
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot of land situate in Township of Coolbaugh , Monroe County, Pennsylvania:
 Being Known As 259 Crestview Drive a/k/a 7515 Crestview Drive, Tobyhanna, PA 18466
 Parcel Number: 3/8D/1/630
 Pin Number: 03635810268345
 Improvements: Residential property

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

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
DAVID NEEREN, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - April 29; May 6, 13